

The voice of Docklands | 道克蘭之音

DOCKLANDS NEWS

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On a Quest to get wet

Daniel Hibberd (left) and Stacy Andronikos (right) joyously jumped into Victoria Harbour on March 21.

So why did the Quest serviced apartment operators take the plunge in their work gear? See page 6 for the full story.

Light show dream is alive

By Shane Scanlan

The dream of a permanent fountains and light show in Victoria Harbour is still alive, with the Docklands Chamber of Commerce (DCC) engaging a specialist firm to prepare a business case.

This follows disappointment last August, when it failed to attract a suitably-qualified consultancy to do the job.

"It was shattering," said chamber president Johanna Maxwell, of the failed expression of interest (EoI) process.

"Last year when we did the EoI, we had over 340 people look at it with that resulting in only one submission – and that submission didn't meet our requirements," Mrs Maxwell said.

But recently, a chamber member introduced the DCC to LaserVision, a Sydney-based business with a global record of success in the space.

"We got in touch immediately," Mrs Maxwell said. "Our executive officer Shane was in Hong Kong and met with their development manager, had a discussion and within 24 hours, we had an EoI from them."

LaserVision was due in Melbourne on another matter on March 28 and asked to meet the chamber a day earlier.

"We spent from midday until 8.30pm working through the details of the business

case," Mrs Maxwell said.

"When I left them, they were heading off to do light measurements so they could see how dark Docklands was at night."

"They'll be presenting figures showing return on investment, increased traffic and increased benefits from activations like this."

She said Victoria Harbour was the jewel in Melbourne's crown but Docklands needed a "hero" installation to bring it to life.

"It could become Docklands', Melbourne's or Victoria's iconic 'must see/do' thing. And it might actually complement things like the Great Ocean Road and the penguins," Mrs Maxwell said.

"It could increase tourists' stay in Melbourne. It could drive people here in its own right.

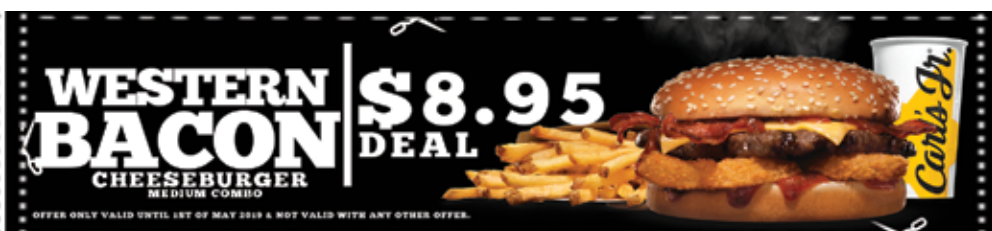
And the best thing for Docklands could be that, because we have such beautiful waterways, that we can actually fill all the cafes and restaurants around it – day and night."

She said that, while the chamber was open to suggested technologies, it was attracted to light shows and fountains, with images projected onto water screens.

"We want something unique that becomes Docklands' hero statement," she said.

"Conceptually, we're looking at building on the maritime heritage of Docklands and the significance of the water. It could be themed to tie in with Marvel Stadium or footy events or Chinese New Year, etc. The concepts are very broad but it's about delivering entertainment with a wow factor."

Continued page 2.



Light show dream is alive

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Mrs Maxwell said the completed business case would be taken to potential private and government sponsors. She said an entry-level attraction would be possible for less than \$10 million.

"We'll be talking to a number of stakeholders across the private sector, state and local government – maybe even federal government," she said. "We'll be seeking funding for the establishment and we'll also be seeking ways to deliver a return on the investment and to cover the maintenance and running costs."

She said, if funding could be found, the opportunity to produce and run the attraction would be put to competitive tender, with LaserVision being a potential bidder.

"The figures will have to speak for themselves. We're hoping to establish things like extended stays, extra nights in accommodation, and the like," she said.

Mrs Maxwell predicted that residents would be happy with the attraction.

"I think the residents will be very happy. While there is sound involved, sound can be generated so that it travels across the water but doesn't go above, so it won't impact people living in the towers," she said.

"But it also all be done through Bluetooth. It's even possible that the restaurants can play the soundtrack on their internal



(From left) LaserVision senior business development manager – global markets Michael Hanlon, marketing director Matthew Tuey, City of Melbourne waterways manager Adam Bucholtz, Docklands Chamber of Commerce president Johanna Maxwell and LaserVision CEO Shannon Brooks.

systems. The viewers may not even have to go outside."

So why would it be different from a failed 2016 attempt to champion a \$13 million "fountains and flames" show, led by a private company, FCT Flames?

"It's a different time. The council and state government have new people and new structures," she said.

"We learned a lot from that earlier process. We know what doesn't work."



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Flashy plans for dirty creek

By David Schout

The City of Melbourne has put forward ambitious plans to revitalise the Docklands section of Moonee Ponds Creek as a “biodiversity hotspot”.

It has also proposed a bridge connection over Victoria Harbour to connect Docklands with Fishermans Bend.

Despite the ambitious plans, complete with impressive renders of the waterway’s possible future, the council holds no jurisdiction over the creek.

It hopes the document will influence key bodies such as Melbourne Water and VicTrack, which own or manage most of the area along the tributary.

On March 19 the council voted in favour of a draft *Moonee Ponds Creek Strategic Opportunities Plan*.

Environment portfolio chair councillor Cathy Oke said the draft plan could be viewed as an “advocacy tool”.

“Moonee Ponds Creek has been negatively impacted over many years by industry and infrastructure,” Cr Oke said.

“This plan sets a vision to rehabilitate the creek and advocate for the delivery of a series of projects to increase its ecological, economic and recreational value.”

Within Docklands, the plan proposes a “wetlands wilderness on the doorstep of the central city”.

The document advocated for the area to become a new habitat for threatened species.

It also includes plans for a “Fishermans Bend Connection” over Victoria Harbour, parallel to the Bolte Bridge.

Details however, are scant in the document.



A page from the draft document.

The 25km Moonee Ponds Creek, which starts near Melbourne Airport and ends on the outskirts of Docklands (where it merges with the Yarra River), has been neglected for many years.

Used as a travel route and water source for the Wurundjeri tribe, the course of the creek was altered soon after European settlement in 1835.

Between 1940 and the 1980s, Melbourne Water concreted much of the creek to control flooding and erosion, a move that has since been widely criticised.

The creek now operates largely as a drain and its water quality is rated by the Environment Protection Authority as zero

out of 10 – a level of pollution that kills most organisms.

Greens councillor Rohan Leppert said it was vital the creek’s future was prioritised.

“Right since settlement, this creek has always been in the too-hard basket,” Cr Leppert said.

“We’ve never been able to either remove the swamps and make it habitable or deal with the noxious industries in a way that can manage future generations and strategic planning.”

Further community consultation on the creek’s future will be sought before a final plan is put to the council later this year.



Docklands’ crime rate continues to rise

By Shilan Pan

The overall annual crime rate in Docklands continues to rise, according to the latest Crime Statistic Agency (CSA) figures.

Last year, reported crime in postcode 3008 rose almost 25 per cent from 1712 in 2017 to 2128 last year.

Compared with 2009 figures, crime in the Docklands has increased more than four-fold (from 507).

“Other offences” was the only category to decrease in 2018 – dropping from eight in 2017 to seven in 2018. All other categories have increased.

Figures for “crime against the person” jumped from 293 to 305.

The number of “property and deception offences” rose from 1002 in 2017 to 1211 last year.

Reported crimes of “drug offences” increased from 136 to 193.

“Public order and security offences” rose to 244 in 2018 from 153 in 2017.

The figure of “justice procedures offences” increased to 168 in 2018 from 120 in 2017.


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Action Jaxon, our champ

Jaxon Hanley, an 11-year-old Docklands local, will be fighting in the Australian National Muay Thai championships later this year.

Despite having only started Muay Thai training 14 months ago, Jaxon already has a tri-state championship under his belt.

Jaxon fought at 40 kilograms at the championship between Victoria, ACT and New South Wales last October in Canberra and won. From there he was awarded student of the month and “most dedicated” at his Muay Thai gym.

“Then, four days ago, I found out I was fighting in the Australian national championships at the Gold Coast in April, and that made me really happy,” Jaxon told *Docklands News* last month.

Jaxon began training for self-defence and general fitness, but soon developed a deeper connection with the sport.

“I started to love it for more than just that, I love it as a sport and for its traditional culture,” he said.

“When you go to Thailand, we went recently, you see more not just about competing but the way they train every day, the diet, the lifestyle.”

Jaxon’s father, Andrew Hanley, said Jaxon trained at a minimum six days a week. That time is split between his Muay Thai gym, Morakot, and PUSH in Docklands.



Marakot is home to a couple of world champions and focuses solely on Muay Thai, while PUSH helps Jaxon for strength and power training.

Muay Thai is famous for its engagement with the entire body. Jaxon said he chose the sport for that reason, viewing boxing as only utilising arms and kick boxing only arms and legs.

“It makes more sense, if you’re in a competition why only use your hands or your legs, why not use every body part.”

Jaxon hasn’t even started high school yet, but his father said his training had brought out a kind of maturity.

“He’s grown as a person and he’s so healthy. He’s a pretty good ambassador for his age, and it’s just the start of the journey.”

And Jaxon has big goals for his future. He told *Docklands News* he would like to eventually become the world champion.

“From that I want to fight mainly in Thailand. That’s the best you can get. That’s when you know that you’ve made it.”

Biggest production of the decade

Victorian Minister for Creative Industries Martin Foley visited Docklands Studios in February to meet the crew of US series Preacher.

The government says the filming of the series’ fourth season will inject \$50 million into the state’s economy and create 740 jobs.

It’s Victoria’s biggest screen production in more than a decade.

Preacher has taken over four of the five soundstages at the studios.

“Attracting huge TV projects like *Preacher* to Victoria is a testament to our thriving creative state and our wealth of home-grown talent, helping our industry to keep growing on the world stage,” Mr Foley said.

“The filming of *Preacher* in Melbourne and across regional Victoria will support 740 local jobs and put \$50 million into our economy, on top of showcasing our city and state to millions of viewers around the world.”

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New design for LaTrobe St corner

Salta Properties' proposed hotel and residential complex on the corner of LaTrobe St and Harbour Esplanade has re-emerged with a new "wavy" facade.

The developer took the proposed property back to the drawing board in response to new Melbourne Water flood regulations.

It resurfaced at the March 19 City of Melbourne Future Melbourne Committee meeting, where councillors supported its new design.

Apart from ground-floor changes designed to withstand a one-in-100-year flood, the developer has changed the shape of the building and tinkered with it internally.

The new proposal has fewer built-to-rent residential apartments, more rooms for Melbourne's first Indigo Hotel and the addition of 26 serviced apartments. The new proposal has 276 apartments (20 fewer) and 197 hotel rooms, an increase of 22. Car parking numbers have been reduced.

Overall, its height is almost the same as a plan approved in 2016. But the major change is a striking curved facade, which replaces a previously sharp rectangular design.

The facade had been criticised by council officers, who objected to its visual bulk, particularly when viewed from Harbour Esplanade or Victoria Harbour. Councillors agreed that progress had been made, but inserted a condition to their support that further refinement be achieved.

Planning chair Nicholas Reece said: "It needs another layer – a final flourish – because this is an iconic site and we need an iconic building on that site."

Cr Reece pointed out that numerous designs had been considered for the site over the past decade.

"I am pleased that we are hopefully very close to the finish," he said.



"I think that it's quite an elegant building that's going to hold that corner well, and so it should be an elegant building, because this is a real postcard location."

"If you think about what Melbourne looks like from the water, looking towards the city, this building, right beside Marvel Stadium, is going to appear in all the pictures of the city. I can imagine newsreaders, as they read the nightly news, will have that picture of Melbourne behind them."

Fender Katsalidis architect James Pearce described the design as "a soft, undulating sculptural form referencing water".

"It holds and marks the corner," he said. "But, importantly, it also turns the corner, so the building is now really facing LaTrobe St as well as Harbour Esplanade and the water."

"The detailing, materiality and texture increases as the building hits the ground, providing a human scale and finer grain as it interfaces with the public realm."



Two more notches on Marvel's concourse

Marvel Stadium has two more super-hero themed installations on its concourse as of this month – a replica of Thor's hammer and a Spiderman-themed climbing wall.

The hammer is a 6.5-metre-long installation, smashed into the concrete concourse outside gate five.

The climbing wall is located outside gate four and is 18 metres tall. It will operate in conjunction with other events at the stadium.

The installations cost roughly \$300,000.



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Daniel Hibberd and Stacy Andronikos launch themselves into the drink on March 21.

On a Quest to get wet

You’ve got to be careful what you wish for!

Stacy Andronikos and Daniel Hibberd wished for full occupancy of their Quest Apartment businesses in Docklands within a month of Quest NewQuay opening in early February.

But, in a bitter/sweet moment, this was achieved, leaving the pair no other option but to jump into Victoria Harbour.

The business partners had incentivised their staff to strive towards zero vacancy by promising to take the plunge if the

apartment complexes were full.

So, on the morning of March 21, it was into the drink for Stacy and Daniel.

Docklands News asked Daniel how it was as he climbed out dripping wet? “Glorious. Refreshing,” he said.

So why did you do it? “Dunno yet. Still trying to figure it out,” he laughed.

Stacy and Daniel are partners in the NewQuay business and Mr Hibberd’s family has owned Quest Bourke St since 2005.

On a serious note, Mr Hibberd said it was a credit to the dynamic business environment in Docklands that premium accommodation was in so much demand.



A mural for Malawi

From April 9 to 14, a 40-foot shipping container will be transformed into an African-inspired work of art on Harbour Esplanade to raise funds for a new medical clinic in Malawi.

