

The voice of Docklands | 道克蘭之音

DOCKLANDS NEWS

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The Good Cycles team celebrates its fundraising success.

Thumbs up for new bike hub

Local not-for-profit Good Cycles has successfully raised the \$40,000 needed to build a bicycle hub on Harbour Esplanade.

A two-month crowd-funding campaign, along with matched funding from Places Victoria, got the organisation over the line and made the new community facility a possibility.

By the end of the campaign the organisation had raised a total of \$44,718.

“The matched funding has made a huge difference,” Good Cycles communications manager Matt McCullough said. “Effectively we’ve raised \$20,000 from our supporters and that’s been matched by Places Victoria.”

Continued on page 2.

AFL proposal won't affect Esplanade

By Bethany Williams

The AFL's \$300 million proposal to revamp Etihad Stadium is unlikely to impact on plans for Harbour Esplanade's redevelopment.

The plans were leaked to the *Herald Sun* last month, which reported the concept would include opening up the arena to Harbour Esplanade and a “sprawling waterfront entertainment zone”.

With Places Victoria's master plan for Harbour Esplanade already approved it's

unlikely the AFL proposal would impact on existing plans for the Esplanade.

It's understood the AFL proposal handed to the State Government is a high-level document, but that the concepts it discusses align with many of the ideas expressed in Places Victoria's master plan.

Because the master plan is already approved, any third-party plans that could impact on the Esplanade would have to go through an approvals process and line up with the ambitions of the existing master plan.

It's understood Places Victoria has seen the AFL's proposal but general manager Simon

Wilson didn't give much away when asked how the proposal would intersect with his organisation's master plan for the Esplanade.

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DOCKLANDS NEWS Thumbs up for new bike hub

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Places Victoria general manager Simon Wilson said the community bike hub would be great for Docklands and the many cyclists who travel along Harbour Esplanade.

"Places Victoria was pleased to be able to assist Good Cycles with their fundraising and we look forward to seeing their vision come to life," Mr Wilson said.

Mr McCullough issued a "huge thank you" to everyone who had contributed to the crowd-funding campaign.

"It's great to be able to have this project go ahead and it's great to have that validation from the community about what we're doing," he said.

He said he believed the campaign has been successful because Good Cycles' network appreciated and valued the work it was doing.

"The people who do know about us and know what we do, for them Good Cycles is a really practical way to make a difference. We're using bikes to engage people and give new opportunities to people who are experiencing disadvantage," Mr McCullough said.

Mr McCullough said the new bike hub would allow Good Cycles to expand its existing services.

The organisation operates as a retail bike store and bike-servicing centre. As a not-for-profit organisation, its revenue goes



Good Cycles has successfully raised the funding required to build a bike hub on Harbour Esplanade.

towards supporting social programs, which offer disadvantaged people employment pathways within and outside the bike industry.

"The bike hub will allow us to do a whole lot of things, we'll be able to provide more services to people who use the bike path every day," Mr McCullough said.

"In commercial terms, that means we'll be able to increase profit and because we're a not-for-profit that means we'll be able to have more of a social impact," Mr McCullough explained.

Mr McCullough said Good Cycles also aimed to hold events at the new hub, including talks and screenings and hoped it would become a real "hub" for Melbourne cyclists where

they could meet and hold rides from.

"We know how beneficial and life-changing bikes can be," Mr McCullough said.

"That's true across the board, not just the people we're helping through our social programs, but more generally - it makes you healthier, happier and saves you money."

It's hoped the new hub will be up and running in August and Mr McCullough said Good Cycles had received assurances from Places Victoria that its Harbour Esplanade site would be available for the next three to five years.

A semi-permanent, shipping container design, the bike hub will be relocatable when the site is required for other purposes in the future.

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The search is on for the next artists who will take out the Mission to Seafarers Victoria's (MtSV) annual maritime art awards.

Now in its 15th year the ANL Maritime Art Awards and Exhibition raises funds and awareness to support the core work of the mission.

The MtSV is now accepting entries from artists responding to the theme of "the relationship between humanity and the sea".

According to MtSV CEO Andrea Fleming, the annual art awards and exhibition allows the mission not only to raise much-needed funds but also gives it voice to talk about the plight of seafarers.

"The importance of the art prize is that it helps to raise funds to support the provision of an onshore facility for seafarers. The mission has been a home-away-from-home for seafarers for 100 years next year," Ms Fleming said.

According to Ms Fleming, each year the art prize attracts around 300 entries, including traditional maritime paintings and more contemporary works, which reflect on the exhibition theme in a variety of ways.

"Australia as an island nation relies so much on maritime for shipping and trade and leisure," Ms Fleming said.

"The artworks depict all of these themes. In more recent years we've seen themes of immigration and asylum seeking."

"I just love that the art prize gives people a chance to consider the ocean," she said.

Ms Fleming said a few early birds had already got their artworks in but most entries would arrive towards the closing date at the end of August.

Since it was launched in 2002, the annual exhibition has showcased more than 800 maritime artworks and has seen entries from



Mission to Seafarers CEO Andrea Fleming with 2003 entry "Departure 7" by Robert Klein-Boomschate.

some of Australia's most celebrated artists including Richard Claremont, Joel Rea, Peter Campbell, Maxwell Wilks and David Rowe.

This year, a collective \$29,000 in prize money is up for grabs, including the prestigious \$15,000 ANL Maritime Art Award.

Entrants will also compete for the \$5000 ASP Best in Traditional Maritime Art Award, the \$5000 Bendigo Wealth Emerging Artist Award, the \$2000 Switzer People's Choice Award and the \$2000 Nevile & Co runners-up award.

The awards are open for submission until Sunday, August 28, with entries to be judged by the ANL Art Prize Awards Committee.

Eighty artworks will be shortlisted in September for the final judging ahead of the opening night of the exhibition on Thursday, October 6, where the winners will be announced.

The exhibition will be open to the public from Friday, October 7 until Friday, October 21 between 12pm and 6pm daily.

MtSV is also seeking volunteers to assist with the Art Prize and Exhibition.

For more information about the ANL Maritime Art Awards and Exhibition visit www.missiontoseafarers.com.au/anl-art-prize

Local buildings open doors

Buildings across Docklands will open their doors later this month during Open House Melbourne.

The annual event, which puts a spotlight on unique buildings and spaces in Melbourne, will this year feature more than 140 buildings.

In Docklands you can explore the historic Mission to Seafarers building on Flinders St, wander through the much newer AGL (699 Bourke St) and NAB (700 Bourke St) buildings or, for something completely different, explore the Port of Melbourne on a boat tour.

The buildings will open to the public on the weekend of July 30 and 31, offering plenty of interesting opportunities.

"As we move towards our 10-year anniversary in 2017, we are committed to opening the doors of a larger number of significant buildings across Melbourne," Open House Melbourne creative director Emma Telfer said.

"People will be able to explore buildings and places in their own neighbourhood that have helped shape the city."

"The weekend is a chance to challenge your opinion about architecture, build your knowledge of Melbourne's history, learn about other cultures and arm yourself with information about future developments that will impact the city," Ms Telfer said.

Alongside the Open House Melbourne weekend, there will also be a series of events throughout July including two panel discussions on "high density happiness".

For more information about Open House Melbourne weekend and events during July visit www.openhousemelbourne.org

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G'day neighbour - Fishermans Bend re-imagined

Planning Minister Richard Wynne has released a new vision for Docklands' future neighbours Fishermans Bend.

The new plan for Fishermans Bend is expected to be completed by 2050, with 80,000 residents to call the suburb home and 60,000 workers to be employed in the area.

Mr Wynne said the suburb would offer a variety of options to residents.

"We're making sure Fishermans Bend is a place people want to work and live, with the right infrastructure and plenty of housing choices for families," he said.

"We are determined to properly plan Fishermans Bend and are making sure the community is part of the process. We're maximising this rare opportunity to create new neighbourhoods close to the city."

