

The voice of postcode 3000

CBD NEWS

Food Events Nightlife

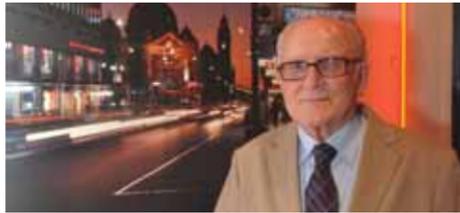


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Metro Rail pain? So sad, too bad

If the revived Metro Rail Link goes ahead there is no doubt that it will be Melbourne's CBD that will suffer the pain.

And few civic leaders are prepared to back Swanston St traders and city residents against the years of pain on the horizon.

The level and duration of the disruption to the CBD is not yet known, but at the very least, the city is facing massive dislocation and a division into east and west sections.

Preferring to focus on longer-term benefits, Lord Mayor Robert Doyle applauds the project and the timing, describing it as the most important infrastructure project in the country.

"There will be some agony but don't forget there are no private vehicles in Swanston St anymore," he said.

City Precinct president Gerard Kelly also supports the project, despite concerns about how his City Square-based businesses will fare during construction.

"From the view of the City Precinct members, after the construction phase should the Metro Rail make it easier for people to enter the city, stay in the city and move around the city, then this would only be a positive for traders," he said.

Residents 3000 president John Dall'Amico is similarly supportive. "Getting people on

public transport and out of cars must be a priority for the CBD," he said.

"I believe the benefits of the project will quickly outweigh the short-term disruption to the residents of the CBD."

Transport Minister Jacinta Allan acknowledges there will be impacts on the CBD, but says that is no excuse for inaction.

A government spokesperson said the level of impacts on the CBD and Swanston St would depend on the final alignment and construction methodology, which was still being determined.

The spokesperson said Swanston St was the preferred alignment at this stage.

"The extent to which properties may be affected or required for the project will be determined through the development and planning phase," the spokesperson said. "It's important to stress that the long-term impact of Melbourne Metro on Swanston St and the CBD is overwhelmingly positive."

Shadow public transport minister David Hodgett is more sympathetic to locals, saying: "Any proposal to dig up and effectively shut down Swanston St would impact on hundreds of businesses and thousands of workers."

"It is therefore incumbent on (Premier) Daniel Andrews to come clean and set out a comprehensive and transparent plan on

Continued on page 6.



Everyone needs a helping hand

Chinese New Year exploded with a bang in the CBD on February 22 but not everyone could be up close and personal.

Two-year-old Huanyan Yana Zhou was helped by her grandpa Zhuoxian Huang so

she didn't miss out on the action in Little Bourke St.

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Commuters wait to board a tram in Bourke St.

Tram-jam anyone?

If you think CBD trams have become awfully crowded since they were made free in the New Year, you are probably right. But there is no way of telling.

Public Transport Victoria (PTV) admits that it has no way of counting numbers, now that passengers in the free tram zone (FTZ) are not required to "touch on".

PTV network changes communications manager Kerilyn Wyatt agrees with *CBD News* that more people are on the trams with the FTZ.

"Anecdotally, I think your observations are correct, but there are a number of factors to consider," Ms Wyatt said.

"Each year as school and work starts back, there is always a feeling that the trams, trains, roads, buses are a little 'fuller' than last year and then a couple of months in, it has settled into a groove."

"So, in terms of tram patronage in 2015, it is too early to tell what impact the FTZ has had versus what is 'business as usual' for this time of year."

"We don't have any patronage figures to compare to last year as this is made difficult by the fact that myki touch-on data is not available in the FTZ."

Recognition for small businesses

With the 10th anniversary of the Lord Mayor's Commendation Awards, this year is a special year for recognition of small business owners in the CBD.

The awards recognise the contribution that small businesses make to the prosperity and fabric of the city and the search is on for nominees.

Bronze award nominations are sought from small business owners who have been conducting business in the City of Melbourne for 10 years or more.

Businesses with 25 years under their belt qualify for a silver award, gold is awarded after 40 years and platinum after 50. Families with more than three generations in the same business are recognised with the highest award.

The chair of the advisory group, and founding member, Kay Craddock, said the award was unique in the world and had gone from strength to strength because it was not a competition.

"It's recognition for a job well done - a pat on the back from your contemporaries," Ms Craddock said.

"We know how hard it is to survive in small business. So it's saying 'congratulations' coupled with a civic recognition for making it."