Led by the Rotary Club of Central Melbourne (Docklands Branch) in partnership with not-for-profit Educaring Africa, the project aims to raise money to ship donated medical and schooling equipment to Malawi.

It will mark the first project of the new Docklands Rotary Club, which is currently a branch of Central Melbourne while it continues to grow its membership here in Docklands. Rotary will use the project as an opportunity to engage the local community about its work here in Melbourne and internationally in a bid to boost local membership.

Led by Ethiopian artist Tamirat Gebremariam, a team of students from the University of Melbourne’s Victorian College of the Arts (VCA) will work together over the week to transform the container into an African-themed collage.

Members of the public and local community will also be invited to write messages on the container, which will be permanently left at the site of Educaring Africa’s new medical clinic located near Monkey Bay, Malawi.

Docklands Rotarian and director of Educaring Africa Sean Car, who founded the organisation in 2012, is working with Rotary’s Donations In Kind (DIK) facility in West Footscray on the initiative.

The facility stores second hand medical supplies, donated by hospitals around Melbourne, which Rotary clubs can access for sending to projects all around the world. While the equipment is donated, clubs must raise money for logistics.

Mr Car said the project aimed to raise awareness for Rotary here in Docklands and celebrate the local African community.

“I joined Rotary in Docklands to be part of growing the community down here and also help to further Educaring Africa’s vision for its friends in Malawi,” he said. “We’ve been building this clinic since 2016 and one of the final pieces of the puzzle has been to source the necessary medical equipment.”

The initiative will end on April 14 at the Docklands Sunday Market, where Rotary will have a stall set up offering African street food and a place for people to donate and find out more information on the project.

Locals and visitors who take photos of the container art are encouraged to use the hashtag #Mural4Malawi, which will be connected to a crowdfunding campaign to raise money for the project.

For more information and to donate visit mycause.com.au/page/198782/medical-for-malawi. For more information on Docklands Rotary visit rotarydocklands.com.au or Educaring Africa visit educaringafrica.org



Ethiopian artist Tamirat Gebremariam (fourth from left) and his VCA team of artists.

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Councillors unimpressed with request

By Kevin Jingga

City of Melbourne councillors have cast doubt on the future viability of Lendlease's Collins Wharf development by refusing to endorse a request for more apartments.

Since the earliest days of its Victoria Harbour development, Lendlease has scaled up its ambition for the North Wharf area – the most recent development plan being granted by Planning Minister Richard Wynne only two years ago.

Its latest application, for towers two and three, proposes an increase in height of 6.2 m and nearly 8000sqm more floor space than agreed in the current development plan.

The developer says the extra height and gross floor area (GFA) are necessary for the viability of the project.

Speaking on behalf of Lendlease at the March 5 Future Melbourne Committee (FMC) meeting, Urbis director Sarah Macklin said: “In order to maintain project viability, we do ask for some flexibility around height and GFA. This is essential to deliver the project.”

She said the GFA and heights specified in



the development plan were guides only and “variations” were acceptable.

But councillors were unsympathetic and resolved to not support these aspects of Lendlease's application to Mr Wynne.

Cr Nicholas Frances Gilley was the least impressed, accusing the developer of being driven by profits.

“I really don't like it and I actually think Lendlease's original plan was about, I think, having some vision for that place and now it's actually about having some vision for

the profits, for its return for its investors and I actually find it really uncomfortable,” he said.

Planning chair Nicholas Reece said there were many aspects of the proposal which were “very welcomed” – such as a large proportion of three- and four-bedroom apartments.

But, he opposed the “height and massing” aspects of the application and mused about why the council and government had allowed the developer to move away from a low-rise 2010 plan.

“The original proposal was for a low-rise heritage shed-like development along Collins Wharf,” he said. “That'd have enabled Melburnians to stand on Yarra's Edge, look north toward the north bank of Docklands and that would've been a great water space. It would have really made Docklands be all that it can be.”

“I'm certainly not minded towards allowing further development above the existing envelope,” he said.

Cr Rohan Leppert said: “There was a lot of support for the 2010 development plan, but I believe the reasons for change was first of all that plan was not the most economical plan to the developer.”

“The new development plan has more of a buildings on top of the land proper whilst keeping the gang plank just for pedestrians.”

“There's not a case being made in my mind

for even more built form above that building envelope as the chair has said,” Cr Leppert said.

Earlier in the meeting, Docklands resident Kerrin Wilson also expressed her concern over the plan which she believed would divide the suburb.

“I live in Docklands, how am I going to live in Docklands when there is a great wall between the one side of Docklands and the other,” she said.

Councillors also rejected a move by Lendlease to include private gangways as part of the development.

Cr Leppert said: “The private gangways should be deleted. It's not just a matter of maintenance. The fact that the gates are abutting the Yarra Walk means it creates a bit more of a hostile environment for the public who are using Yarra Walk.”

The successful motion supported the application, subject to conditions. The council's practice leader land use and development Jane Birmingham told the meeting: “We feel that the minor concern or the variation between the development plan can be dealt with conditions and that's what we're suggesting that council recommend to the minister.”

Lendlease declined to provide an on the record response, but said the project was counted as “key” to its urban regeneration portfolio.

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Financial support for garden

The Docklands Community Garden has received a cash injection and ongoing financial support from local business Melbourne Facilities Management (MFM).

MFM general manager and local resident Cheryl Andrews said she was happy to help out, after learning of the garden at an owners' corporation meeting.

MFM has contributed \$1000 for new soil as well as \$100 per month for a year for ongoing maintenance.

Garden spokesperson Greg Wise said Ms Andrews would also "lend" her able-bodied workers to help with difficult and heavy tasks from time to time.

"Cheryl's team will also be available to help, which will take some of the pressure off those of us with ageing backs," Mr Wise said.

He said the garden was "enormously grateful" for the funds to renew the soil, which had been depleted over the past decade with three plantings per year.

"I means we no longer have to spend \$500 or \$600 every year on organic fertiliser to refresh the nutrient-depleted soil," he said.

He predicted the new soil would last four or five years.



Cheryl Andrews is thanked by Greg Wise. In the background are MFM staff members and Julie Wise.

Mr Wise said many corporations had expressed interest in helping the garden but Ms Andrews was the only business to actually follow through with financial assistance.

"Cheryl has a strong community ethic and has now demonstrated her desire to support voluntary community initiatives in Docklands," Mr Wise said.

Ms Andrews has also personally joined the more than 80 local volunteers who look after the garden, watering on Tuesday afternoons and helping out on weekends.

Mr Wise said: "Together we will all be able to make the garden even more attractive and appealing to the community and help enhance Docklands' culture as a result of our relationship with our first ever corporate sponsor."

The Docklands Community Garden operates entirely from self-generated funds and receives no financial assistance from the City of Melbourne.

It's a local community success story that brings people together through an interest in horticulture.

Geelong ferry service

Port Phillip Ferries is to start a direct service between Docklands and Geelong in December.

Running twice a day, the service will be performed by a new purpose-built ferry, currently under construction by Incat in Tasmania.

To be known as the *Geelong Flyer*, the new service complements the *Bellarine Express*, which has operated between Docklands and Portarlington since 2016.

Port Phillip Ferries founder and owner Paul Little said: "Since our successful trials last year, we have been working closely with the team at Incat to build a new ferry that will delight the expectations of our passengers."

"The 400-seat catamaran will feature indoor and outdoor spaces, an on-board licensed cafe, bike racks, charging stations and free Wi-Fi."

"It will deliver a unique, comfortable and reliable alternative means of travelling between Melbourne and Geelong."

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Some different histories

By Meg Hill

“Aboriginal people are forever reminded of European history, but to find Aboriginal history either in the city or the country you have to really go looking for it.”

Daniel James pointed that out while we were sitting in Docklands, that white men created the harbour, wiping out the wetlands and fresh water lake here long before it.

He wrote his prize-winning essay *Ten More Days* in his Docklands apartment, overlooking that harbour.

At the end of last year, the essay, largely about inter-generational trauma, won the Horne Prize. The competition asks writers to focus on Australian life.

Sometimes going digging for Aboriginal history isn't enough, often it's simply taken from them – not findable until it's handed back.

Daniel, a Yorta Yorta man, grew up in Euroa in north-eastern Victoria. He said his family always believed it was part of Yorta Yorta country. But the recent Taungurung Recognition and Settlement Agreement showed otherwise.

Euroa is bordering Taungurung and Yorta Yorta – the town's creek separates them.

“The ironic thing is that the information you rely on is from the destroyers, the first settlers, colonialists, squatters, pastoralists,” Daniel said. “To clarify this stuff, you rely heavily on their notes, diaries and letters and what that has shown more and more is that there seems to have been a decision by historians to hide a lot of this stuff.”

Another example is Bruce Pascoe's *Dark Emu*, which focuses on those primary sources to dispel the long-believed myths about Aboriginal culture and organisation which have been treated as fact.

Another part of learning history is learning, or facing, your family's. It took Daniel three months on-and-off to write his prize-winning essay, which focuses partly on his father Billy.



Daniel James in Docklands ... his essay on Aboriginal identity as inherently political.

“It was actually a very taxing thing to write and by the time I finished I was very drained,” he said. “I never really thought you could be drained from writing something. I was leaving it and coming back to it, but every time I hit the keyboard it was like a stream of consciousness.”

“I let it simmer for a long time, but then I sat down and wrote the first paragraph I thought *okay I know where this is going now.*”

A theme of the essay is Aboriginal identity as inherently political, whether you like it or not. This goes back a long time.

Daniel shares a blood line with Aboriginal activist and leader William Cooper, who protested incessantly for Aboriginal rights, but is most famous for taking a stand against Nazis when most in the West looked the other way.

Cooper led a delegation to the German consulate after the Night of Broken Glass in 1938.

When interviewing Daniel 81 years later the news was dominated by a massacre

of Muslims perpetrated by a self-defined fascist.

There were multiple vigils and protests held in Melbourne in response. There is a more political culture here than other cities.

“As a community of people that are interested in issues I think Melbourne is the most politically mobilised,” Daniel said.

“The whole Aboriginal rights movement really started in Melbourne. But at the same time, for example, the State Library has a statue of Redmond Barry out the front.”

“He's famous for hanging Ned Kelly, but he also hung a lot of Aboriginal people.”

Coming to terms with the different layers of our history is something Australia has struggled to do. Daniel described the recurring debates over January 26 as the never-ending hot summer.

A one-layer-at-a-time approach will only continue to write the wrong histories. *Ten More Days* helps to move us toward the right way.

Packaged liquor application

An application has been made to the Victorian Commission for Gambling and Liquor Regulation for a packaged liquor licence at 97 Merchant St, Docklands.

The applicant is Efektiv Pty Ltd, a company indirectly owned by Shivesh Kuksal.

The current directors of Efektiv Pty Ltd are Maria Di Gregorio, of Pascoe Vale, and Dennis Clark of Warrandyte and the secretary is Lulu Xu of Docklands.

Mr Kuksal was secretary and director of Efektiv Pty Ltd until January 29, when Ms Xu was appointed as a director. Ms Xu resigned her directorship on March 1.

Mr Kuksal was previously Efektiv Pty Ltd's sole shareholder.

Currently, all company shares are owned by Efektiv Group Pty Ltd, which, in turn, is owned by Icarus Foundation Pty Ltd.

Mr Kuksal is the sole director of Efektiv Group Pty Ltd and Ms Xu is company secretary.

Mr Kuksal is the sole director, secretary and shareholder of Icarus Foundation Pty Ltd.

The application for a packaged liquor licence was received by Victorian Commission for Gambling and Liquor Regulation on March 19. A period of public notice display of the application expires on April 20.

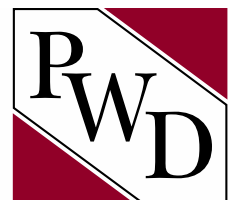
John Henry answers your legal questions

Q. My will was been drafted some years ago naming a relative as my executor. As they are now getting older, should I consider reviewing this aspect of my will?

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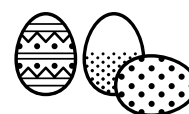
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Saturday 20 & Sunday 21 April
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12pm to 4pm daily



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Market stands the test of time

By Sean Car

Having now been operating for a decade, the Docklands Sunday Market has overcome numerous obstacles over the years to become a weekly institution for locals and tourists.

Located on NewQuay Promenade every Sunday, the free market has undergone many changes both in its offerings and its location since it was established at the old Waterfront City piazza in 2009.

And in spite of all of its challenges, it has stood the test of time to become a much-loved asset to our community and the only regular local initiative to have endured.

The market’s founder Eileen Fiederling, who still spearheads the initiative today, has worked tirelessly over the years to sustain the market in Docklands. She said that, while the constant moving, dealings with council and often turbulent winds had all tested her team’s resolve, the biggest challenge continued to be adapting to a transient Docklands community.

“It originally began as a collector’s market, which we changed after a year a half to a



Docklands Sunday Market founder Eileen Fiederling.

variety market,” she said. “We found that we were getting a lot of enquiries for things other than crafts and Docklands wasn’t really wasn’t the place for recyclables so we changed tack and called ourselves a variety market. Now we call ourselves a boutique market!”

“We’ve changed with what people want rather than anything else. We’ve always found that the very thing you think is going to work doesn’t work and the thing that you don’t think will work is always the one that

will work!”
Now a “boutique market” well positioned on the waterfront between Harbour Esplanade and Berth Restaurant along NewQuay, the market has overcome every challenge to become a weekly staple in the heart of Docklands.

According to Eileen, the market has also helped create a bit of “colour and movement” for local restaurants every Sunday in what has become a collaborative

relationship. She said the market strictly hosted small snack food and beverage stalls to ensure there was no competition and always encouraged visitors to support local restaurants.