Five precincts will be built over approximately 465 hectares. The precincts Sandridge, Lorimer, Montague, Wirraway and a precinct specifically for employment will exist over two municipalities, the City of Melbourne and City of Port Phillip.

The Lorimer Precinct is already a key area of Docklands and will assist the flow of business and traffic between Fishermans Bend and Docklands. The plan sets out Lorimer as a centre for jobs, homes, community facilities, shopping and entertainment.

Connected to Lorimer will be the employment precinct. Designed to attract businesses which want access to both the



An artist's impression of the Lorimer precinct, which will neighbour Yarra's Edge.

CBD and Docklands, the precinct will also provide convenient access to Melbourne Airport via CityLink. Infrastructure will also be developed to integrate the area into the current public transport network.

A variety of housing options have been proposed, including high-rise apartments and town houses. The plan also forecasts schooling options for those working in the employment precinct.

Currently, no schooling options exist within Docklands. New plans have been released for nearby Ferrars St school, still under construction and due for completion in 2018.

The proposal centres on a new education and community precinct to be built around the school.

The plan flags the creation of an 8400 sqm park for both school and public use, upgraded tram stops servicing routes 109 and 96, street upgrades around Douglas, Ferrars, Meaden, Buckhurst and Kerr streets and bicycle route upgrades to improve safety and access.

Railway Place has also been put forward for landscaping to allow public gatherings, outdoor teaching and performances.

Education Minister James Merlino said the government was committed to providing schooling options for local students.

"We're delivering more school places in South Melbourne and this plan for the surrounding streets will give students safe access on foot, on their bikes and on public transport," he said.

Despite the likelihood of a high demand for places in neighbouring suburbs, Docklands parents will be able to access the school, which is predicted to accommodate more than 500 students.

A spokesman for the Department of Education said enrolment at the school would follow standard practice.

"Where the new Ferrars St school in South Melbourne is the closest government school for a family living in Docklands it will be considered their designated neighbourhood school and they will be entitled to enrol at it, as is standard practice in the enrolment policy," he said.

Residents are invited to participate in the planning process for Fishermans Bend.

For more information visit: <http://haveyoursay.delwp.vic.gov.au/fishermans-bend>



An artist's impression of the Ferrars St primary school.



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AFL proposal won't affect Esplanade plan

Continued from page 1.

"Places Victoria's vision for Harbour Esplanade is that it becomes a modern waterfront destination with links to Melbourne's industrial port heritage. We welcome interest from stakeholders who share our aspirations for the space," Mr Wilson said.

The State Government was similarly tight-lipped when questioned about the AFL's plan and how it would relate to the Esplanade.

"If we want to maintain Victoria's reputation for having the best of everything, it's worth considering how to make the most of our stadiums," a government spokeswoman said.

"The government has spoken to the AFL about these bold and exciting plans and we will work with them to make the sporting capital of Australia even better."

At this stage, there is no formal development application before the government with regard to the AFL's plan.

AFL spokesperson Patrick Keane confirmed the organisation was in ongoing discussions with the government about the stadium, but declined to comment further or release the proposal to *Docklands News*.

Aside from opening up the arena to Harbour Esplanade and creating a waterfront entertainment zone, the *Herald Sun* also reported the AFL's plan included:

- A running track around the ground;
- A giant rock climbing wall; and
- Upgrades to the façade and stands.

Docklands Chamber of Commerce president Joh Maxwell welcomed news of waterfront activation in Docklands.

"We haven't seen any detailed plans but from what I've heard it sounds very exciting," Mrs Maxwell said.

"Anything that helps us activate the waterfront and open it up is something the local business community would support."

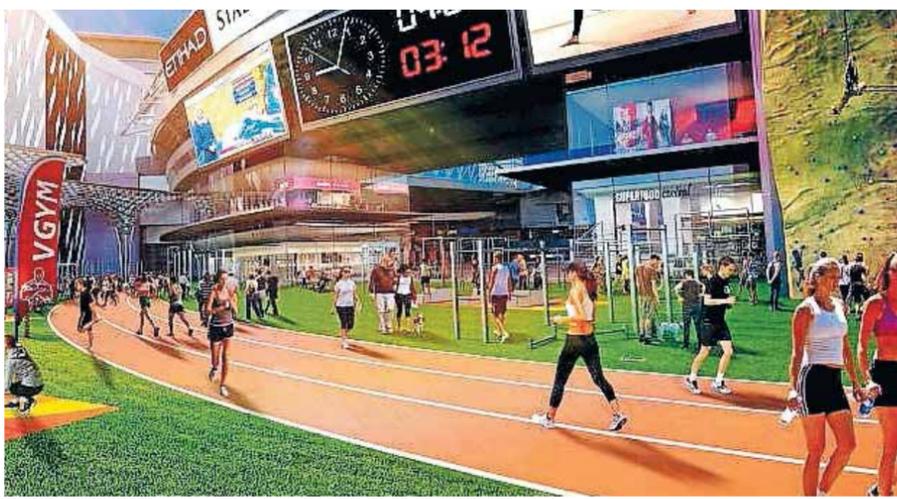
"Of course we would need to see how it would interact with the existing Harbour Esplanade master plan, but, on the face of it, it sounds very exciting."



The AFL is proposing a \$300 million revamp of Etihad Stadium and the surrounding area.



The plans include opening up the stadium to Harbour Esplanade and creating a waterfront entertainment area.



Under the plan a running track would be installed around the ground.



New night for social club

Don't miss this month's Docklands Social Club gathering at Yarra's Edge.

Join other locals at Hooks at the Yarra on Tuesday, July 12 from 7pm.

Normally held on Wednesday nights, this month the gathering will be held on a Tuesday night. From now on the monthly social gatherings will alternate between Tuesday and Wednesday nights.

So if your schedule means Wednesday nights are normally ruled out for you there's now a new opportunity for you to meet your neighbours and get to know others living and working in Docklands.

Yarra's Edge activation

Places Victoria is investigating temporary community recreation uses at an empty site at the end of Yarra's Edge.

Removal of the ageing wharf and part of the old shed at the Bolte Bridge end of the precinct started last month, leaving the site available for renewal.

Places Victoria general manager Simon Wilson said the removal works would take around four months while planning for the future temporary use of the space occurs.

"In consultation with the City of Melbourne, the Docklands community and other relevant stakeholders, we are investigating temporary recreation uses in the space that have the opportunity to contribute to the precinct while longer term uses are determined," Mr Wilson said.



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Docklands kids awarded school design prize

They may not have started primary school yet but the children from The Harbour Family and Children's Centre in Docklands sure know what they would like to see in their "dream" school.

Children from Room 9 at the centre were last month named one of the winners of a "design your dream city school" competition.

The children worked on their design over six weeks, using a range of different materials to create their school model.

Some of the more unique elements of the design included a koala school and a building featuring plenty of slides from the roof.

The design competition was held by lobby

group City Schools 4 City Kids (CS4CK), which is campaigning for more government primary and secondary schools in the inner city.

Other winners included nine-year-old Banjo Moses from Hawthorn East and CBD resident Alex Weaner.

CS4CK spokesperson Denise Fung-Henderson said entries had been received from pre-school and primary school students across Docklands, the CBD and inner-city suburbs.



Three of the prize winners from Room 9 - Joshua Sarwono, Patrick Tymms and Halliday Smith.

Local schools are overflowing

Inner-city state schools are overflowing, with almost all of the government schools available to Docklands students above capacity, according to a local lobby group.

Data collected by local parent lobby group City Schools 4 City Kids (CS4CK) revealed just one of seven local primary and secondary state schools examined was yet to exceed its total capacity.

The group found enrolment levels at Port Melbourne Primary School, North Melbourne Primary School, Carlton Gardens Primary School, Albert Park Primary School, University High and Albert Park College had all exceeded the schools' total capacity this year.