Ms Craddock called on *CBD News* readers to encourage small business proprietors to put themselves forward for the award.

She said, at the very least, it would be a useful marketing tool but, more significantly, it was an opportunity to join a growing group of surviving small businesses in the city.

Nominations officially open on March 18 and close on May 22. See www.melbourne.vic.gov.au/enterprisemelbourne for further information.

KATHRYN ANDERSON ANSWERS YOUR PHYSIO QUESTIONS.

Q I plan to do a half or full marathon this year. Is there anything I should consider when planning my training?

A It is common for people to think that the challenge in completing a full or half marathon is cardiovascular fitness. However, more people fail to complete their event due to overuse injury rather than a lack of fitness in their lungs. The most important thing to consider is that your training kms are all about conditioning your body (muscles, joints, tendons and ligaments) to the repetitive nature of running long distances. In the clinic, we usually see people present with Achilles tendinosis, ITB pain, knee pain or hip pain during their marathon training.

The key to avoiding these are:

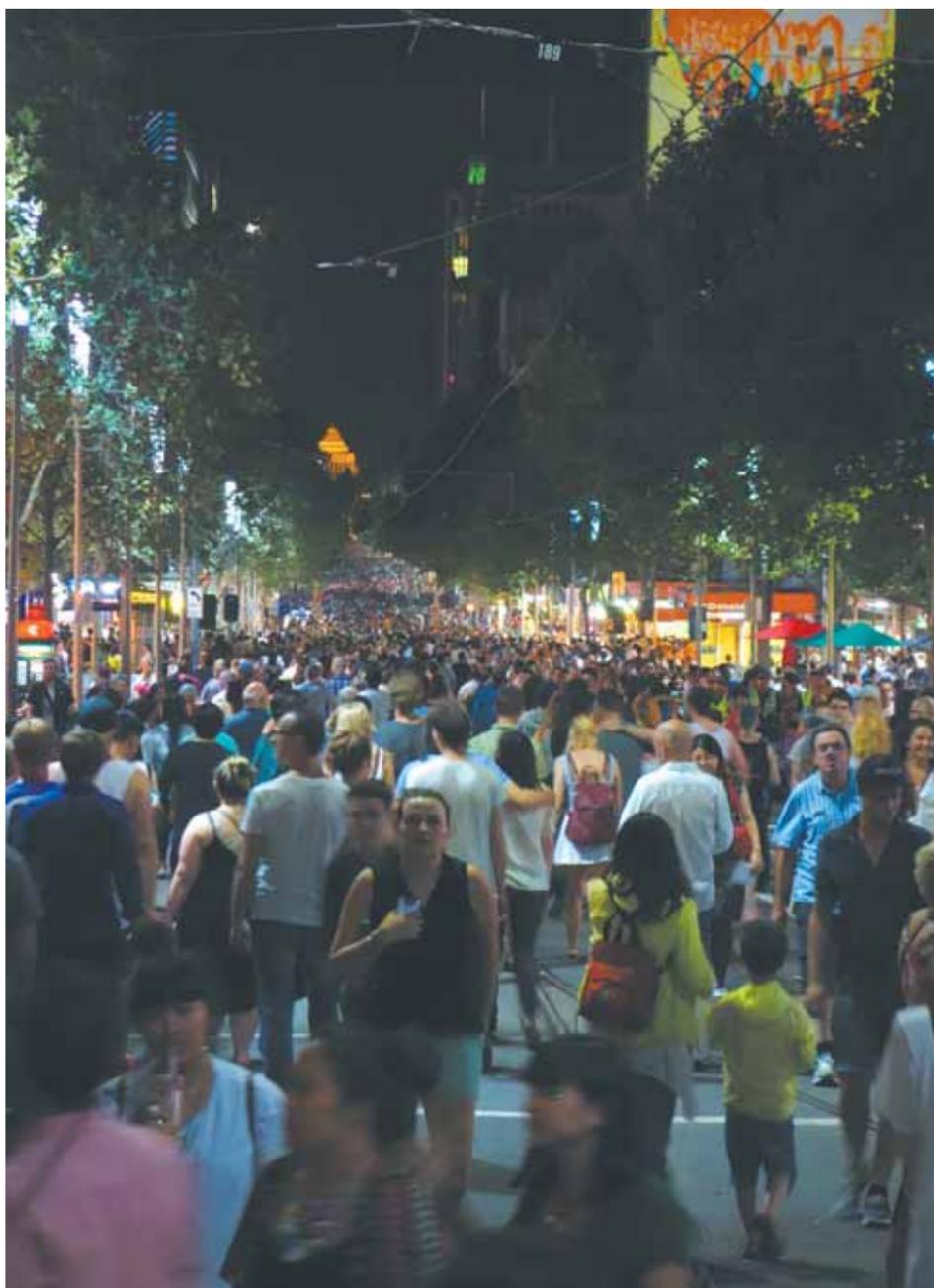
1. Seek out a training schedule appropriate for your level of running experience.
2. Get your niggles seen to early, as "running through" them will compound the injury.
3. Invest in a foam roller to roll out your aches and pains.