Offering everything from clothes, jewellery and accessories to candles, soaps, skin care products, handicrafts and artworks, she said the market was constantly changing its offering to ensure it had something for everyone.

“I believe that convenience to the city, the fact that you can take a free tram down and all people visiting Melbourne love the idea of the Docklands is what’s made it work and we find most of our customers are tourists,” she said.

“We’re not a static market in the sense that it’s always the same. It’s ever-changing. We have people coming and going, some people do well, some people don’t – so we just find what works and what doesn’t work.”

Eileen admitted that the disruption caused by the City of Melbourne’s decision to tear up the old NewQuay boardwalk to make way for bluestone paving had proven a major setback since it was completed last year – something it was still recovering from.

She also said the area badly needed more drinking fountains and a public toilet, with market-goers often forced to buy a coffee or food just to use toilets inside local restaurants.

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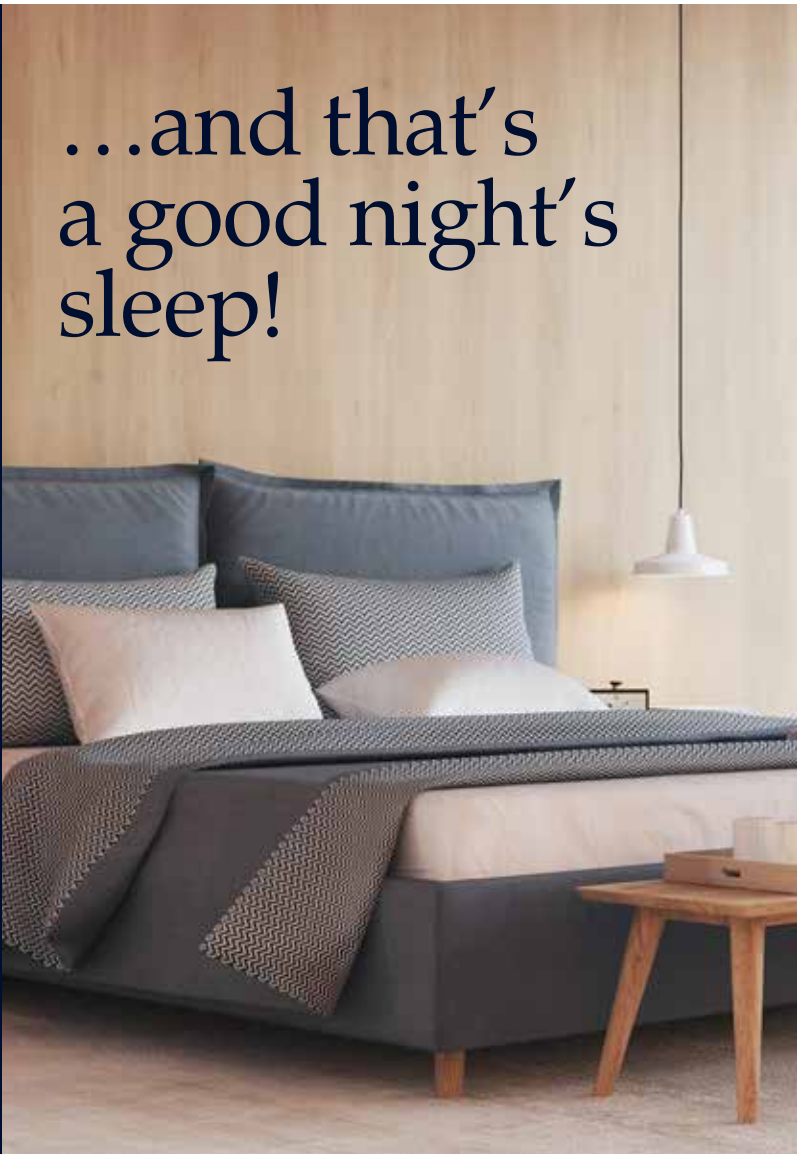
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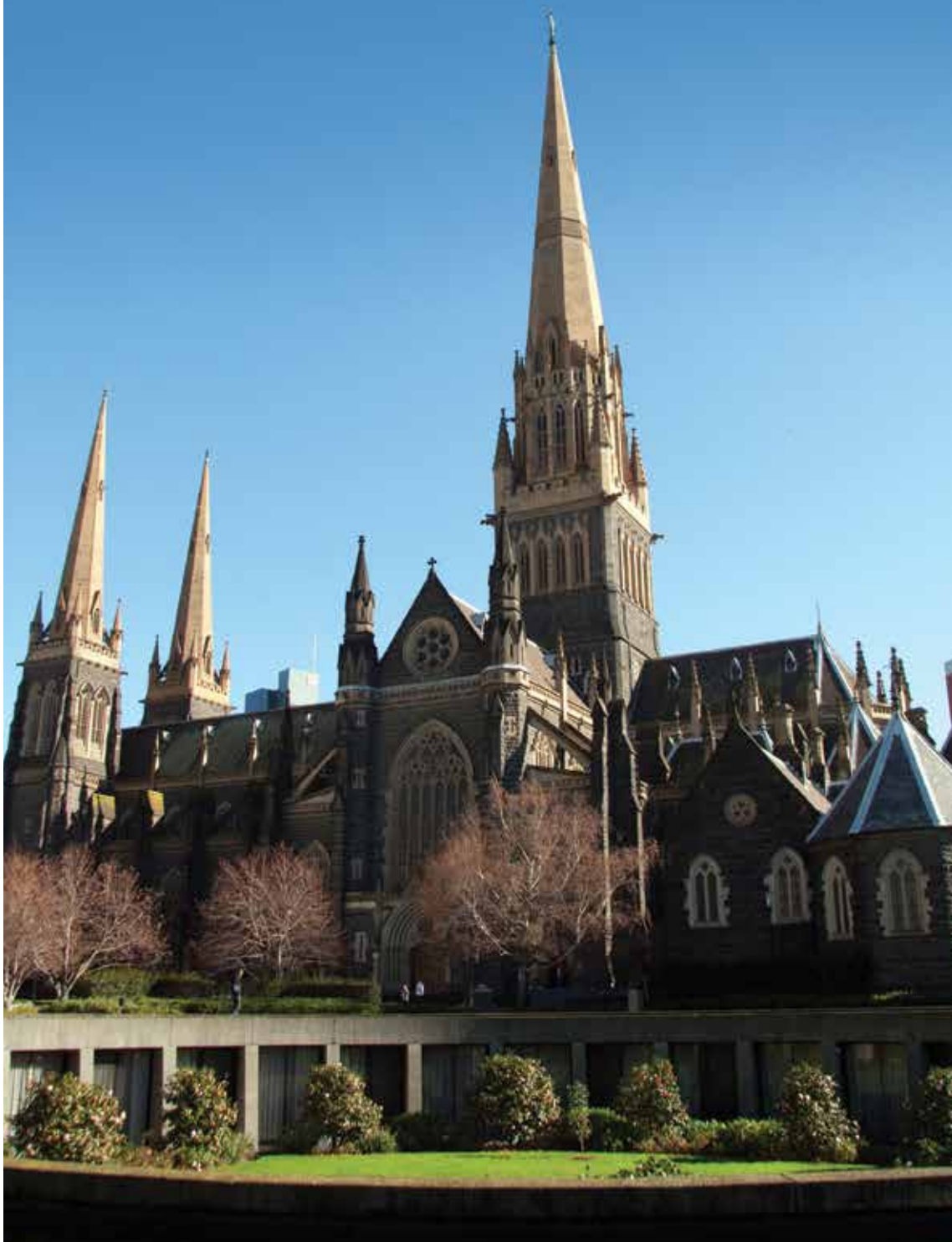


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EASTER MASS TIMES

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Vigil Mass of Sunday | 6:00pm, 13 April
with cantor and organ

Mass

with cantor and organ | 8:00am, 9:30am

Solemn Mass | 11:00am

With procession celebrated by Most Reverend
Peter A Comensoli with St Patrick's Cathedral Choir

Evening Mass | 6:30pm

with cantor and organ

MONDAY 15 APRIL

Weekday Mass | 7:00am, 1:00pm

TUESDAY 16 APRIL

Weekday Mass | 7:00am, 1:00pm

Chrism Mass | 11:00am

(Mass of the Oils)

Celebrated by Most Reverend Peter A Comensoli
with St Patrick's Cathedral Choir

No Reconciliation

WEDNESDAY 17 APRIL

Weekday Mass | 7:00am, 1:00pm

Reconciliation | 12:00 midday

THURSDAY 18 APRIL – HOLY THURSDAY

Reconciliation | 12:00 midday

Solemn Mass of the Last Supper | 7:30pm

With Cathedral Choir celebrated by Most Reverend
Peter A Comensoli with St Patrick's Cathedral Choir

FRIDAY 19 APRIL – GOOD FRIDAY

Stations of the Cross in the Cathedral | 9:00am

Ecumenical Way of the Cross | 10:00am

Begins at St Francis Church, cnr of Lonsdale
& Elizabeth Sts

The Passion of our Lord | 3:00pm

With Cathedral Choir celebrated by Most Reverend
Peter A Comensoli with St Patrick's Cathedral Choir

Reconciliation follows The Passion

Tenebrae | 7:30pm

With Cathedral Singers

SATURDAY 20 APRIL – EASTER SATURDAY

Easter Vigil in the Holy Night | 7:30pm

With Cathedral Choir inc. paschal fire, Baptism,
Confirmation and first Holy Communion
Celebrated by Most Reverend Peter A Comensoli
with St Patrick's Cathedral Choir

SUNDAY 21 APRIL – EASTER SUNDAY

Mass | 8:00am, 9:30am

with organ and cantor

Solemn Mass | 11:00am

Evening Mass | 6:30pm

with cantor and organ

Election investigation raises more questions than it answers

By Shane Scanlan

The Local Government Inspectorate has warned five local property managers for voting in last year's City of Melbourne election on behalf of landlords.

And, while the authorities are hailing the result as evidence of an untainted outcome, the inspectorate has cast a cloud over the integrity of its work by refusing to divulge its methodology or even talk about the investigation.

The inspectorate launched an investigation last year following *Docklands News's* coverage of the City of Melbourne's lord mayoral election.

The inspectorate found that 41 ballots had been signed and returned on behalf of landlords, but said the agents involved did not intend to break the law.

"This issue has arisen from a misunderstanding of the electoral laws," said chief municipal inspector David Wolf.

Mr Wolf said: "Our investigation did not uncover any systemic or intentional ballot fraud."

But the inspectorate refuses to say how, or even if it looked for systemic fraud.

The 41 cases were reported to it by the Victorian Electoral Commission (VEC). These examples were obvious to the commission because they were signed by property managers on behalf of voters.

A VEC spokesperson told *Docklands News*: "It was during this process that the VEC



identified ballot material as being defective on the basis that the declaration signatures had been authorised by property managers."

"Where the name of the voter printed on the declaration envelope is clearly different to the name represented [on] the declaration envelope – it is put aside and not included in the count."

Docklands News asked the inspectorate whether it had actually looked beyond what had been provided to it by the VEC. It refused to answer.

An inspectorate spokesperson said: "There's nothing further that we can add."

But more than 8000 ballots were posted to third parties to on-post to voters and it is widely accepted that the time allocated for these voter to finally post their completed ballots to the VEC is potentially inadequate.

Docklands News understands that about a quarter of these ballots were returned and included in the final count.

So we pointed out to the inspectorate that it would have been relatively simple to check whether an unusually high proportion of ballots were returned by a particular third-party agency – thereby triggering a more vigorous investigation.

An inspectorate spokesperson said: "There's nothing further we wish to comment on."

By refusing to discuss the subject, the inspectorate has engineered a situation where the public doesn't know whether third parties intent on illegally manipulating the outcome were active or successful.

But this hasn't stopped the City of Melbourne hailing the outcome as a victory for the electoral system.

CEO Justin Hanney said: "We are pleased that the investigation has shown there was no systemic or intentional ballot fraud and we will work with the Local Government Inspectorate to raise property managers' and agents' understanding of electoral laws." "Importantly, the Victorian Electoral Commission detected and excluded the relevant ballot papers thereby ensuring that the election outcome was not affected. Publication of the investigation outcome should reinforce voters' confidence in our electoral system and regulatory processes."

But not everyone is buying the story.

Cr Rohan Leppert told *Docklands News*: "I believe that the extent of the problem is far greater than the 41 ballots discovered to have been incorrectly handled."

"The weaknesses in the City of Melbourne's unique electoral system have been known for a very long time, but the state government has shown no appetite to address them."

"Thousands of ballot papers are sent to property managers, rather than directly to voters. Just one property manager in Southbank receives nearly 2000 ballot papers, all delivered to the one address."

"Obviously this creates the potential for fraud, and while I am not suggesting that there has been any malicious behaviour in this case, it's a risk that should be removed for future elections."

"The electoral system as a whole should of course be reviewed – something I have been calling for consistently for more than 10 years. I don't think government can justify so many anomalies and special provisions just for the City of Melbourne."

The VEC told *Docklands News*: "The VEC has a comprehensive integrity program for each election which includes supervision of ballot pack deliveries, signature and date of birth checking of returned declaration envelopes against enrolment data, and investigation of instances where voters claim not to have received their ballot material."

But in City of Melbourne elections, the VEC does not have signatures or dates of birth for most eligible voters.

The inspectorate said that, while a prima facie breach of the electoral provisions had been substantiated by its investigation, it opted not to pursue prosecution against the property managers.

Formal warnings have been issued to five people and the inspectorate says it has also provided guidance to ensure property managers understand and follow relevant electoral rules.

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Riverlee founder Clement Lee, Minister Pakula, SH Hotels & Resorts president Arash Azarbarzin and David Lee.