The total capacity figure refers to both permanent infrastructure and portables.

The figures collected by CS4CK reveal the schools have had to find room for an additional 361 students above their total capacity this year.

The only local school assessed by CS4CK that was yet to reach its total capacity in 2016 was Kensington Primary School.

However, with 485 students enrolled this year the school is creeping very close to exceeding its total capacity of 500.

CS4CK collected the current enrolment numbers by contacting the school administration and via the My School website.

The enrolment figures collected by the lobby group contrast with figures provided by the Education Department in its report on stage one of the school provision review for Docklands.

According to CS4CK, the government's figures consistently underestimate current student enrolments year on year and in future projections.

Although the figures used by CS4CK differ from the Department of Education and Trainings, even the government's figures reveal many local primary schools were expected to exceed capacity this year.

The stage one review assessed capacity across Albert Park Primary School, Carlton Gardens Primary School, Debney Meadows Primary School, Footscray City Primary School, Kensington Primary School, North Melbourne Primary School and Port Melbourne Primary School.

A November 2015 forecast found that in 2016 enrolments would exceed total capacity across the schools by 224 students. By 2020 this number was expected to jump to 1353 students.

Secondary schools assessed by the review included Albert Park College, Footscray City College, Mount Alexander College, Princes Hill College, and University High School.

Overall, the review found there would be room for approximately 715 additional students across the schools in 2016.

However, it was anticipated individual schools, such as Albert Park College and Mount Alexander College would exceed their total capacity by 83 and 418 students respectively in 2016.

DET spokesperson Alex Munro said the Victorian Government had funded a further 23 new schools in the recent state budget.

"This includes \$99.4 million for four new schools to service Melbourne's inner-city communities, with new schools in Richmond and South Melbourne," Mr Munro

said.

Mr Munro said the department was also supporting schools to manage enrolment pressures and accommodate Melbourne's growing population.

"For example, an extra eight classrooms have been provided to North Melbourne Primary School to relieve immediate demand in the form of two state-of-the-art, double-storey relocatable buildings. The first of these new classrooms is now being installed and will be ready for classes by the start of next term," Mr Munro said.

If you are interested in hearing more about education issues in Docklands and the inner city and sharing your views make sure you attend the Docklands Community Forum on August 31.

Peter Graham from the Department of Education and Training will attend the forum to discuss what is happening in terms of education provision for Docklands and the CBD.



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Price cut sees ferry numbers grow

Port Phillip Ferries has seen a steady increase in passenger numbers since slashing ticket prices in mid-June.

Ticket prices were reduced from \$20 to \$7.80 last month, bringing a return journey on the Wyndham Harbour to Docklands ferry into line with a daily train or tram ticket.

Passenger numbers during the weekday commute have jumped from around 10 to 20 people per day during the first few weeks of the ferry trial to sitting between the mid 20s to high 50s since ticket prices were reduced.

Weekend passenger numbers have been averaging around 200 people per day over the second half of June, according to Port Phillip Ferries.

The total capacity of the ferry is 400 people.

Port Phillip Ferries operations director Murray Rance said, while numbers on the weekday commuter service for the first few weeks of the ferry had been disappointing, weekends and promotional days had been well patronised.

"What this tells us is that people are interested in using this service," Mr Rance said.

Mr Rance said the decision to lower the pricing was made in response to community and customer feedback.

Port Phillip Ferries said a survey of Werribee residents prior to the price reduction found 46 per cent of respondents said that price had been a barrier in their use of the new



Port Phillip Ferries' Jamie Ruscoe and Murray Rance install ferry infrastructure at the new docking point.

ferry service.

Mr Rance said the other frustration for ferry commuters had been the time the journey takes between Wyndham Harbour and Docklands.

Currently the journey averages about 75

minutes each way.

He said Port Phillip Ferries had been speaking with Port of Melbourne about increasing speed limits on the Yarra River in order to reduce travel time.

"This will take 15 minute off the journey,

bringing it to under an hour," Mr Rance said.

Mr Rance said the company would need to complete a safety assessment before any decisions could be made and this was expected to take around six to eight weeks.

A Port of Melbourne Corporation (PoMC) spokesperson said the organisation had worked with Port Phillip Ferries, Marine Safety Victoria and Parks Victoria to map out a process to allow the current trial to proceed under existing operating conditions, including the established speed limits in the Yarra River.

"Naturally, safe navigation remains a priority, particularly in a commercial shipping zone adjoining Australia's largest container terminal where vessels up to 300 metres long would share the river with the ferry," the spokesperson said.

"Port Phillip Ferries understand that any consideration of increasing speed limits in the Yarra River would be informed by a detailed risk assessment. PoMC will continue to work with Port Phillip Ferries and will await the outcomes of the risk assessment."

In the meantime, the City of Melbourne last month approved a new docking point for the ferry, adjacent to the Cow up a Tree and closer to connecting trams.

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Shortlist for Western Distributor construction

The State Government has narrowed down the field of contenders vying to build the Western Distributor.

Minister for Roads Luke Donnellan last month announced the short-listed contenders were John Holland and CPB Contractors, Lend Lease Engineering and Bouygues Construction and an international consortium of Salini Impreglio, Fluor Australia and Lane Worldwide Infrastructure.

The \$5.5 billion Western Distributor is expected to reduce congestion and take trucks off inner-west streets, with the widening of the West Gate Freeway, a tunnel under Yarraville, a second river crossing and connections with the port, CityLink and the city.

But it's anticipated Docklands will get the raw-end of the deal, with a lot more traffic expected on Wurundjeri Way when it becomes a "city bypass" after the proposed road is built.

Under current plans, east-bound traffic on Dynon Rd will be offered a non-tolled



Wurundjeri Way is expected to become a "city bypass" when the Western Distributor is built.

diversion around the west of the CBD via an extended Wurundjeri Way.

The short-listed constructors will be required to prepare fully-costed design for the road.

A reference design is also being developed, taking into account feedback from consultation with local government, residents, businesses and the freight industry.

The reference design and any "innovative solutions" developed by the three tenders will be assessed through the environmental effects statement (EES) process.

The Government says the contract for the project is set to be signed in late 2017, with the project to start construction soon after and be completed by 2022.

Sloppy records

The City of Melbourne has said it will fix errors in its property lease register after Docklands News recently brought mistakes to its attention.

Three Docklands properties are appear on its register as leased to Waterfront City 1a R & C Pty Ltd, a former ING Real Estate-related entity, which ceased trading and was deregistered more than three years ago.

Waterfront City 1a R & C may have been the lessee for one of the three properties, but was never involved with the other two.

Waterfront City 1a R & C leased the Pleasure Cruising Club office at the old Waterfront City Piazza from VicUrban (now Places Victoria) sometime before 2007, when the area was passed through to the City of Melbourne.

Pleasure Cruising Club bought a 99-year lease from Waterfront City 1a R & C Pty before 2007, but this is yet to be reflected on the council's lease register.

The other two properties are the pavilions operated by The Harbour Kitchen and Watermark on Victoria Harbour Promenade. These properties have never had an association with Waterfront City 1a R & C.

The errors are also contained within the council's draft Annual Plan and Budget 2016-2017.



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If you're feeling adventurous then Harbour Town's rock-climbing wall is the perfect school holiday activity.

School holiday fun

If you're looking for something fun to do during the school holidays then look no further than Harbour Town Melbourne.

With a Play-Doh village, rock climbing, jumping castles and magic shows, you'll be sure to keep the kids entertained for hours.

The Play-Doh village will be open from 11am to 3pm daily until July 8 and an eight-metre high rock-climbing wall will also be open daily until July 7.

If bouncing is more your style, then there are three jumping castles to choose from, open

between 12pm to 5pm daily until July 10.

You can also enjoy Mik Maks kids' music show on July 1 at 12pm and 2pm.