New hotel for North Wharf

Developer Riverlee has taken another step towards transforming Northbank, after announcing an international hotel partner for its \$450 million mixed-use development Seafarers last month.

Riverlee has signed an agreement with SH Hotels & Resorts to launch the first 1 Hotel in Australia at the Seafarers development, which has been designed by Fender Katsalidis.

An affiliate of renowned hotel and private investment firm Starwood Capital Group, the award-winning 1 Hotel group has already garnered accolades and a loyal following with the opening of its first three hotels in the United States, including New York City's Brooklyn Bridge and Central Park, as well as South Beach, Miami.

The hotel, which will feature 280 guest rooms, a state-of-the-art wellness centre, a ground floor 1000-seat function centre, a variety of dining options and a stunning lobby bar, will form part of the mixed-use Northbank development.

Minister for Jobs, Innovation and Trade Martin Pakula announced the news at an event at Cargo Hall, South Wharf on March 28, stating that it was a great investment for both the northern side of the Yarra River and Melbourne.

"Securing one of the world's top luxury hotel operators to build in Victoria is a clear sign

of confidence in our visitor numbers, our economy and our reputation as a city of great food and drink," he said.

Riverlee development director David Lee said the company was thrilled to be bringing Australia's first 1 Hotel to Melbourne, with both companies sharing similar values on sustainability, urban renewal and design.

"It's the hotel's commitment to celebrating the history of the site, once the site of Melbourne's busiest port, that will contribute to delivering a truly bespoke hotel experience," he said.

"1 Hotel Melbourne will be designed by a Melbourne-based firm and will use recycled materials, including the salvaged timber from the wharf restoration works, as well as native greenery and industrial steel."

The hotel will create 551 ongoing jobs, with 47 more needed to staff the luxury function centre and retail outlets. The redevelopment will also open up 3500 sqm of riverside public park designed by Oculus.

Construction of the Seafarers development will start in 2020 and will be completed in 2022.

Councillors call to the political parties

By Kevin Jingga

Climate change is at the top of a list of issues the City of Melbourne will present to the major parties contesting the upcoming federal election.

Councillors have compiled a list of 19 issues ranging across climate and environment, transportation, social security and community services, education, employment, Aboriginal Melbourne, arts and planning.

Speaking at the March 19 Future Melbourne Committee meeting, Cr Rohan Leppert said: "It is absolutely appalling that our federal government has been asleep at the wheel on carbon emissions regulation or a market for it."

"I hope that this federal election will be fought on climate change and not on who can be the meanest to which particular minority," he said.

Chair of the environment portfolio, Cr Cathy Oke said the CBD climate change protest on March 15 was an "amazing display" of young people in the City of Melbourne.

"It really shouldn't have had to happen

and they shouldn't have had to do that and if we actually had a government that did accept the scientific consensus of climate change then they wouldn't have had to skip school," Cr Oke said.

The questions for federal parties were prepared by councillors and set out Melbourne's priority issues for the city.

Chairing the meeting, Lord Mayor Sally Capp said: "This gives us an opportunity to bring together in one platform a number of the issues that are more important to us as councillors in our roles as chairs of portfolios, in our roles as representatives of our citizens, in our roles as citizens ourselves in the things that are important for our futures."

Responses from parties will be posted on the City of Melbourne website without editorial comment, and retained online for the term of the 46th Parliament.



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"Watch this space" on panel

By Shane Scanlan

Lord Mayor Sally Capp's heavily-spruiked residents' panel is suffering a long and protracted labour and, if born, may resemble an entirely different child.

First revealed at the Southbank Residents' Association's (SRA) annual general meeting (AGM) last July and talked up to Residents 3000 last September, the panel concept hasn't really progressed.

The idea itself, however, appears to have become more narrowly focussed, with a singular interest in planning and development.

Cr Capp told the SRA on July 18 the panel would provide a vehicle for community representatives across the city to formally present and manage local issues with councillors and council management.

"If implemented, [such] a panel could help us understand what residents care about how we as a council can work to make Southbank a better place for people to live, work and visit," the Lord Mayor told *Southbank Local News*.

"Over the coming weeks I'll be continuing to talk with City of Melbourne officers about the details, including who will be on the panel and its focus, and I'll keep residents informed of the details as they emerge."

On September 6 she told Residents 3000's AGM the idea had support within the City of

Melbourne and was progressing.

She said the idea was first raised at a "meet the candidates" forum in the lead-up to the May 2018 lord mayoral by-election.

"It would be a way in which we could have residents more involved in planning decisions, but really, more pre-application discussions with the council and, hopefully, also with developers if we can get them involved," Cr Capp said.

"So, since I've been in [council], we've started those discussions. I've had a more detailed submission on how it could work. And there have been a number of discussions with other councils and a lot of discussions internally."

"We are currently working through what a residents' panel might look like, what its terms of reference might be, and the sorts of issues which that group would consider."

"And I hope to come back to you before the end of the year with some draft ideas on how a residents' panel might work."

Asked by *CBD News* at the March 19 Future Melbourne Committee meeting for a progress report, Cr Capp threw to planning

chair Nicholas Reece who said he'd held discussions with council officers that very day.

"You'll be pleased to know that I was in a meeting with some of the best officers of the City of Melbourne here today to work on this very idea. So, all I can say is keep the faith and watch this space," he said.

The Lord Mayor elaborated: "The concept is something that is being explored and there are a number of elements to it."

"There's a process underway in terms of understanding how we can streamline planning applications and, as we go into that, we're also looking at what communications we can do with residents on the other side as well, just to make sure that everyone is feeling very informed and involved in the process."

Cr Reece said: "Citizens' panels are another way of engaging residents in the review of planning applications and development ideas for a city."

"It's something that the Lord Mayor asked me to investigate. It just so happened that I was talking with officers of the City of Melbourne about the idea today."

O'Brien "Icehouse"

O'Brien Group Arena has been renamed O'Brien Icehouse.

The name change was accompanied an upgrade of the venue's facilities including solar panels on the roof, two 80,000-litre water tanks and an environmentally-friendly heating system.

Some 1361 solar panels will generate around 400Kw of power, saving around 25 per cent of the stadium's power bill. A water treatment and recycling program will reduce its consumption by a quarter.

Venue executive director Athol Hodgetts said: "The new name not only recognises the original name from 2010, it more accurately reflects the venue and the facilities, clearly identifying what the venue is."

"While the previous name, 'O'Brien Group Arena' identified the facility as providing more opportunities than ice sports and skating, we believe the new name is more appropriate given the activities on the ice arenas are what the majority of our business is about."

Since its inception in 2010, the largest ice arena in Australia has attracted more than three million patrons, with most being recreational skaters.



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Venue: Ron Barassi Snr Park, 500 Docklands Drive, Docklands
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High Line park idea is “progressing”

The City of Melbourne has developed a high-level concept plan in response to Lord Mayor Sally Capp’s pre-election promise of a “high line” park.

Cr Capp’s concept promised: “A new tract of public space ... would run from Birrurung Marr to Southern Cross Station.”

“The park, modelled on New York’s iconic High Line park, would see decking installed to create parkland precincts at Federation Square, Flinders St Station and in front of Etihad [now Marvel] Stadium.”

The concept was later extended to Ron Barassi Snr Park in Docklands.

Asked by *CBD News* for an update on progress at the March 19 Future Melbourne Committee, Cr Capp invited the council’s director of city strategy and place, Claire Ferres Miles, to explain.

Ms Ferres Miles said: “We have had a co-design charrette with a series of stakeholders that either own land and/or manage land along the north bank of the river and also through Docklands and that’s included a series of state government agencies including Parks Victoria, Development Victoria and the Department of Energy, Land and Water and a series of council officers and some consultants and design experts.”

“And that was really exploring what the opportunities could be. And from that co-design charrette, we’ve developed a very high-level concept plan.”

Cr Capp said: “So that’s where we’re at and it’s progressing.”

VCAT cladding decision sets “roundabout” precedent

By Meg Hill

Victorian Civil and Administrative Tribunal’s (VCAT) Lacrosse decision is both a win for apartment owners and an absolution for builders, despite its convoluted legal expression.

The VCAT Lacrosse fire decision in February hit consultants with the bulk of damages, despite finding the builder primarily liable.

The indirect allocation of blame, however, reconciles a discrepancy between legal relationships and liability. The claim was filed by the owners’ corporation (OC) against the builders, but architects, building surveyors and fire engineers were then joined to the claim by the builder as additional parties.

“Because the OC doesn’t have any formal contractual relationship with these consultants, its course of action lies against the builder,” said strata lawyer Tom Bacon.

“The *Domestic Building Contracts Act* [1995] imposes a statutory warranty so the OC can recover against the builder if the building is defective or does not comply with the law. So that makes the builder primarily responsible to the OC.”

“But the builder had their own claim and separate cause of action under contract and statutory negligence with all these other consultants, because the builder may have delegated its duties of designing a compliant building to its architect and engineers.”

The decision found that the consultants failed their duty of care to the builder, breaching their agreements in the processes, which led to the approval and installation of the flammable cladding.

The amount of damages settled by the decision was \$5.7 million. Building surveyor Gardner Group, architect Elenberg Fraser



Workers removed non-compliant cladding from the Lacrosse building in Docklands.

and fire engineer Thomas Nicolas were ordered to reimburse the builder LU Simon 33 per cent, 25 per cent and 39 per cent of the damages respectively.

LU Simon will pay only the 3 per cent apportioned to Jean-Francois Gubitta, the man whose cigarette started the 2014 fire.

Judge Woodward highlighted that the decision was based on the particular contracts between the parties, and therefore may not apply to other cases.

But Mr Bacon said other buildings with defective cladding might find that their builder and developer would have similar contractual arrangements in place.

It is possible that, if the VCAT decision is not successfully appealed, future decisions might apportion responsibility in a similar pattern.

But Mr Bacon said an appeal was likely.

“Everyone in the legal industry in Australia was waiting for this decision to come out, and to see what this result would be so that it can advise their own clients accordingly. There may well be an appeal to this decision, there were so many parties involved.”

Over \$7 million relating mostly to replacement costs from the Lacrosse claim remains unsettled and is likely to be resolved outside of court.

On March 19 Planning Minister Richard Wynne stripped local councils of cladding removal responsibility for certain affected buildings, reallocating it to the Victorian Building Authority (VBA).

“Making the VBA the municipal building surveyor (MBS) for these higher risk buildings allows a consistent and co-ordinated response for this community safety issue, while also alleviating pressure placed on local councils, in particular their building departments and MBSs,” VBA spokesperson Karen Lyon said.

“Until now, the vast majority of work for these buildings has been driven by local government and their building departments which has laid the foundations for the work the VBA will continue.”

“It’s important to note that these buildings are safe to live in, as short-term fire safety measures have been put in place by council MBSs. The role of the VBA is to now deal with longer-term rectification.”

There are 64 privately-owned buildings in need of cladding replacement in the City of Melbourne.

Builder LU Simon started Lacrosse’s replacement work in January and, it is expected to be completed by May.

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How to transform a blank canvas

For Development Victoria's (DV) Simon Wilson, the chance to play a leading role in transforming Docklands from an almost "blank canvas" nearly passed him by.

One year before he arrived in Australia from the UK and having worked on the London Docklands project previously, Mr Wilson had applied for a role at Development Victoria (then VicUrban) but wasn't successful.

This didn't deter him from taking a great leap of faith to bring his family to Melbourne, where he landed with seven bags, two children and no real plans.

What he did have was determination and a belief that he would land on his feet.

"I had previously travelled to Australia and thought the lifestyle was great. I made a decision that Australia was going to be 'home' and before long, I began work for AV Jennings delivering integrated housing," DV's now general manager, precincts, said.

"This progressed to Urban Pacific (the property arm of Macquarie Bank) and about 12 months later in 2007, I was approached by VicUrban to take on a role as a development director, delivering the vision for Docklands. It was a dream role in Melbourne and I jumped at the chance."



Simon Wilson.

Mr Wilson recalls being asked during the interview to look out the window of the organisation's Docklands' office and describe what he saw.

"I saw almost a blank canvas with incredible potential," he said. "There were some great partnerships in place with developers but not all that much on the ground. Taking on this kind of role in urban renewal was exactly the challenge I wanted."

"Docklands didn't really fire up until about 2010 - before then we were doing so much work behind the scenes to get it where it is today."

"I recall one weekend where ANZ, Myer and Ericsson moved into Docklands

almost at the same time. Suddenly, we had 10,000 new people working in Docklands. Overnight footpaths were busier, and the vibe changed."

Mr Wilson's experience working on the Docklands project in London provided fresh ideas and insight into transforming an under-utilised mass of land near the water.

He reminds us that Docklands, Melbourne, is a long-term project, similar to Docklands in London, which is still evolving. He believes you must have a vision and patience because these new areas take years to develop.

"There are many reasons why we have achieved so much in Docklands. Part of this is about partnerships. An integral part of this journey has been working with our stakeholders - both in the public and private sector. Docklands cannot be delivered in isolation," he said.

"We have all worked really hard to get Docklands to where it is today. Whilst I have played a role in the delivery of over 80 buildings, one of the most pleasing achievements is the work we did with stakeholders to develop the Community and Place Plan."

"There was a realisation that we had a community in Docklands almost over-night, but we hadn't really planned for what that community needed. I am proud to have played a key role in delivering the plan jointly with the City of Melbourne."

"We stuck to the Community and Place

Plan and delivered some fantastic results such as Ron Barassi Snr Park, the Library at the Dock, boating facilities, Baluk Park, multi-purpose sports courts and other open spaces."

"These community facilities have been built on valuable real estate in Docklands. We ensured the community were given some of the best sites for amenities and facilities - not just the sites that weren't going to be developed."

He is also proud to see the new school becoming a reality, which was the result of years of work with a range of stakeholders.

"The commitment to build a new primary school underlines the fact that Docklands is a community. People may have moved in without children but have stayed and had a family and now have a school on the way. So much of a community revolves around a school, so it is great to see," he said.

Mr Wilson's role at Development Victoria has grown over the years and also sees him responsible for delivering a range of other community-shaping urban renewal projects around the state, including Junction Place in Wodonga, Revitalising Central Dandenong in Dandenong and the former GMH Holden site in Fishermans Bend.

"Being able to bring disused and derelict land back to life gives me a real buzz. Seeing people and the community walk around and enjoy a place that for years was nothing is just brilliant," he said.

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Local volunteers Ken Dusting and Melinda King at the Mission to Seafarers.

Docklands’ volunteers

The Mission to Seafarers is a bit of a Docklands oasis.

With the Yarra on one side, the highway end of Flinders St on the other, and a construction boom around it, the Spanish-styled mission, with its dome, turrets, courtyard and garden can seem a bit of a hidden treasure.

But a number of Docklands locals spend time there, many of them as volunteers.

Ken Dusting and Melinda King are just two of them.

Ken, who has a seafarer background himself, has lived in Docklands for three-and-a-half-years. He began volunteering at the mission just a year into living here.

“We lived in Port Fairy before that and we work overseas about six months of the year,” he said. “We wanted a place near the sea where we could just lock up and go away.”

There was a similar draw card to volunteering at the mission. Ken wanted to fill gaps between going away, and so began driving seafarers for the mission.

Melinda lives next door to the mission – she’s had the apartment for nine years.

She said many of the residents there have lived there since it was built. It was quite the move from Tasmania.

“I went to Tasmania about 28 years ago, thought I’d spend a few years there but I spent 26,” she said. “We always wanted to retire back to Melbourne and we liked this area because it’s out of the city, but it’s right on the city doorstep.”

“Everything we love – sport, theatre, are right on our doorstep.”

And that includes the mission. Melinda volunteers as a host and said some of the conversations she had with seafarers are what made it so special.

“A couple of weeks ago I had a young seafarer in and he was heading home the next day, and he’d only seen his three-month-old baby over Facetime,” she said.

“He was going home to hold his baby for the first time. We bought him a koala because he was only a ship hand and they don’t get paid well, and we wanted him to have something other than a cuddle to give his baby.”

“You’ve got a big problem”: expert

Transport expert Prof Graham Currie last month gave Yarra’s Edge residents a wake-up call on the scale of public transport needed for the Fishermans Bend urban renewal.

Speaking as part of a Docklands Community Forum panel to discuss a proposed tram bridge on March 20, Prof Currie said multiple tram crossings would be needed as well as multiple modes of transport.

“Frankly, the whole thing is underdone, which is why I kind of think you need everything,” he said.

He contrasted the development with the CBD, which was served by multiple tram routes and 12 major rail lines.

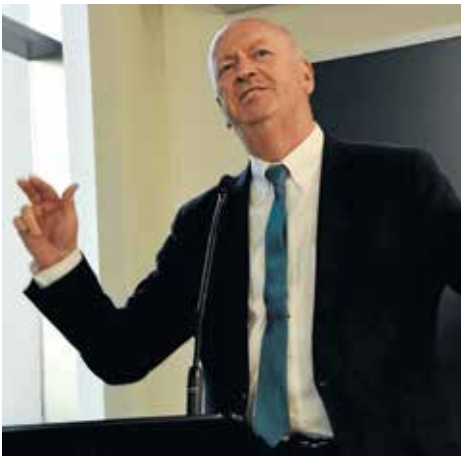
“And you’ve got two bus routes and you’re going to have two tram lines. You’ll need a lot more than that,” he said.

Graham Currie is a professor of civil engineering at Monash University. He was the “neutral” member of a panel which also included anti-bridge advocate Keith Sutherland and bridge supporter, Montague Community Alliance convenor Trisha Avery.

Prof Currie pointed out that an extra 80,000 cars were anticipated to travel each day to Fishermans Bend.

“So, just to set this in your mind in a realistic way, have you noticed the West Gate Bridge?” he said. “That thing is really only catering for 10,000 – 20,000-ish cars in the morning, getting to work. You’re going to get 80,000 out here. That’s in addition to the 10,000 you’ve got already.”

“If you think you’re congested down here with 10,000, imagine what 90,000 looks like,”



Prof Graham Currie.

he said. “So your lives are going to all change – quite a lot!”

He agreed that the tram bridge would be an “imposing structure” and said 75 metre ramps would be required to allow trams to climb the proposed six metre high span.

He said an immersed tube idea was feasible and more expensive, but would not require an extra crossing across Lorimer St.

“The idea of going below? You can do that. But it’ll cost a lot of money though. But, with a submerged tunnel, you’ve got to go down,” he said. “That will also be bad. People don’t like overpasses or underpasses.”

He also poured cold water on a suggestion that trackless trams could be the answer.

“A trackless tram was talked about. I don’t see that being a key option for you,” he said.

“There are new ideas around and whatever you choose, it’s not going to go on the roads ... because of this massive traffic you’ve got outside your front door here. And don’t forget, that’s going to increase by 10 times.”

“So those are my key perspectives. You’ve got a big problem here,” Prof Currie said.

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Docklands Community Forum market place

The March 20 Docklands Community Forum, held at Yarra's Edge, featured a "market place" of local stakeholders with a story to tell.

Chairperson Jason Ting introduced spokespeople from six groups to say a few short introductory words to the forum.

The groups all had "market place" tables in a nearby area, allowing forum attendees to engage in a more personal manner on subjects of interest.

Here is a summary of what the spokespeople said.



**Tom Seddon,
The Centre, North Melbourne**

"One of the things we're doing at the moment is scoping the idea for a pop-up neighbourhood house in Docklands for a couple of years – if we are successful with a grant application that we have put in. I just want to test the area and see what might work."

"The City of Melbourne has identified a need for more neighbourhood houses and one of them might come in here."

"So that's our plan. So, let's see what you need and see what we can do."



**Snr Sgt Anthony Gasparini,
Victoria Police**

"Carparks are vulnerable, with people tailgating in behind people using their swipes." "Hotspots are theft from vehicles, theft of bicycles and from storage cages."

"Mail thefts at apartment complexes is still a huge issue with people, again, tailgating in, if they don't have swipe access. And all they need is a couple of items to achieve 100 points of identity for the online scams that you see these days."

"With more people coming into the city, one trend we're seeing is obtaining property by deception. Another trend is graffiti."

"Can I suggest that you are our eyes. If you do see something, pick up the phone and dial 000."



**Johanna Maxwell, Docklands
Chamber of Commerce**

"One of the things we have coming into Docklands, which we need our residents and businesses to be ready for, is on April 7, we have the Run for the Kids for the Royal Children's Hospital. We're hosting a breakfast on April 5 at Berth restaurant with all funds going to the hospital."

"The run will be starting and finishing in Docklands, so there'll be plenty of people around. We need to community to welcome people. We need the business and we need our businesses to thrive."



Sean Car, Docklands Rotary

"There's a few of us who are meeting twice a month – on the first Wednesday morning of the month at Library at the Dock and at The Woolshed on the third Wednesday night of the month."

"One thing we're doing is placing a large shipping container on Harbour Esplanade from April 9 to 14. It's associated with a project that I'm involved in Malawi where we're building a new medical clinic."

"We're working with Rotary's Donations in Kind facility in West Footscray where we are sourcing donated medical equipment. We have to pay for the shipping. We're engaging an African artist to turn the container into a public mural."

**Jamie Gillingham,
Development Victoria**

"There are some emerging plans for Harbour Esplanade and works happening at Central Pier, but there are a lot of things happening behind the scenes as well."



**Melanie del Monaco,
City of Melbourne**

"We're primarily here to chat to you about the space that we're in now. This is the Yarra's Edge Community Space. It's had an initial fit-out but we really want to hear from the local community about what you would like to do with this space, what you would like to see and what you think the local needs are."

"Today we've also opened consultation on Moonee Ponds Creek. We've developed a strategic opportunities plan for the creek. It's a very bold vision for the creek. There's over 30 different ideas and we're looking to gauge community responses."

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George Karabatsos and District Docklands staff climb aboard "Neil's Wheel".

George escapes wheel

District Docklands CEO George Karabatsos and his team on March 8 raised more than \$30,000 for The Royal Children's Hospital (RCH) Good Friday Appeal.

Mr Karabatsos was one of 20 celebrity team leaders who accepted a challenge from 3AW presenter Neil Mitchell to "escape" from the Melbourne Star Observation Wheel by raising at least \$10,000 for the charity.

This year, the "Escape from Neil's Wheel" event raised \$336,600 – considerably more than the inaugural event in 2018.

Mr Karabatsos said he accepted the challenge because he wanted to make a difference to the lives of sick children.

The money raised will help buy state-of-the-art anaesthesia and patient monitoring machines for operating theatres.

This new technology will enhance patient monitoring, breathing support and staff efficiency and will integrate smoothly into the electronic medical record system.

District welcome for students

By Kevin Jingga

Exclusive retailer discounts, 60 exhibitors and live entertainment marked the first Docklands International Student Welcome Festival (ISWF) on March 16 and 17.

For the first time, The District Docklands presented the 2019 ISWF to welcome and support international students.

Exhibitors ranged from educational, accommodation, entertainment interests to student associations keen to help international students adapt to the new environment.

Nearly 20 businesses offered special offers during the two-day event including the Melbourne Star Observation Wheel and the O'Brien Icehouse.

The festival also presented games, live music and dance performances.

"I enjoyed it. It's like everyone gathers together and celebrate this festival," Julie, an RMIT international student, said.



The District hosted international students in March.

"Sometimes international students do not always gather together and are separated among the universities, so this activity is kind of like gathering us together."

Holly, another RMIT foreign student said: "I've never been here before and this festival brought me here. I ended up winning this cute thing through the chopstick games."

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Alma mater uncovered

By David Schout

Some family digging has led to fascinating information about a former engineer who served during WWII on the “Alma Doepel”, a 116-year old vessel that continues to be restored in Docklands.

Jenny McConachy, through studies at the University of Tasmania, was undertaking a family history project and had heard that her mother’s cousin, Keith Ratcliffe (1921-1999) was a former serviceman.

A family book also made reference to his connection with *Alma Doepel*, which piqued her interest.

“I knew what mum told me about sailing with Keith,” McConachy told *Docklands News*.

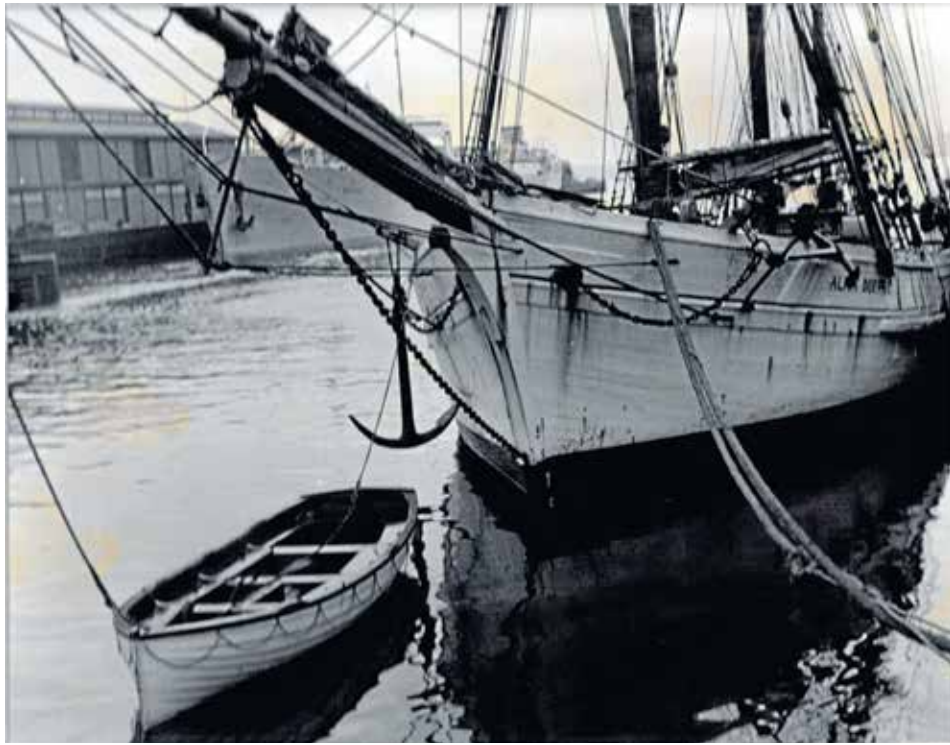
“I knew from his gravestone a little regarding his war service. I was interested in investigating and became quite invested in the project.”

Through her research, she gathered information from a number of sources including Jess Curtain of Deakin University who curated last year’s *Soldiers at Sea* exhibition.

Mr Ratcliffe, it emerged, was on board the *Alma* as first engineer and sailed to New Guinea and other Pacific islands in dangerous conditions deliver supplies and support to soldiers.



Keith Ratcliffe in uniform.



This photo of *Alma Doepel* in 1940 was on Keith Ratcliffe’s wall in his home.

“Keith was a Warrant Officer Class One (a senior enlisted officer) serving with the Australian Small Ships Company,” Ms Curtain confirmed.

“The small ships units were part of the Army Water Transport, a motley fleet of whatever ships the army could get their hands on to deliver supplies and support to soldiers fighting in New Guinea and other Pacific islands.”

“These men were stationed in hard-to-reach places, on islands with rough terrain and few roads or ocean ports, surrounded by treacherous reefs, so they needed small ships (like AK82 *Alma Doepel*) to navigate them.”