For more information about Harbour Town Melbourne's school holiday program visit www.harbourtownmelbourne.com.au/news/upcoming-events/school-holiday-fun

Networking in Docklands

Local stakeholders were treated to a middle-eastern feast at the June Docklands Networking lunch.

Attendees gathered at new Central Pier restaurant Mama Rumaan on June 17 for an afternoon of networking.

The next Docklands networking lunch is from 12pm on Friday, September 16 at Chiara at Collins Square.

The menu for the September networking lunch is yet to be confirmed.

However, a sample menu featured entrees of smoked eel croquette or chicken liver parfait

followed by mains of celeriac and black barley risotto or veal osso buco and finishing with gelato assortito or spiced panna cotta.

As always meals are accompanied by house whites and reds and light or heavy beer.

A seat at the lunch is \$60 per head and must be paid in advance.

To book your seat contact *Docklands News* via lunch@docklandsnews.com.au or on 8689 7979.



Annette Esposito answers your legal questions.

Q Is it important that I have a Will?

A Everyone over 18 should have a Will. A Will allows you to determine what happens to your affairs when you die. Without one you die intestate - and your estate is distributed in accordance with the state's intestacy rules. Even if you don't have any assets, you may be entitled to a superannuation death benefit which may flow into your estate. Wills should be updated regularly - or upon certain life stages; such as marriage, co-habitation or divorce, having a baby, a change in financial status or owning a business.

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Gold Leaf

One complimentary house wine, when you order Banquet B. Minimum for 2 people.

Harbour Town Hotel

FREE kids ice cream with every kids meal purchased.

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Le Cirque

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Melbourne Star

25% off single admission flights. Not applicable for Family Flights, offer only valid from 5pm onwards.

Nando's

Complimentary chocolate mousse with any meal purchase. Not valid with kids meal and share plates.

O'Brien Group Arena

Complimentary frozen coke with every Burger & Chips, Nuggets & Chips or Fish & Chips purchased. Only on Fridays 6pm onwards.

Subway

\$5 Combo - 6" sub and small cup of soft drink - choose from Meatball, Ham, Turkey, Seafood, Pizza with Cheese or Veggie Delite Sub.

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New chairman for mission

The former chairman of the Port of Melbourne Corporation as joined the Mission to Seafarers Victoria (MtSV) as its new chairman.



New Mission to Seafarers chairman Neil Edwards.

Neil Edwards stepped into the position following the resignation of Malcolm Reed after six years in the role.

Mr Edwards said he first became aware of the work of MtSV a decade ago while serving as chairman of the Port of Melbourne Corporation.

“The more I saw of the unremitting and lonely lives of contemporary seafarers and saw how brief are their opportunities to seek solace and practical support away from their vessels, the more I came to see the value of the active outreach welfare services MtSV provides,” Mr Edwards said.

“In fact, I’d say that services like ours are a duty owed to the people who make Melbourne the port upon which so much of our prosperity depends.”

Mr Edwards said it was a great honour to be appointed chairman of the MtSV and said

the organisation had some huge tasks ahead of it.

According to Mr Edwards, this includes broadening the mission’s reach and services to the diverse community of visiting seafarers, making the most of the mission’s heritage and raising funds for the restoration of its building.



MPavilion is set to open to the public this month.

MPavilion set to open

Docklands’ newest community space is set to open this month.

Construction and installation of the Amanda Leveté-designed pavilion at the corner of Harbour Esplanade and Collins St is nearing completion.

The pavilion was part of the MPavilion program, which sees architects design a temporary pavilion for the Queen Victoria Gardens.

Ms Leveté’s design was the selected 2015 MPavilion and was then gifted to Docklands by the Naomi Milgrom Foundation and the City of Melbourne.

Places Victoria general manager Simon Wilson said it was envisaged MPavilion would become a popular lunch spot and be used for performances or recreation.

“Locating MPavilion 2015 in Docklands is part of our approach to provide intimate spaces for people who live and work in Docklands to gather, with other projects including the award-winning Hortus on Harbour Esplanade and the Docklands Community Garden on Geographe St,” Mr Wilson said.

“Construction and landscaping works are almost finished, with the pavilion expected to open to the public in July.”

“Further improvements to the open space between the pavilion and the Docklands Sports Court will be announced soon, which are planned to bring the community more active and passive recreation opportunities.”

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Lunchtime learning

Looking for something interesting to do on your lunch break?

Why not head down to The Urban Pear's free, monthly "lunchbox" sessions at Library at the Dock?

Each month until the end of the year landscape architects and permaculture designers Kate Pospisil and Wendy Skala from The Urban Pear will be covering a different topic in a 45-minute lunchtime session.

Wendy and Kate formed The Urban Pear in 2013 and say it connects landscape design, education and a resilient lifestyle.

The pair say they are passionate about the connections between the landscape and the way we eat and live.

This month's lunchbox session will focus on planting, sourcing and growing indigenous plants and next month you can learn about kale - the DIY super food.

Before the end of the year the pair will cover indoor gardening, seedlings, fermenting and infusing at home and DIY Christmas gifts and treats.

According to Kate and Wendy, the monthly talks will be conversational.

"We have a set topic and then we find out why people have come along and what they want to know about that topic."

"Then we structure our talk and the



conversation around that," the pair said.

"We always have a handout of the topic being discussed and this might include recipes or 'how-to' guides depending on the topic."

The sessions will be held from 12.30pm to 1.15pm at the Library at the Dock on the first Tuesday of each month (apart from November, when the session will be held on the second Tuesday due to Melbourne Cup weekend).

For more information or to register for a lunchbox session visit www.melbourne.vic.gov.au/thedock



Sally Shepherdson accepts a donation from Bob Thornton on behalf of the Freemasons Foundation of Victoria.

Donation for Alma Doepel

By Mindy Gill

Alma Doepel was granted a \$7500 cheque last month from the Freemasons Foundation of Victoria to assist with her restoration.

The Alma is owned by Sail & Adventure and director Sally Shepherdson told *Docklands News* that the grant covered the cost of the timber for the horizontal spar.

"It's the one that voyagers actually have the most fun on: when they go up the mast. It's where they can hang off," she said.

The cheque covers the purchase of Douglas Fir, imported from Oregon, to restore masts, booms, gaffs, yards and derricks.

So far, Sail and Adventure has hit the halfway mark at \$1.5million in funding for the restoration, with \$1.5 million to go.



JUNIOR YEARS INFORMATION TOUR

Tuesday 26 July, 9.00am – 10.30am

Join Mrs Kellie Morgan, Director of Early Learning and Junior Years Programs, as she outlines the Melbourne Girls Grammar commitment to personal development and academic challenge within our nurturing environment. Explore the Junior Years (Prep – Year 4) world class learning facilities where curiosity is promoted and a passion for learning is ignited.

This information tour will be held at Morris Hall Campus, 100 Caroline Street, South Yarra.

Register at www.mggs.vic.edu.au



**MELBOURNE
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Everyone's talking about it

By Ella Gibson

It's an issue that has been known to elicit opinions from even the most non-committal.

Art is inherently subjective, so it makes sense that everyone has something to say. One of the great things about art, public or otherwise, is the variation of reactions it prompts.

The arts and cultural development of the Docklands area has been a priority since its inception. By law, 1 per cent of the \$6 billion construction budget is required to go toward the continued funding of public art. This process has integrated \$15 million worth of artworks into the Docklands precinct as of 2006, as Places Victoria indicates on its website.

Artist Warren Langley, whose artwork *Poise* is a part of the Docklands Art Walk, said people shouldn't think of funding as an either/or situation, or see the funding for public art as a drain on funding for other things.

"Money for public art comes from discretionary spending by government and corporate entities. In the large scheme of things it is miniscule funding," Mr Langley said.

"We need to remind ourselves that when a drunken hoon wraps his car around a telegraph pole on a Saturday night, the cost in infrastructure (paramedic, hospital, police etc) is more, in one single night, than 80 per cent of the public art budgets," he said.