The *Alma Doepel*, a 1903 tall ship, was originally a commercial ship that moved goods from Tasmania to Melbourne.

In 1943 however, like many other boats, it was required in the war effort.

After his discharge in 1946, Mr Ratcliffe’s close affinity with the sea continued.

In 1947 and 1948 he was a crew member on the *Westward*, a yacht that won back-to-back handicap honours in the Sydney to Hobart yacht race.

Then, in 1949, he skippered the motor yacht *Coongoola* on a 20,000-mile voyage from Brisbane to South Africa and return.

Docklands News spoke with Keith’s son Robert, who lives interstate.

While he couldn’t recall any specific memories his father had shared with him about his time on the *Alma*, there was a photo of the vessel on his wall at home (pictured).

The *Alma Doepel* has been berthed at No.2 Victoria Dock since 2009, and its extensive \$3.3 million restoration continues.

A quiet room at stadium for autistic kids

By Sakshi Agrawal

Kids with autism can now watch football matches at Marvel Stadium, in a collaborative initiative between St. Kilda Football Club, the AFL, Moose Toys and Amaze, an autism support organisation.

Normal game experiences like fans singing and cheering, loud music and food odours can lead to sensory overload for autistic people.

“For those living with autism or Asperger’s disease, sounds, smells and sights can be extremely overwhelming,” said Clair White, media manager of St Kilda Football Club.

Therefore, this “chill out room” or sensory room will help these children to deregulate. They can, then, return to the stadium or watch the game in the room.

“It is dimly lit, quiet and contains calming activities. Children and their parents can come in at any time during the game, keep watching the football on the big screen and enjoy themselves in a safe and specifically tailored environment,” Ms White said.

The room also has beanbags and pillows so that kids can watch the game in comfort. They will also be provided with headphones and football-shaped stress balls to use and decorate.

The AFL’s inclusion team hopes that, by 2022, all clubs will provide calming rooms.

The room is available free of charge at all St Kilda Marvel Stadium home games for the 2019 season.

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An African-fusion adventure

African-inspired CBD bar polépolé (meaning relax, slowdown and take it easy, in Swahili) presents a new two-level dining space wrapped in safari-style canvas: an exquisite full-service dining experience downstairs and a fun and energetic themed bar, *Glamp*, upstairs!

Behind the red door (located above Lorna Jane at 267 Little Collins St), is an inner-city African themed dining oasis decorated with beautiful African artworks throughout. Go up another floor and you're met by the stunning *Glamp* cocktail and function space, featuring two indoor tents similar to what one might experience on a real African safari.

Through extensive travels in Eastern Africa, owners Dean and Jeanelle Mariani fell in love with the vibrant cuisine and rich culture of Tanzania and Kenya, where the adoration was poured out on both the décor and curated dishes.

"The ethos behind polépolé was to blend our love of African flavours with Melbourne's stylish food and wine culture – the result has been something incredibly unique in Melbourne's thriving restaurant scene," Dean said.

Mixing modern Australian cuisine and traditional African recipes and ingredients, guests at polépolé (pronounced pol-eh pol-eh) are instantly drawn to the exquisite flavours of each thoughtfully-crafted dish on the menu – hand-crafted from spices sourced around Australia and throughout Africa.

Head chef Felipe Bley has led the venue's



The stunning Glamp cocktail and function space.

new chapter, evolving from a bar serving delicious, African-inspired snacks to the double offering it is today – with two lively and cohesive venues in one – offering everything from after-work drinks to unique

restaurant dining and events.

Chef Felipe will be busy smoking many of his meats in-house, including the wildly popular smoked goat curry. With each dish designed for sharing, polépolé provides

the perfect opportunity to take yourself on a culinary safari through the plains of East Africa, across the Nullabor and back to Little Collins!

By bringing a fusion experience, the polépolé team has been able to get creative and be inspired by places and ingredients.

For the more adventurous diners, polépolé also offers a rotating special menu featuring African-inspired game dishes scarcely available outside of the Serengeti.

Each week an exciting star dish graces the specials board – featuring unique ingredients such as fresh crocodile, roasted ostrich and char-grilled wild boar, to name a few.

The attention to detail doesn't stop at the delicious food. Dean and Jeanelle have sourced 12 of the best native African beers to match the menu, along with the crafty cocktail list.

To finish off the night right, diners can wander up to the wonderland venue *Glamp Bar* upstairs. The oasis of the city is the perfect spot for a post dinner cocktail or as simple as an after-work drinks. The *Glamp Bar* truly is like nothing else in Melbourne and is an experience not to be missed.

polépolé is open Tuesday to Saturday from 5pm to late.

polepolebar.com.au

A consistent and trusted business

By Asleen Mauthoor

Eyes on Docklands opened its doors at the end of 2014 and has since been providing "a continuity of care" to the Docklands community, says optometrist Sue Callahan.

The practice is now well-established as a trusted business providing a high level of service locally.

"We don't have a constant turn over of staff members, so our customers can expect consistency," Ms Callahan said.

"We are looking after people who are working and living in Docklands, so we have a good relationship with the community, as well as members of the chamber of commerce. Construction workers in the area also come to us for treatments, such as foreign body removal."

With a strong focus on eye health, Eyes on Docklands offers comprehensive optometry services, using state-of-the-art optical and diagnostic equipment to treat eye diseases and disorders.

As well as conducting routine examinations, the practice specialises in



Gary Billings, Sue Callahan and Kristina Iacovangelo from Eyes on Docklands.

red-eye treatment, and looks after patients suffering from diabetes, inflammatory disorders, macular degeneration and glaucoma.

"At Eyes on Docklands we have the ability to treat and diagnose glaucoma rather than referring clients on to a specialist, which is

much easier for our patients," Ms Callahan said.

The practice takes a holistic approach to eye health and, where required, works closely with ophthalmologists and doctors.

"Clients are referred to us from other practices. We can diagnose, treat and receive

referrals for dry eye syndrome, which most practices don't talk about, despite this problem being very common, especially in the 40-plus age bracket," Ms Callahan said.

"Usually our clients are between the ages of 20 and 70, however we treat everyone from children to the elderly."

Optometrists warn that many common eye diseases have no symptoms, and without a thorough regular eye examination these diseases can go undetected for years, leading to long term damage and serious visual consequences.

"Everyone needs to get an eye check-up on a regular basis," Ms Callahan advised.

Located on Bourke St, the team at Eyes on Docklands comprises optometrists Sue Callahan and Kristina Iacovangelo, two opticians and manager/dispenser Gary Billings. Gary has considerable expertise in frames and lens technology, including safety eyewear and sunglasses.

Eyes on Docklands stocks and fits spectacles and sunglasses from high-end brands such as Prada, Tiffany and Co, Tom Ford and Dolce and Gabbana. The practice also supplies a variety of sportswear frames to support general health and fitness, and offers a full range of contact lenses.

Eyes on Docklands is located at Shop 5, 840 Bourke St.

For further information, visit: www.eyesondocklands.com.au

Business

Bringing reno dreams to life

You imagine it, they make it happen.

That's the mantra of Ultimate Kitchens and Bathrooms, whose end-to-end renovation service has for the last 14 years left a swathe of satisfied clients around Melbourne.

Director Jeff Richards and his team are passionate about ensuring renovation dreams – from ultra-modern kitchens to contemporary bathrooms – are realised.

Starting the business in 2006, Ultimate Kitchens and Bathrooms has grown from a humble operation with two full-time employees housed in a small showroom, to its current position with 13 staff and around 40 contractors.

Mr Richards, who has over 40 years of industry experience, said that despite the fact their showroom was in Hawthorn, his team were frequently employed to work in Docklands.

In fact, with three current jobs in the area and three to come, it's become a happy hunting ground for the company.



After completing a number of jobs in the area, he hopes to continue their work servicing Docklands' apartment market.

The renovation process itself is daunting for many.

Things can appear complicated and some may feel they're drowning in industry jargon and paperwork.

That's why the process is conveyed simply throughout by the experienced team at Ultimate Kitchens and Bathrooms.

They know that communication – and as

such, peace of mind – is key.

This involves an initial chat to discuss needs and requirements for the project, followed by an in-home consultation with one of their designers.

From there, they'll start swapping ideas and present a full concept plan before showing the colours, fixtures and smart storage ideas to lift the renovation.

Once the technical documentation is sorted out they will assign an experienced project manager who oversees all stages of



the work, ensuring it remains on time and on budget.

From here, the dream transformation starts to be realised through the work of registered builders and tradies.

At the end, it's handover time, of both your new room and the warranties and certificates required by Australian law.

And having done this thousands of times, it's the most satisfying part of the job for Jeff and his team.

Get in contact now - they're ready to listen.

Ultimate Kitchens and Bathrooms' showroom is open Monday to Friday 10am to 5pm and Saturdays 10am to 4pm, at 1035 Burke Rd, Hawthorn East.

For more information visit ultimatekitchensandbathrooms.com.au or call 9882 4103.

Pet's Corner

You are your dog's lifetime companion

By Kevin Jingga

We spend mostly 20 years or more together with our dogs. But this is their whole life.

Carrey has been in Melbourne for six years. She used to have a lot of dogs back in her home country.

Now she has Doremi, a four-year-old male Schnauzer.

"I missed my dogs so much and I live here alone. I want to keep him as my family," Carrey said.

She said raising a dog required many sacrifices, like putting her dog's interest

before herself and also lots of time.

"He's like my son, I buy him the best food. Sometimes when I want to eat expensive food, I just try to keep myself from it. But if he wants to eat something, I will pay for it," she said.

She walks Doremi at least an hour every day.

"I treat him and he can do a lot of actions and tricks," she said.

When asked to show the tricks, she said, "sit", "down" or "shake hand" to Doremi and he followed her instructions.

"He did not go to school and I trained him directly. He is very smart," she said.

She understands that the responsibility to take care of Doremi is much more than to spend time together. For her, it is a lifetime commitment.

"I would never leave him and he does not want to leave me," she said.

Despite being time-consuming and expensive, she feels it is a worthwhile sacrifice.

"When I hold him, I feel very happy," she said.

She thought for a very long time before buying Doremi.

"I want to be his companion for his whole life because he can only be my companion for 20 years at most, but it's his whole life," she said

Occasionally she had nightmares about Doremi and she would wake up in tears.

"I dreamed he was lost and I cried and when I woke up I found that I am actually crying," she laughed.



Carrey with her four-year-old male Schnauzer Doremi.

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DOCKLANDS FASHION



Fashion on the streets of Docklands

Tang Bao Tran, 42, accountant

DESCRIBE WHAT YOU'RE

WEARING: Usually I wear shorts but, because today is cold, I'm wearing trousers instead.

WHAT'S YOUR FAVOURITE PIECE

OF CLOTHING? Shorts and blue t-shirt.

WHAT BRINGS YOU TO

DOCKLANDS? I am travelling from Vietnam.

HOW WOULD YOU DESCRIBE

YOUR STYLE: Casual and sporty.

WHAT DO YOU THINK MAKES A

GOOD OUTFIT? Just simple casual clothing, like white and pink maybe.

Jack Grimonprez, 28, accountant

DESCRIBE WHAT YOU'RE

WEARING: Plain red shorts and white t-shirt.

WHAT'S YOUR FAVOURITE PIECE

OF CLOTHING? My board shorts and swimming outfit.

WHAT BRINGS YOU TO

DOCKLANDS? I lived in Melbourne for a few years, but now I'm on my way back to Belgium from New Zealand.

HOW WOULD YOU DESCRIBE

YOUR STYLE: I like easy going style and a bit sporty.

WHAT DO YOU THINK MAKES

A GOOD OUTFIT? When it has some small details, which makes it noticeable but not too obvious. It can be an armband or something else.

Aaron Schmid, 19, university student

DESCRIBE WHAT YOU'RE

WEARING: I think it's just casual uni clothes.

WHAT'S YOUR FAVOURITE PIECE

OF CLOTHING? Probably just jeans.

WHAT BRINGS YOU TO

DOCKLANDS? I live here.

HOW WOULD YOU DESCRIBE

YOUR STYLE: I don't really have style, just whatever I want to wear.

WHAT DO YOU THINK MAKES A

GOOD OUTFIT? I think it depends on the person who wears it and his or her confidence in wearing the clothes.

Hop to it at The District

From Wonder Park and an Easter egg hunt, to Ben & Jerry's Free Cone Day, The District Docklands is the ultimate one stop destination for family and friends these school holidays.

Discover the Wonder Park Interactive Zone and immerse yourself in all the fun, from building your own mini roller coaster, to knocking down the Chimpanzombies.

Also, get the chance to meet and greet the friendly narcoleptic blue bear Boomer at Wonder Park! With a range of craft and photo opportunities to enjoy, Wonder Park is a truly an experience not to be missed.

If you're in the mood for exploring, embrace the Easter celebrations and embark on an Easter egg hunt.

Kids can explore the centre tracking down the hidden bunnies, before participating in the chocolate hunt!

If all the discovering and exploring has got you swamped, it's time to sit back and relax with a movie at the new Hoyts The District Docklands, and see the *Wonder Park* movie, showing from April 4.

To top off your ultimate cinema experience, pop into Ben & Jerry's on Tuesday, April 9 between 12pm and 8pm and scoop up an array of delicious ice cream flavours for free!

And ... because no Easter school holiday is complete without chocolate, don't forget to sign up to hear all about the amazing events at The District and you'll go in the draw to win a delicious chocolate hamper for you and your family.

And over the road at the O'Brien Icehouse, the holiday fun continues

Daily activities:

- **All Day Unlimited Public Skating:** from 9am with DJs playing all the best music.
- **Under 8 Ice Fun and Games:** 9am - 11am every day Ice Ambassadors will take children through games and will set up a snow-play area.
- **Free Lessons for Beginners:** Get started with a free 15-minute lesson from the experienced Ice Ambassadors who will take beginners through the basics. Every hour between 11am and 2pm.
- **Free Lessons to Skate Backwards:** For those ready to take their skating skills to the next level Ice Ambassadors will teach them to skate backwards. Every hour between 11am and 2pm.

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Future-proofing vertical villages

Are our vertical villages becoming obsolete?

Anticipating forthcoming trends and developing ways to minimise their shocks while maximising their benefits is a process called future-proofing.

Widely used in industries such as industrial design, electronics and climate change, future-proofing techniques have also been applied to historic buildings to help direct major refurbishments. In these cases, careful consideration is given to how a historic structure can be “sustainably” altered, such as improving its energy efficiency, while also protecting its historic fabric and preventing further deterioration.

And increasingly there is talk of the need to future-proof our “younger” vertical villages as they rapidly head towards their 20s.

While it is clear that a lot of things have changed since our vertical villages were originally conceived, it comes as somewhat of a surprise that many previously state-of-the-art features are now spoken about in terms of their obsolescence.

Admittedly there are different types of obsolescence with some demanding more immediate attention than others. There

is physical obsolescence which is when the entity itself deteriorates and requires replacement. There is also functional obsolescence which occurs when the entity can no longer fulfil its intended purpose, while aesthetic obsolescence refers to when the entity is no longer in style. And there is sustainable obsolescence which is when an entity is unable to meet resource efficiency goals.

However, while obsolescence is an important characteristic of future-proofing as it emphasises the need for continued viability, a more challenging component of future-proofing is the ongoing need to anticipate yet-to-arrive changes and their potential impact upon our vertical villages.

Take the very mundane topic of car spaces. Two futures are immediately apparent.

On one hand, there is the scenario of the rise of the electric car. Here, owners’ corporations will need to consider the demand for power charging facilities for residents’ cars. Issues include whether there will be central bays where people “plug and power” or whether each car space owner will need to install points (at their cost) in their own bays.

With the central bay option, consideration will need to be given to payment methods, while the owner installation option needs to consider the case of tenants (i.e. if the owner

won’t install such a facility). And just to add to the mix, with many residents deciding to age-in-place, there will likely be an increase in mobility scooters and, with this, an additional demand for recharge points.

On the other hand, there is the scenario that individual car ownership will decline in tandem with the rise of car-share schemes, ride-share services and pedal-power. This may lead to an overall decline in demand for parking spaces and requests for these spaces to be repurposed.

For example, in many villages there is already growing interest in having more dedicated space for bike storage, along with additional facilities for their repair. Might an owners’ corporation consider purchasing or leasing (long-term) a group of bays from their owners and offering these as communal bike spaces?

And if it is agreed that an owners’ corporation can purchase and/or lease (long-term) a group of bays, how else might this space be used?

Additional recycling facilities comes immediately to mind.

However, some designers in the USA are already creating parking spaces with an in-built capacity for future conversion. For example, in Cincinnati three floors of an internal car park have been designed to convert into additional office space.

However, this degree of retrofitting is more difficult for us as our car spaces have not been designed for human habitation, meaning that they typically have low ceilings and sloped floors.

This said, there are some other suggested uses for unused car spaces. Beddown for instance, has partnered with Secure Parking with the aim of creating pop-up accommodation for the homeless. They will do this by using car spaces that are empty at night and setting these up to offer safe, secure and comfortable overnight accommodation. Currently Beddown is conducting a trial of this pop-up accommodation in selected Brisbane CBD car parks and is running a GoFundMe campaign to enable this.

This option will, undoubtedly, have little appeal or realistic application to our own residential parking. However, what these types of initiatives might do is help us start rethinking the “DNA” of our vertical villages and contemplate how we might reconfigure ourselves to extract benefit in the future – and so begin our future-proofing journey.



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

Chamber Update

Run for the Kids

We’re now only a week away from the iconic Run for the Kids returning to Docklands. We can’t stress how much of an opportunity this is for our traders in the precinct. There’s been some amazing opportunities for branded marketing and we expect some 40,000 people to arrive for the day.

Charity breakfast

Speaking of the Run for the Kids, we are hosting a very special charity breakfast on Friday, April 5. The beautiful Berth restaurant will be our venue, with race organiser Steve Moneghetti in attendance. Every single cent of ticket prices and funds raised on the day will go directly to the cause.

You can find the event listed on both of our websites – www.docklandsc.com.au and www.visitdocklands.com.au or on our Facebook – Docklands Melbourne.

The future of our harbour and waterways

In the past month there has been a large amount of communication and consultation regarding the future of our harbour and river.

The Docklands Community Forum met

and high on the agenda was the remaining proposal of a tram bridge at Yarra’s Edge.

The chamber has also been very active in the area and is in the process of securing a business case for long term activation of the harbour.

Yes, we have Firelight every year, but we are seeking long-term and permanent activation of the harbour.

Firelight trading

For those businesses who are interested in trading for Firelight, the expression of interest has just been released and can be found on our websites but also by searching the City of Melbourne home page as well.

This is an early release opportunity for traders to register their business for trading over this activation period.

Chamber executive

In the past three months we have had some small changes to the makeup of the Docklands Chamber of Commerce executive committee.

We welcome on board Lisa Vacirca of The District Docklands and thank both Lisa Oatham and Cameron Baker for their service.



Shane Wylie
Media Director
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Owners’ corporation law – time’s up

The state government is under increasing pressure to amend the outdated *Owners Corporation Act 2006*.

Its long-awaited review of the Act is now more than a year overdue, based on its own promises. The government’s self-imposed target date to release an “exposure draft” is now June this year.

We Live Here hopes that the draft is released soon because the issues that the Act fails to address are critical.

A spokesperson for Consumer Affairs Minister Marlene Kairouz said: “We’re committed to working with the public to ensure the views of stakeholders and the community are carefully considered.” If only this had been the case for the past two or three years. Up until now, the government has been consulting in private and only with commercial groups – businesses that make money from strata residents and owners.

How about the forgotten stakeholders – the residents and owners? It’s time we had a voice.

We Live Here will be representing the interests of residents and owners and we hope to have a big impact on the reformation of the outdated legislation that, to a large extent, governs our lives. We have several recommendations:

Reflect today’s landscape.

The current Act is a “one size fits all” piece of legislation that fails to distinguish between 50-storey skyscrapers and suburban blocks with two units for example. The legislation needs to be far more nuanced;

Control proxy-farming.

Many owner-occupiers are simply overruled by commercial interests who corruptly exploit proxies to rip off owners.

The unethical practice of developers colluding with strata managers to lock in long-term contracts must be stopped. The government should also introduce retrospective clauses that restore justice to owners who have been lumbered with 25-year management contracts disgracefully awarded to mates of the builder on the eve of settlement.

Make a level playing field.

Short-stay operators are being protected by the *Residential Tenancies Act [1997]* even though some of them are multi-million-dollar businesses.

Multi-tiered lot liability.

Short-stay operators also increase maintenance costs for all owners. Expert opinions of quantity surveyors and engineers in documents tabled in the NSW Parliament provide evidence that short-stays push up costs significantly. There is a strong argument to allow a higher levy rate for lots used for short-stays. The single-tier lot liability system simply does not work. For example, security costs will continue to rise with the increase in short-stays. Even Victoria Police has had to create a special squad to deal with out-of-control Airbnb parties. And if wild parties were not enough, the increase in home invasions and burglaries linked to Airbnb bookings has been the subject of many media reports.

Restore powers.

Justice Riorden’s 2016 Supreme Court judgement took away self-determination

powers of owners’ corporations. These powers need to be restored.

Clarify who pays for brigade attendance.

Owners are being hit with massive fire brigade bills often caused by short-stay guests. VCAT has a record of ruling in favour of short-stay guests, forcing innocent owners to cough up thousands of dollars to pay for the stupidity of others.

Who pays for cladding? The owners!

We Live Here was invited to comment on the state government’s cladding rectification agreement (CRA) – the loan scheme touted by the government as a solution to funding the costs of cladding remediation. We offered feedback that the government appears to have declined to take on board.

The CRA scheme is onerous for owners’ corporations and owners. Every owner in a building must be assessed financially for the CRA loan. If a building has one owner who is not strong financially, or an owner who does not provide financial data in time, the loan application stalls. Coupled with the special resolution required to get the loan accepted, it is difficult to see how this scheme could work. Plus, it has the potential to create an STD – a sale-transmitted debt – because, when the property is sold, the new owner would inherit the debt.

Is Planning Minister Richard Wynne still scratching his head wondering why nobody is taking up the offer?

We Live Here has been told by some buildings that a line of credit is far easier to obtain.

Of course, this debate about how to get a loan ignores the real injustice in the cladding debacle – why are owners paying for the incompetence of others? The government had a hand in this fiasco every bit as much as the builders, architects and building surveyors. It was the government’s regulatory oversight that allowed the flammable cladding to be installed.

Our reminder: All high-rise apartment buildings must implement a fire risk management plan NOW. The plan should set out all the management steps you have implemented to make your building safe while the assessment is being carried out.

Campaign donations

As a not-for-profit organisation, donations from individuals and buildings keep our campaigns going. To register as a supporter of We Live Here or to make a donation please visit our website at welfarehere.net

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

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



www.welfarehere.net
emails to campaign@welfarehere.net

Owners’ Corporation Law

Work faster and work smarter

Recent cases studies from the Victorian Civil and Administrative Tribunal (VCAT) in water damage claims highlight the need for owners’ corporations (OCs) to work faster and work smarter.

Two recent decisions from VCAT (the decision of Guy, and the decision of Dunn) involving claims by lot owners for compensation from water damage to their units has highlighted the risks that OCs are exposed to.

In both cases, the claimants reported water damage, but the OCs dragged their feet in investigating the causes of the water damage.

Pausing for a moment, a number of committee members and strata managers

are under the misapprehension that if the OC’s strata insurance policy declines a water damage claim, then that is the end of the matter.

Of course, that position is wrong in law. If the insurer declines the claim, all that means is that the OC is unable to obtain insurance coverage for the loss.

If the lot owner has suffered loss and damage, then the OC is liable at law for that loss and damage.

In both of these cases, the OCs’ defence in VCAT was that the expert evidence was inconclusive as to the exact cause of the water ingress and potentially, on an interpretation of the strata plan, there was an argument that the water damage originated from lot property, rather than common property.

These legal arguments failed in VCAT and the OCs were hit with massive bills for fixing the apartments and compensating for rental losses and damage to furnishings and personal effects.

Some important lessons that OCs should take away from these two cases are:

- Failure to take proactive action to properly investigate and address issues concerning the maintenance and repair of common property may result in significant financial penalties as the tribunal is as concerned with the conduct of the parties in attending to the matter quickly and will not rescue the OC on technical legal arguments; and
- Supporting expert evidence (especially where there is countering evidence available) or delay caused by the conduct of another party cannot be solely relied upon to absolve the OC of its liability set out in the relevant legislation and case law.
- If your OC receives a complaint about an issue with water ingress from the common property into lot property, it is important to first thoroughly investigate

the issue, source advice from a reliable expert (and where there is doubt if the issue has arisen because of the common property, then consult a specialist lawyer also) and follow the recommendations provided.

- Above all it is important that the OC does not delay in responding and acting on a complaint as this is the most common way an OC can open itself up to liability and be found in breach of its duty.



Tom Bacon

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

Health and Wellbeing

The importance of sleep

Recent statistics show that more than 35 per cent of adults are sleep deprived.

Achieving your health and fitness goals will be near impossible unless you address your sleep deficit if you indeed have one. Unfortunately, the more active you are the more important and critical sleep becomes for both weight loss and muscle gain.

A trainer can help coach you with your exercise routines, a nutritionist or dietician can help you with meal plans and nutritional advice. Sleep however is really up to you.

A lack of quality sleep will slow down your metabolism which is a key factor in weight loss. Additionally, sleep deprivation impacts hormone levels and balance and regulation of blood glucose levels, all which can all lead to unwanted energy conservation.

For those trying to build and retain muscle mass, it's important to know that muscles are not built in the gym. Muscle fibres are torn in the gym. They then repair, recover and grow while you rest and sleep.

Here are some tips to improve your sleep quality and help you achieve your health and fitness goals:

- No caffeine or stimulants after 5pm;
- Have smaller evening meals. Try not to eat two hours before you sleep;



- Place electronic devices in another room overnight – buy an old-school alarm clock!
- Black out your sleeping area; and
- Consider using “sleeping” music and meditation practices to help calm your mind leading up to bed time
- Good luck!

Make time to practice yoga

Here are eight great benefits associated with regular yoga practice that might help convince you to make yoga part of your weekly routine:

- Improved flexibility – It won't take long, but with regular practice you will notice your muscles become more supple, flexible and lengthen with every class.
- Strength – Your muscles will not only start to look better, they will start to do their job helping you move, balance and protect your bones and joints from impact, injury or fall.
- Healthy joints – Moving your joints through their full range of motion will help increase their strength and reduce the onset of arthritis and degenerative diseases.
- Healthy bones – The weight-bearing exercises and postures in yoga will help retain bone density and avoid osteoporosis.
- Weight loss – Losing weight is often the result of moving more and eating less. You can take a yoga class at your own pace, but it can also be a very vigorous way to exercise where you can expend a lot of energy.
- Stress less – Scientific tests show that yoga helps reduce stress levels, lowers blood pressure and helps reduce the production of the stress hormone cortisol, which has detrimental health impacts when levels are high for long periods of time.
- Improved circulation – Yoga will get your heart working more efficiently and ensure blood and oxygen flow to all the cells, tissues and organs within your body, especially to the extremities.
- Improved mental health – Regular yoga practice helps reduce depression and increase the production of serotonin, the happy hormone. Meditation is also highly recommended for addressing mental health conditions and improving general health and wellbeing.

will find in a gym today. Taken as a warm up, short cardio blast or a longer endurance activity, rowing has many great benefits for the participant.