It's about personalising our space, and it is, quite literally, for everyone. Public art occupies a unique position in that it is accessible in a way that gallery art is not, and it helps to develop our sense of place and our attachment to our community.

Mr Langley's artwork sits near Bendigo Bank building, on the Etihad Stadium concourse. All safety glass and LED lighting within a steel frame, the work represents the concept of a "sacred vessel" apparent within every culture's mythology.

"The precarious position of the vessel speaks of the delicate state of balance," he said.

One of the most important things about



Docklands public artwork "Silence" by Adrian Mauriks sits on NewQuay Promenade.

public art is how it relates to the people and the space around it. It must function foremost on a visual level, as – given the public sphere in which it is situated – not every viewer will contemplate the meaning behind the work.

Artist Jonathan Jones said that public art could often cause the audience to rethink, re-imagine and re-understand sites.

"I believe public art is most successful when site specific, looking closely at the site's history, current and future usage. Public art creates place and generates multi-layered spaces that help locate and create a sense of community," he said.

"For me, personally, public art is a way of connecting a site's deep history and uses to highlight Aboriginal knowledge and lived experiences in a site. Public art can link people to places and places to people."

Mr Jones' work *Salt/Fresh* was placed in the foyer of 380 Docklands Drive, and responded to the site's natural history. It honoured the traditional homelands of the Kulin nations, and represents the mixing of salt and fresh water of the Yarra and Maribyrnong rivers.

Art is an incredibly important form of self-expression and public art acts as a form of cultural bookmark – a clear mark that describes the kinds of issues and discussions that are prevalent at our time.

Public art covers so much – from memorials and historical monuments to contemporary installations and performance events. It can be permanent or ephemeral, subtle or bold.

Whatever form it takes, it makes a

contribution to the aesthetic and the nature of a city and supports and expresses that city's cultural life. Melbourne is known as a city that supports art and culture and public art has always been a big part of this, from graffiti to installations to performance art.

"Melbourne's continued history of commissioning and celebrating public art has promoted a great city that is continuing to evolve and an environment of warmth and humanity," said artist Virginia King.

Her work *Reed Vessel*, sits elevated in Docklands Park. The boat-like cradle is sandblasted with texts that quote Australian poets and writers, also referencing marine archaeology and the foods – once abundant – that Aboriginal people harvested from the former tidal wetland.

"Cities without public art are generally bland, commercial, callous and emotionless. This can generally be considered as being a city without a 'public heart,'" Ms King said.

When considering any work of public art, it is important to keep in mind what the environment, be it city or community, is gaining through the continued existence of art within the public sphere.

It is a bookmark of our evolving culture and can illuminate the issues that matter to us, prompt thought, or act as a mirror of the community within which it exists. It is accessible to absolutely everyone – even if you don't pay attention to it.

Adding some sparkle

The annual Docklands Winter Fireworks are back this month, bringing a little bit of sparkle to your Friday nights throughout July and August.

Funded each year by the City of Melbourne, the fireworks will light up the harbour each Friday, starting from July 1.

Entertainment, including live music, roving performers, buskers and dance workshops, will start at 6.30pm. There will also be plenty of food on offer, both from waterfront restaurants and a variety of food stalls.

The fireworks show itself will start each Friday from 7.30pm, promising to "wow" the crowds who line the waterfront.

Cr Beverley Pinder-Mortimer said the fireworks program was designed to reinvigorate the precinct during the quieter winter months.

"Melbourne thrives on the enjoyment of its people and the Docklands Winter Fireworks event is truly an event for all ages to enjoy," Cr Pinder-Mortimer said.

"The Winter Fireworks program brings the community together during the quieter months to have fun, enjoy the majestic views of the city from Docklands, eat good food at world-class waterfront restaurants and be amazed by the spectacular fireworks display."



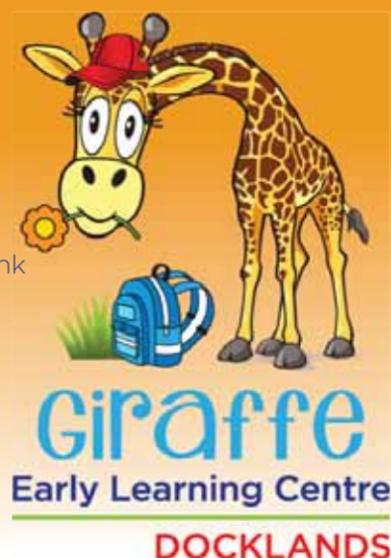
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FACES OF DOCKLANDS

Question: What are you doing to help save the environment?



JULIAN HILL, 34, TEMPLESTOWE, STUDENT

I'm studying business and that has a really strong social and environmental bent to it. I guess I can use what I learn for my future career.



TENNILLE ROHDE, 34, ALTONA, STAY-AT-HOME MUM

I've got a child still in nappies so I use mostly reusable wipes. And I've started trying to potty train my other daughter to try to cut down on nappies as well.



WILL MAIWALD, 25, KEW, ELECTRICAL ENGINEER

I try and design buildings as well as I can to minimise energy wastage. That's for financial reasons as well as green reasons. Just makes sense to do it.



SARAH GASKILL, 44, BOX HILL NORTH, ENVIRONMENTAL SCIENTIST

Turning off the taps, being more efficient about water. Recycling. Walking a bit more. And I work closely with the environment as well.



KIRITI KUNAPAREDDY, 22, DANDENONG NORTH, AUTOMATION TEST ANALYST

I try to recycle as much as possible. I use public transport and less emissions where I can. Possibly go by foot or public transport.



RHYLEE NOWELL, 40, FITZROY, EVENTS CO-ORDINATOR

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Away from the desk

Hello, neighbour

With Susie Williamson

Looking through my own rear window.

One of the perks about my job, aside from the pretty cool people I get to work with (I have to say that, they're reading this), is my desk. And no, I'm not referring to the George Costanza-style modifications I'm slowly in the process of building beneath it.

You see, I have a window seat. And even though I don't have a million-dollar water vista, or even an outlook of the city skyline, I do get loads of natural light and a front-seat view of the weather (the forecast for today? Wind. Same for tomorrow, and the next day, and the next).

Plus, the whole reduce-eye-strain-by-looking-away-from-your-computer-every-20-minutes rule is way easier to remember when you actually have something to look at other than your pod neighbour's head (even if your pod neighbour has a lovely head).

When I turn around and look out my window, my gaze falls directly onto a block of apartments across the road from our office. Sometimes, the lights are on and everyone's home. And while I really don't mean to be a nosy parker, I often find myself channelling my inner James Stewart.

In Alfred Hitchcock's 1954 film *Rear Window* (one of my favourites), Stewart plays a photographer who's stuck in a wheelchair after breaking his leg. Trapped in his New York City flat in the middle of a heatwave, he relieves his boredom by paying close attention to (i.e. spying on) his neighbours through his rear window.

There's the single woman he's dubbed "Miss Lonely-hearts", the dancer he's nicknamed "Miss Torso", and the travelling salesman whose wife seemingly, mysteriously disappears overnight.

While I'm not privy to the personal lives of my working-week neighbours (because: hello, it's none of my business!), I do feel connected to them simply because I see them almost every day.

There's the woman who always seems to be studiously seated in front of her computer. I imagine she's a freelance graphic designer, a judgement based solely on her Apple iMac



Illustration by the Noodlegang.

and her arty dress sense.

There's the guy who enjoys a smoke on his balcony while wearing nothing but a singlet and shorts, even if it's 12 degrees outside. There's the elderly lady whose immaculately kept balcony garden would make Jamie Durie proud, and the young mother whose balcony is reserved for the loads of washing that her bub is most likely pooping and puking his or her way through.