Commercial-grade indoor rowers come in two distinct variations in the modern fitness facility – a fan based rower that uses air as the resistance (e.g. the Concept C2) or a water rower that has a turbine that uses water as the resistance. Both are excellent machines selection purely comes down to personal preference.

Here are some great benefits of rowing for your fitness knowledge bank:

- Rowing is a very low impact exercise that creates minimal stresses to the joints and spine;
- Rowing helps promote weight loss. You can burn 300-400 calories in a 30 minute session;
- Rowing improves cardio vascular fitness;
- Like other forms of exercise, rowing helps reduce stress with the release of endorphins;
- Rowing helps Improve strength and muscle tone – a full body activity with variable resistance that involves the legs, core and upper body.
- Proper rowing technique and execution promotes improved posture and spinal condition and function.

Have you ever considered taking up dragon boat racing? It is an excellent team sport for people of all ages and fitness levels.

There are quite a few dragon boating clubs operating and launching boats from Docklands.

If you are interested in more information on the sport and how to get involved, search up the dragon boat association or contact the Yarra River Dragons.

I know this team and its coaches and athletes well, and the culture is excellent.

Rowing for all-around excellent health

Rowing is one of a few excellent low impact (almost no impact) activities you



Andrew Ward

Andrew Ward from Push! Fitness.

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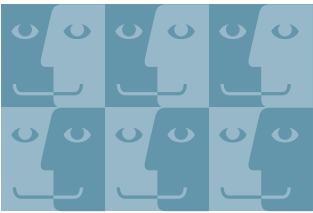
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FACES OF DOCKLANDS

Question:

What do you think about the free tram zone in Docklands?



VANESSA SOUZA, 32, UNIVERSITY STUDENT

For me it's excellent. I came here for exercising. I think it's a good idea, I'm from another region and I come here for free. I think other states should have it as well.



KAVITS VECCHI, 31, ASSET MANAGER

I think it's really useful, it is great for tourism. I hardly use it but when I use it it's really good, quick and easy. I can travel from the city with ease without worrying about the paying per use.



KAREN TAN, 56, ENGINEER

It's convenience for short trips and it's great. It's good and very useful for workers here.



RATNA ATMININGRUM, 32, STUDENT

I think it's great, it's a free travel. It's good for everyone. I can use it from anywhere in the city. Compared to my home country, this is very good.



HONGZHENG FANG, 14, SECONDARY STUDENT

I think it's pretty good. I can go to the city by tram with my mum without paying money. I don't want the free tram zone to be removed.



JANE PUSPA, 24, STUDENT

I think I am very impressed. It is very nice and it is a very good example for other cities.

Letters to the Editor

What about the dogs?

I am writing in regard to your article titled "Hopes raised for water fireworks". Perhaps the next time Parks Victoria issues a Recreation Activity Event (Bays and Waterways) permit to a fireworks company to let off fireworks in Victoria Harbour they could have the courtesy to ensure nearby residents are informed in order that they may protect their animals? Whilst the Docklands Chamber of Commerce was particularly delighted with the event on February 4, I can assure you that all dog owners in the area were not so impressed.

John Jackson

Temporary? Really?

I note that the "temporary" safety barriers on the bridge over the rail lines at the bottom of LaTrobe Street are still there. They've been up for a considerable length of time, since you first reported their existence. If I recall, the appropriate department was looking at possible solutions. If no ideas can be thought of locally, perhaps it could be put out to an international design competition?

John Blair



Send your letters to news@docklandsnews.com.au

10 Years On

Looking back in time, this is a story published in Docklands News - April 2009, Issue 41

Doyle's Docklands attack "confusing"

VicUrban is confused by recent comments by Melbourne Lord Mayor Robert Doyle attacking Docklands.

The Victorian Government's Docklands development authority appeared perplexed by the Lord Mayor's apparent lack of awareness of work being carried out by both the council and VicUrban.

But in an interview with this paper, Ms Sanderson refused to criticise Cr Doyle, preferring instead a diplomatic approach.

"We actually welcome Cr Doyle's interest in the Docklands community," she said.

"Any debate on community needs within Docklands is a positive sign that the council is keen to progress and commit to a number of community projects."

"We are actually working very closely with council on a number of projects that will deliver the very thing the Lord Mayor is talking about," she said.

"Importantly, we recognise we do now have a fantastic and engaged community on which we can draw to influence the direction of these plans."

The multi-million dollar projects include plans for a library and community rooms, as well as state-of-the-art sport and recreation facilities.

"We're very keen to finalise discussions with council regarding a location for the library and learning hub, and we know the proposal to locate the sporting hub in Waterfront City has the full support of the developer," Ms Sanderson said.

"We've been having productive talks with council officers and management team for some time. In light of this positive working relationship, the recent criticism is disappointing and somewhat counterproductive."

The City of Melbourne has been the municipal authority responsible for Docklands for close to two years. Other projects VicUrban is hopeful will now move ahead include the implementation of updated directional and information signage throughout Docklands, for which a number of key sites have been agreed.

VicUrban is also keen to talk to the Lord Mayor about its plans to redevelop Harbour Esplanade into a major waterfront park.

"This project represents a critical point in Docklands' evolution," Ms Sanderson said.

"It would be great to now get the Lord

Mayor on board and we're looking forward to taking him through these plans when he accepts our invitation for a tour of Docklands."

VicUrban says it has been trying to facilitate a tour of Docklands for the Lord Mayor since before Christmas.

So - does VicUrban believe planning controls are best left with them?

"Planning controls rest with the Minister for Planning, and the council is consulted on all planning matters - they are involved every step of the way. But, as the project makes that transition to a place - ultimately, it's about what's best for the community," Ms Sanderson said.

"What we'd say is that social fabric takes time to build and requires input from the type of community that does exist down here."

"Hopefully, we can all work together to deliver on the vision for Docklands."

Cr Doyle refused to speak with the Docklands Community News.

Docklander

A dux Docklander

By Sakshi Agrawal

Docklands resident Lisette Ortonez Camero is the first person in her degree to be awarded the Dux of Bachelor of Event Management at William Angliss Institute.



Lisette Ortonez Camero receiving her award, the Dux of Bachelor of Event Management at William Angliss Institute.

Originally from Mexico, she came to Melbourne three years ago to study at the institute. She pursued her first bachelor degree in international business before completing her Masters in Business Administration from Canada.

“Back in Mexico, I worked for a rail freight company. I was the CEO’s executive assistant and a lot of my job was planning corporate events. So, I realised that I enjoyed that more than my normal duties,” Lisette said.

“I was also close to where I had to decide what I wanted to do with my life and I didn’t see myself staying there any longer.”

She attended a student expo, where she came across William Angliss Institute and decided to apply for its bachelor program.

“I always believe things happen for a reason and things flow where you are meant to go. I had actually never heard about Melbourne before,” she said.

“I did a Google search and it looked like a nice city and everybody said it was an amazing place. I also wanted to travel a little

bit and get some freedom. So, I chose to come here.”

As a new international student, she went

on an apartment hunt when she arrived in Melbourne. After searching for a week and a half, her friend recommended Docklands. She registered for an inspection in one of the buildings and found herself a home.

“I love it because in the afternoons you can go for a walk down by the ocean and also have a nice view of the sunset,” she said. “It has that relaxed feeling of being in the city but also not close enough to notice it. And it’s like the core and there are so many places around. I really enjoy living here.”

She said she was very happy and excited to have received the award, but was not expecting it.

“As they announced my name, it took me a minute to process the whole thing. I think I value it more because of not having my family here. It gets tough and it [English] is not my first language. It’s just like extra challenges on the way,” she said.

Talking about her future plans, she said that her professors recommended she pursue a masters in philosophy and continue her research. However, she decided not to take up that offer.

“At the moment I would like to get more hands-on experience. I really like conferences rather than festivals or some other type of events,” she said.

“It is more suitable with my experience in business and this way I feel I can have the best of both worlds. So, that’s what I would look forward to.”

What Women Want

Reflecting on what’s important

It’s been a very ... reflective few months. A lot has happened, but that’s not unusual. It’s just been a deeply altering kind of time.

I’m writing this to you from a camping chair, under a marquee shared with friends. We are at Penrith at the Sydney International Regatta Centre watching our kids compete in various events for the national rowing titles.

Of course the “kids” think of themselves as “independent teens”. They are in the U17 and U19 divisions but, given they are the youngest divisions here, it’s now feeling like they are really very little.

It’s a reflective time as we watch them compete, set goals, succeed in those goals or more often, come back with a new determination that next time will go better.

It’s a reflective kind of time because, for my son, it was just a week ago he was on Cloud Nine, having placed silver in division one for his single at Head of The River.

That was a good day. And it was reflective, because it was just a week before that we were in Taree at the Central Districts Regatta when the regatta was struck by a mini-tornado and the roof of the rowing club peeled off and flew into boats and cars. The

kids were sheltered under marquees that took off and the wind reached 120 kph.

That was a bad day. But even on bad days, good stories can emerge. And that’s why it’s reflective – you just sometimes have to really look at things differently, to see what you’re meant to learn or experience rather than necessarily what you thought or hoped you would experience.

At the Taree regatta, when the storms were hitting and people everywhere were taking cover, protecting each other, protecting boats, comforting those frightened by the roaring winds and the sideways rain and hail that reduced visibility to no more than 30cm in front of you – at that time, in that storm, five young “independent teens” knew the under-19 girls’ single race had started 2km up river. And they knew they would be in trouble.

These five young men ran through the gale-force winds to the furthest point on the river they could reach before they jumped in to swim out to the girls in their boats.

The girls were struggling. They couldn’t see. Boats were at risk of flipping in a once-calm river now churning with waves. Lightning cracked around them and the hail continued to pelt them.

The boys successfully brought the girls home safely to shore and they were hailed heroes. One of those boys is my son.

On the first morning of nationals nearly three weeks later, I caught the courtesy bus from the car park to the stadium to watch Nikolai compete in Australia’s largest regatta.

The bus was packed, I squeezed in next to a couple and we were excitedly chatting about the improving weather – it was raining but not as badly as forecast.

They had a New Zealand accent and they told me they had just recently moved over to Australia. They told me that this would be a much better regatta weather-wise than one they had just recently been to – at Taree.

And in that same breath they told me they were so grateful to some young boys who had rescued their daughter mid-race at Taree.

I looked at her as tears hinted in her eyes and mine and I just said “that was my son”.

We gushed good luck messages to be passed onto our children and there was an overwhelming urge to just hug each other. So we did. And that is why it has been such a reflective time.

I’ve reflected on what’s important. It’s very important to have goals – to train or study or work to achieve them.

It’s important to compete and not give up, and to stretch your self to go for goals that are almost impossible to achieve (nationals).

But what is even more important is who you are whilst you are doing that – where

your moral compass guides you to be while you are travelling along that path. Because, although the path may change dramatically, and there are good and bad days to be expected, it is your integrity, courage and determination to be true to yourself that will stand you through all of the unknown.

Perhaps the ultimate goal in life is to have your name spoken with pride, spoken with respect, spoken with great love – whether to your face or when you’re not there.

What a woman wants is to teach her children how to achieve all they set out to achieve, but what a woman needs to know is sometimes they have already achieved far more than anything that can be taught.

With much love, and pride, this month.

Abby x

PS you can email me at life@docklandsnews.com.au or join me on fb or insta [@abbyjanecrawford](https://www.instagram.com/abbyjanecrawford)

I appreciate your emails



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Magic at the lunch table

The biggest Easter lunch in Docklands will likely be the Docklands Community Welcome Lunch at the library.

The Welcome Dinner Project will be hosting an event for international students, holding to its philosophy of connecting immigrants with locals over shared food.

Docklands' significant population of international students should make for a big event.

"The point is for international students to connect with local Australians over a shared meal – in someone's home or in a trusted community space like a library, town hall, or community centre," said student pilot project manager James Seow.

"Everyone brings a dish that tells story about their life, family or culture, to share with everyone in the group."

"Magic happens at the dinner table. When we eat together, when we share a meal, somehow, we are more receptive to the exchange of ideas, opinions, perspectives, life experiences and so on."

Mr Seow said the international student program started last August, joining the project's existing streams: skilled migrants, refugees and asylum seekers.

His first welcome dinner was three years ago.

"The guests came from all over the world and at the end of the dinner I felt very encouraged, because there is a global climate of alienation and division between people of different cultures."

"They welcome strangers into their own homes, everyone brings a dish that tells a

story to share with the entire group."

Prompted by the event description to bring something from his culture, Mr Seow brought sago pudding.

"I'm from Singapore, I'm three quarters Chinese and one quarter Peranakan," he said. "It's a culture that's indigenous to Indonesia, Malaysia and Singapore."

The project's events are professionally facilitated by trained volunteers.

A Bolivian volunteer, Cecilia Rios Teran, said the project helped bring her out of the often-isolated life of an international student.

"It's true, we're always with other international students. I would go from class to my room to class to my room and so on," she said.

"I wasn't as confident talking with Australians as with other international students."

Ms Teran saw the Welcome Dinner Project on Facebook. During a phone conversation with Mr Seow, she was asked to cook something from her culture for her first event. She brought a dish with quinoa.

Since then, she's established an array of networks, connections and friendships.

The lunch at the Library at the Dock is from 12-2.30pm on Saturday April 27.

Book here: <https://www.eventbrite.com.au/e/docklands-community-welcome-lunch-tickets-54963462195>



Student pilot project manager James Seow

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