I've even shared a wave with the toddler in the corner flat. The little guy makes me smile every time I see the top of his head speedily zoom from one end of the apartment to the

other, no doubt running rings around his poor mum who's probably just trying to dress him.

Observing my neighbours leads me to ponder: what do people see when they look across the road at my office building? If they observed my little nook, they'd see the piles and piles of paperwork I've yet to file that's sitting on the window sill, next to the boxes and boxes of breakfast cereal I'm hoarding.

If they looked closely, they'd see the photos of my sprogs scattered around my pod walls, along with random sketches my favourite Irishwoman has drawn for me. And when

(not if) the Saints win their next flag they'll see plenty of celebratory posters plastered in the window.

Unless you have the type of job where you're on the road a lot or you're often in meetings, it's easy to forget to look away from your computer every now and then.

Not only is doing so good for your eyes, however, but it's also great for your mental health. After all, there's nothing better to remind yourself of why you're slaving away at work than a little toddler's wave, or the freedom of having a smoke in your underwear.



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COME IN AND SEE PETER, LYN AND THE FRIENDLY TEAM

Docklander

Marshall delves into the positives of Docklands

By Katie Wong Hoy

Marshall Delves' face lights up when he talks about his beloved suburb. He overflows with praise for Docklands, his home for the past 12 years.

Originally living in Hoppers Crossing for 27 years, Marshall took the plunge and moved to Docklands in 2003.

"I had a friend who bought an apartment off the plan in Yarra's Edge and I'd never heard of Docklands before that. We came into Crown one day and we walked along South Wharf and had a look," Marshall said.

"He said 'I bought an apartment there, just starting to build,' little did I know that I ended up buying an apartment there and moving in before he did!"

Marshall lived in his apartment at Yarra's Edge until five years ago when he moved into his workplace, Watergate Apartments.

Six years ago, Marshall had just sold his business and stumbled into his new job when the strata manager at Yarra's Edge approached him. Marshall was asked to fill in at Watergate for two weeks to cover someone who was going on holidays.

He was assistant building manager for 12 months and then became the building manager, a role he has enjoyed ever since.

"It's a high reward job. You get a lot of interaction with people here and I have a great rapport with the committee here as well which makes my job a lot easier too," he said.

Despite the controversy surrounding the apartment complex, Marshall loves his job and is proud of what Watergate has achieved.

"We are getting more owners moving in all the time. One time we had maybe 12, 13 per cent owner occupying now we're up to about 40 per cent, which is a great indication of the building and what the building stands for,"



Marshall Delves ... loves living and working in Docklands.

he said.

There are many things Marshall loves about working and living in Docklands. He particularly likes the community atmosphere that comes with apartment living.

Having the building manager living onsite at Watergate provides the residents with added security and means he is always around if anyone needs help.

He also says the location is excellent with Etihad Stadium on your doorstep and the CBD being a short walk away. Avoiding the morning traffic is another bonus.

"I look out the window in the morning before I come to work and see all the traffic around and they're just sitting there and it's so great. I just love it," he said.

"To have the opportunity to live and work in

the one building is just an absolute dream."

Marshall is keen to focus on the positive aspects of Docklands. He certainly will not be moving any time soon.

"People should look at Docklands for what it is and not what they think it is. It's a wonderful place to live. It's a great place to work. It's just a wonderful place to be ... I couldn't imagine living anywhere else."

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We Live Here

Council supports residents on short-stays

Melbourne City Council has voted unanimously to support residents in the fight to regulate the short-stay industry.

A motion to pressure the state government to support residents was put by Cr Cathy Oke at the June 7 meeting of the Future Melbourne Committee and was supported by all councillors present. The vote was taken after considerable discussion and presentations by Paul Salter representing the short-stay industry and by Marshall Delves from the We Live Here Movement.

The Lord Mayor Robert Doyle will be writing to the Ministers for Planning and Consumer Affairs, seeking to improve the powers of owners' corporations (OCs) on a range of issues including short-stays, rooming houses and emergency management.

Cr Doyle will be highlighting the shortcomings of the government's review process to date. The council believes the scope of the review has not gone far enough, and that it should also cover the Residential Tenancy Act 1997, Public Health and Wellbeing Act 2008, Building Act 1993 and the Planning and Environment Act 1987.

Council is very concerned that legislation has failed to keep up with economic and technological change. Legislation must be updated to ensure that the health, safety and amenity of all property owners is maintained as well as that of the public.

The motion to formally take these concerns to the State Government was initiated by Cr Oke after she attended the We Live Here

"Meet the Residents" Forum on May 9.

Minister resigns

We Live Here supporters have been very vocal in opposing the ill-considered bill proposed by former Minister for Consumer Affairs Jane Garret. We are pleased that the Minister's resignation has given the state government time to rethink this bill.

The Minister did not understand the issues facing residents dealing with short-stays. The bill merely addressed the issue of noisy guests and little else. The We Live Here Movement wants the state government to wake up and have a look at the global issues that go way beyond the behaviour of short-stay guests.

We need a level playing field. All tourism accommodation operators should be part of the same regulatory framework. You cannot have some tourism accommodation operators paying GST and others avoiding GST, being effectively subsidised by all taxpayers. All accommodation businesses should be subject to the same fire, safety and health regulations. The government must not ignore these issues and must act now - we do not want to wait for a tragedy to occur.

New York, San Francisco and Berlin show how short-stays can be regulated

Last month San Francisco's board of supervisors voted unanimously 10-nil to

pass tougher legislation that makes short-stay businesses responsible for enforcing the city's rental laws.

In May, New York State Assembly passed a law to control the advertising of apartments as holiday rentals.

Berlin has passed new laws that regulate short-stays to allow letting no more than 50 per cent of the property - the very model that Airbnb features in its marketing.

Around the world, major cities are facing the same issues around amenity and fairness and coming up with solutions. The challenge for the state government and councils is to develop - NOW - a comprehensive framework to regulate an unregulated industry and protect the rights of residents to live in a safe environment.

Supreme Court stops short-stay operators

We Live Here welcomes a recent landmark decision in the Supreme Court that ordered tenants who were operating a short-stay business without permission, to be evicted. It is the first step towards regulating the tourism accommodation industry which we totally support.

Western distributor

The We Live Here movement has been alerted to community concerns about the

Western Distributor project and the impact it will have on inner city communities. The main issue is the potential for bringing more traffic into an already congested inner city, dividing communities with traffic corridors. We welcome your input on this issue. Please write to us at campaign@welfarehere.net with specific details about how it will affect your community, and we will publish them on our website.

Inner city school

The We Live Here movement has been supporting City Schools for City Kids in its ongoing efforts to obtain a desperately-needed school in the inner city, and were disappointed that no allocation was made for one in this year's state budget. We have found support amongst Melbourne councillors and will continue to lobby all sides of politics on this issue.

Change.org petition

Please join the fight to protect residential community living and sign our petition at www.welfarehere.net

Please continue to send us your feed-back to campaign@welfarehere.net



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

What Women Want

There is sunshine pouring through my windows and bouncing on the glass of my desktop, sparkling and dancing in the most delightful way.

It's warmth is minimal, yet is in such sharp contrast to the icy winter's day that wraps around my home. It is wonderful to pause - it's a rare moment in time when you just take a minute out from the daily demands and reflect on just how it feels to have that tiny touch of sunshine on your cheek and listen to the wind whistling through the eaves above.

Isn't it magnificent? It distracts me from my work and gives me a moment to reflect on life and particularly my life.

Today is a perfect day. Yes the wind is howling. It almost feels like it is reaching out, to tear at my home and cause damage. But my walls are strong and I feel safe. And instead of the wind being able to cause me any concern, I have instead an incredible view through large glass windows of the dancing sun.

It seems to laugh at the wind's futile attempts to cause chaos - the cows walk steadily through the paddocks, unperturbed by the wind and they too seem to bask in the winter's sun. The wind whistles on, unable to change it's path, exhausting itself against unconcerned brick walls.

So today is a perfect day, because it reminds me of the balance of life - that after the storm, after all the damage that can be caused, there are days filled with sunshine and warmth.

And my sunshine and warmth don't just come from outside my window, but from inside my home. As I watch my son turn into a remarkable young man of whom I am immensely proud (and I may be a tiny bit biased - but I also like to think I am a realist. I did read his report card and let's just say there will be a few changes to our routine!), and as my loyal and beautiful dog locks her

big emotional brown eyes on mine, checking to see if we need protecting from any threat, and as the "cat that's not mine but chooses to live here anyway" snuggles and purrs his warm body against us, I know that in our lives, it's as though the sun has come out every day.

What we all know, sadly, is that there are people and circumstances that will try to tear you apart, will muster all their strength to pursue deceitful paths and bring storm clouds to your life. But what we all must remember is that when we have our own walls that protect us, our strength in our knowledge of right from wrong and our moral compass to guide us, then these dark energies will simply exhaust themselves and, just like the wind against the bricks, they will fall away defeated.

So as I reflect on my life, the storms that occasionally travel through are unavoidable,

but the sunshine that follows has in fact always been there - it just sometimes gets clouded. What a woman wants is a magnificent life where the storms never bring their chaos, but what she needs to know is that she has within herself, and within those whom she loves, an eternal summer of sunshine and warmth. And within those walls, she will always be safe.

With much love,

Abby x

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Pet's Corner

Puffy lion dog charmer

By Mindy Gill

The traditional Chinese name for the Chow Chow dog breed translates to puffy lion dog. With a distinctive appearance, shaggy mane and independent spirit, it is easy to see.

And that's exactly how owner Will describes his Chow, Toby.

"He's like a big cat," he says. "I just love the nature of the dogs, they're very calm. They're not like regular dogs. They don't jump on people, they don't want to be petted, they just want to hang out. They're very loyal to their one owner."

Will takes Toby down Docklands pier three times a day. Passers-by love to see him on the daily walk and will often stop and have a pet.

Working from his home office on a winery business for the past five years, Will only adopted Toby earlier this year.

"It's a good distraction sometimes from when you have those bad moments or whatever. He's always just hanging around and cheering you on," says Will.



Letters to the Editor

On river speed limits

All Victorians should be concerned about reports that the Port of Melbourne Corporation may approve an increase in speed on the Yarra River for Port Phillip Ferries.

And Lord Mayor Robert Doyle should not indicate any pre-determined acceptance of the notion in his public utterances.

Only when it was almost complete, did CEO Mr Paul Little drop the bombshell that Yarra River speed limits are too slow for the sustained economic viability of the venture.

That a business person who would have (or at least should have) known all facets of the business to announce such a thing so late in development is a blatant exercise in elitist gamesmanship and corporate bullying.

Yarra River speeds should not be increased for anyone, and particularly not for a single entity who, if their own words are to be believed, mishandled a business development so poorly it would have been ranked a FAIL if submitted by a student doing Certificate 111 in Business Planning at the local TAFE.

Walter Ramsey

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Chamber Update

Hot - Fireworks

Come and join us on July 15 at Melbourne City Marina lounge for the fireworks at 6pm kickoff for a 7.30pm start. It is free for chamber members to attend. Members are invited to unwind with their family or friends and enjoy the harbour views.

Cold – Ice entertainment

O'Brien Group Arena is Australia's largest and most respected ice arena. Situated right next to Harbour Town Shopping Centre right here in Docklands, it joins our other great sporting and cultural icons and has become one of Australia's strongest symbols of sportsmanship and excellence.

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The O'Brien Group team is committed to the enjoyment of their visitors.

The arena is one of the city's favourite destinations for families, friends as well as hosting corporate events, with the help of the Olympic Winter Institute of Australia.

The team is dedicated to creating extraordinary experiences for every person who enters their doors, regardless of age or skill-level.

Winner – Docklands Photo Competition

Congratulations to Russell Charters who took out our heavily-contested "Visit Docklands Melbourne" photo competition.

There were 56 individual entries received. Thanks to Travelodge Docklands who sponsored the competition. We thank the Travelodge for providing the prize of two night's accommodation for two people.

All the entries were judged anonymously and the one selected was the most indicative of what Docklands represents.

Advertising now available on the home page and social media

With the wonderful reaction we have received from the public and our members, we are happy to now provide an upgraded option for members to advertise using our channels.

All of our members currently have a business or profile listing on this website. We also maintain and promote Docklands through our Facebook – Visit Docklands Melbourne – and our Instagram – Docklandsmelb.

Advertising options are available to utilise the front-page tiles and our social media and will be offered under four different packages: Short term, seasonal, annual and custom.



Russell Charters' winning entry from the Docklands photography competition. Instagram - russellcharters.

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Paul Salter

Executive Committee member

www.docklandsc.com.au



Owners Corporation Law

Wet 'n' Wild comes to Strataland

Unfortunately, we are well into storm season in Australia, and the east coast is being battered with its usual fair share of heavy rains and high winds.

Dealing with the aftermath of a storm is difficult for everyone affected. It is particularly difficult for owners' corporations (OCs) because they must also deal with upset lot owners, dispossessed tenants and damage caused to common property. But where exactly does an OC's obligations start and end?

The most important thing that an OC should have in place is the right coverage under its insurance policy. It is a statutory requirement to be insured for the full replacement value of all common property assets (unless you are in a two-lot scheme).

In addition, you should ensure that your insurance policy covers damage such as storm damage, to the greatest practicable extent, and covers the cost of emergency or crisis accommodation for displaced residents, to the greatest possible extent.

In the aftermath of a storm, an OC needs to

be proactive to ascertain the extent of any and all damage to the common property. Ideally, its manager or a consultant should come on-site as soon as possible to assess damage and, if a resident reports any damage, the OC should act promptly to investigate and make repairs.

This assumes of course, that the damage is done to common property, not lot property. In Victoria, the boundaries within a lot that delineate the point between common property and lot property can vary widely.

Much depends on the notations recorded on the header sheet of the registered plan of subdivision as there are no hard and fast principles of interpretation. Often the notations read like gibberish to the ordinary person and state matters such as "location of boundaries defined by buildings – interior face – all boundaries". What this seemingly innocuous phrase means is that items such

as tiles and waterproof membranes, and the underside of ceilings will belong to the lot owner, not the OC.

This matters a great deal when there is storm damage to these types of items, as it might well mean that lot owners might be required to claim any damage from a storm to these items under their own home and contents policy. If their insurer does not provide this type of coverage, then the owner can be left high and dry.

In recognition of this situation, some OCs elect to ensure that their policy of insurance for damage covers all parts of the building (including lot property) but may have a rule in place to require owners to pay for the excess under any claims made to the insurer. Committee members ought to discuss these types of situations each year when the policy is up for renewal.

The legislation states that OCs have a strict

duty to repair and maintain the common property in good condition. Where an OC fails to meet these obligations, they may be liable for any property damage caused as a result, as well as pure economic loss if that loss is reasonably foreseeable.

In other words, when a storm damages common property and that damage causes consequential damage or loss to a lot, the OC may be responsible. If an OC does not act promptly, it places itself at risk of being sued. That is why being proactive and acting promptly is so important.



Tom Bacon

Tom Bacon is the principal lawyer of Strata Title Lawyers.

Tom@stratatilelawyers.com.au



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Health and Wellbeing

Winter health and fitness tips

As I write this column Victoria is experiencing one of its coldest days on record. There is snow in the Dandenongs and, believe it or not, it's snowing down at Lorne! (No sign of the white stuff in Docklands yet!)

So, on such a day and during what can be such a bitter and uncomfortable time to be outdoors, how do we stay active and maintain our hard-earned fitness results and avoid hibernation? Yes, it's a challenge but not impossible. Here are five tips to help you overcome the winter fitness blues:

- **Make commitments** – Everyone finds it more challenging in the colder months to stay motivated and maintain daily exercise routines. We know this, so plan to overcome this from the start. Make a team commitment, a commitment with your colleagues, partner or family that you will motivate each other.
- **Keep it warm** – Going out into the cold, to get cold and wet while exercising might not be too enjoyable or healthy (you might catch a cold). So look for warm and inviting environments to exercise instead. Consider these ideas – swimming laps in a heated pool, taking a hot yoga class, visiting the gym and generate your own heat or try using an infra-red sauna for some cosy relaxation.
- **Stay healthy** – You won't be able to stay fit if you get sick. It's a great time to balance and improve your nutritional intake. Ensure you are eating plenty of veggies and fruit so that you are gaining all the vitamins and minerals you need to fight off any colds and flu bugs.
- **Get strong and stay strong** – It's always important to train with weights and resistance. You don't realise how fast you lose muscle mass and density through inactivity. Maintaining your muscle mass will ensure your metabolic rate stays optimised and high. Because 70-80 per cent of your daily energy expenditure is due to your body's metabolic functioning, allowing this to go backwards is not a great way to stay fit and trim.
- **Have fun** – No one can maintain an exercise program that isn't fun and enjoyable. Make the most of the good days when the sun is out – revert back to outdoor exercise formats like running, boot camps, try cross country skiing or take longer athletic walks in interesting places you haven't been before. That way you can lift your spirits, boost your energy and vitamin D levels when you get the chance. This will help you stay motivated despite the cold weather.

Healthy winter food options

Along with our challenges to stay active during the cold winter months is the equally difficult reality of selecting healthy and satisfying meals and snacks.

Let's face it, salads, fruit, grilling lean meat, fish and vegetables on the barbecue just aren't appealing options or practical when the weather turns on us. Without a bit of forethought, planning and creativity, poor nutritional selections during winter can reverse the hard earned gains and progress made over the previous months.

Here are five winter food ideas that will deliver both positive nutritional outcomes as well as satisfy your desire for a hearty meal on a cold winter's day.

- **Super soups** – Nothing beats a delicious soup when the going gets cold. Try a fish or chicken-based soup, or as a high protein vegetarian option, look to lentils, barley and vegetables to your tasting. Lentils are high in protein, fibre, vitamins and minerals.
- **Baked potatoes rock** – Don't go overboard with the butter and cheese. Look for healthier toppings like beans, low-fat sour cream, chives, herbs, corn and greens.
- **Chilli not chilly** – Using lean mince and beans, cook up a heart-warming chilli con carne. Match with brown rice for healthy carbs and fibre.
- **Eggstra special** – Get creative with eggs. Look to omelettes, quiche, pies and frittata combinations with nutritionally rich and tasty ingredients like asparagus, pumpkin, goats cheese, spinach and mushrooms to name a few.
- **Shepherds pie** – A winter favourite, but try a healthier option and substitute regular potato with sweet potato. The sweet potato is a lower carb and higher fibre option.



Andrew Ward

Andrew Ward is YMCA Docklands manager.
www.docklands.ymca.org.au

Fashion



Gear up for winter

By Alec Zander Gamboa

Winter can be long, unpleasant, and tedious. But it's not all bad, because a new season presents the perfect opportunity to update your wardrobe with new clothes. And who doesn't love new clothes?

Now that winter is upon us, it's time to gear up and get warm. But for many of us, fashion can be as unfamiliar and unknown to us as the black hole in space. Where do you even begin? Well let's start with the basics...

Winter coats

Winter coats are an absolute essential to have in your winter wardrobe. They're thick, durable, and have a million pockets to utilise. There has been many times where I've worn a basic t-shirt with skinny jeans, then finished off the look with a winter coat and suddenly gone from drab to fab in a millisecond. Such is the power of winter coats.

Must have brands include Diesel, Country Road, Blaq and Witchery.

Hoodies

Trust me, there are going to be days so cold that the only thing you want to do is stay in bed all day. Hoodies are going to be your best friend this season – they are minimalistic, simple and subtle. You can use them inside and outside. Difficult? No. Simple? Yes.

There are also many hoodies with awesome designs on them (Cotton On comes to mind), so it ticks the boxes of being stylish and economical at the same time.

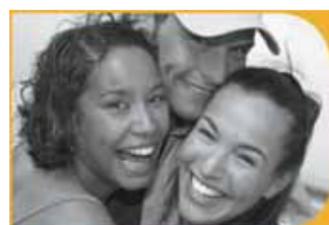
Must have brands include Factorie, Superdry, The Academy Brand, Country Road and Tommy Hilfinger.

Boots

It's cold out there! Don't forget your feet, as the last thing you need is a frostbitten toe. If you want your feet to keep warm, invest in a reliable pair of stylish boots. Many of them are designed to counteract the cold, often being warm, waterproof, insulated and easy to clean. Melbourne is going to be a very wet place over the next months, so it's essential you have a pair of durable shoes that can withstand the harshest of rain, hail or shine.

Must have brands include Milana, Clark, Hush Puppies, Ted Baker and Julius Marlow.

And last but not least, remember the important rule of layering the clothes from thin to thick to get the best out of their insulating properties. Good luck Melbourne, winter is coming.



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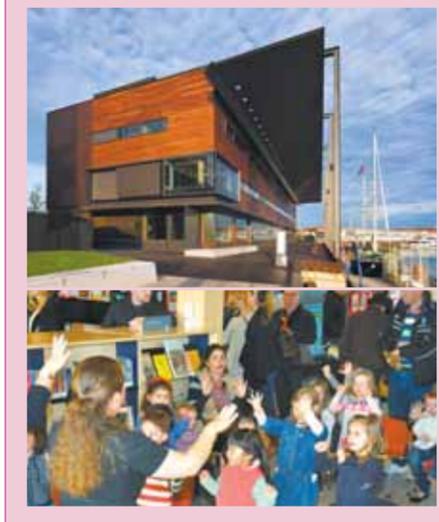
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DOCKLANDS SPORTS PAGE



The Yarra River Dragons took out a bronze medal at the International Dragon Boat Race in Hong Kong last month.

Local paddlers head to Hong Kong

Two local dragon boat teams hit the water in Hong Kong last month, competing at the International Dragon Boat Race.

It was the first time competing in the event for both the Yarra River Dragons and the Chinese Youth Society of Melbourne (CYSM) Sea Dragons.

The Dragons managed to come in third in Mixed 20 International Championship races, while the CYSM Sea Dragons didn't bring home any medals this time.

This year saw the 40th anniversary of the International Dragon Boat Races and the silver jubilee of Hong Kong China Dragon Boat Association.

Docklands paddlers joined some 4700 athletes from 100 local teams and 35 international teams at the three-day event, which ran from June 10 to June 12.

Soccer friendly sparks anti-social behaviour

A friendly game between the Socceroos and Greece at Etihad Stadium last month was marred by anti-social behaviour.

Police were involved in the eviction of five people from the stadium during the game, one for an unauthorised flag, three for behavioural offences and one for a flare offence.

A Victoria Police spokesperson said no charges had been laid yet in relation to the incidents. Investigations are continuing.

The match was the second fixture of the Socceroos V Greece Dodoni Series. Greece took out the game 2-1.

The incidents at Etihad Stadium followed up to 30 flares being let off as a crowd of about 200 marched from the city's Greek precinct on Lonsdale St towards Etihad Stadium before the game.

The Football Federation of Australia (FAA) expressed its disappointment over the behaviour of the small number of fans.

"FFA reiterates its firm position. We do not want these people at football matches in Australia," an FFA spokesperson said.

"FFA will work with Victoria Police to identify

the offenders and impose mandatory bans of five years on those found to have ignited flares."

"The vast majority of the 33,000 crowd brought credit to the fame with their passionate support and we thank them for their attendance."



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