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Density report 'spin' costs credibility

By Shane Scanlan

Churchill Fellow Leanne Hodyl got a lot of airplay and column centimetres last month with the release of a report which concluded that CBD apartments are being built at four times the densities allowed in Hong Kong, New York and Tokyo.

The City of Melbourne planner further claimed Melbourne offered developers "cheap density", because they are allowed to "build unlimited density with limited need for a community contribution".

She concluded that lack of effective planning policies was letting Melbourne down and recommended the introduction of policies which:

- Established appropriate density controls in central Melbourne;
- Established density bonuses to link development to public benefit and incentivise the delivery of new open spaces, affordable housing and other community facilities;
- Established an enforceable tower separation rule; and
- Established apartment standards.

Ms Hodyl said policies to regulate decision-making for high-rise developments in central Melbourne were "weak, ineffective or non-existent".

"This enables the approval of tower developments that are very tall and that squeeze out the space between buildings, with little regard on the effect on the residents within, the impact on the streets below or on the value of neighbouring properties," she wrote in her report.

Her report is timely and coincides with an ongoing discussion among CBD residents along the lines of "what is the State

Government allowing to happen to our neighbourhood?"

It is clear that the CBD is challenged by the current planning regime and there are very real problems with the way development is occurring ... which is why Ms Hodyl's report is so disappointing.

As an exercise in tabloid journalism, it hits the mark. But it has so many gaps and weaknesses that it is unlikely to be taken seriously by decision-makers.

Ms Hodyl declined to be interviewed about her findings, which appear to have been determined before she left on her global tour.

Uncommented on in her report, but included in a table, is a comparison that shows Melbourne recommends the most space between towers (24m) of the five cities Ms Hodyl visited - Vancouver (also 24m), New York (18m), Hong Kong (15m), Seoul (6m "if no windows") and Tokyo (no rules).

The bulk of the report is taken up with a comparison between the planning regimes of three of the cities she visited and how they might relate to a specific CBD block bounded by Franklin, Elizabeth, A'Beckett and Stewart streets (and not the obvious block boundary at Swanston St).

Ms Hodyl then estimates the residential density of this block should it occur in either Vancouver, New York or Hong Kong

Continued on page 11.

Chill factor for White Night

The February 21 White Night arts festival was more relaxed this year, making it more successful for participants than in 2014.

The organisers changed a number of aspects to reduce the crowd crush at key intersections which gave the impression that

fewer people attended. The attendance was similar to last year, but the net result was a more enjoyable experience for everyone.

southgate

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Angus is flavour of the month

It's taken more than 44 years, but photographer Angus O'Callaghan is finally appreciated.

The 92-year-old's work is currently being featured at the City Gallery in the town hall building in Swanston St.

Speaking at the opening of the exhibition on February 11, Mr O'Callaghan told *CBD News* it was reassuring to have his work recognised.

The collection of works on display were shot between 1968 and 1971 when Mr O'Callaghan aspired to give up his day job as a teacher and become a published photo-journalist.

However, the publishers of the day didn't see it quite the same way, rejecting his idea for a book. Mr O'Callaghan ended up back in the classroom and his photos ended up at the back of a cupboard somewhere in his house until they were "discovered" by his wife in 2006.

His work is "flavour of the month" now as a new generation of Melburnians marvels at Melbourne in a less hectic era.

The photos on display are mainly focused on the CBD and, in particular, the people of the time.

Mr O'Callaghan admits that the historical curiosity gives the work an attractive element that it did not have in 1971.

"But if it did not have the artistic merit, it would not catch peoples' eyes in the first place," he said. "It gets them in and then they are interested."

"The human element is important. Without it, photographs and cities have no soul."

"Cities have both icons and people, but they are nothing without people," he said.

The exhibition is called *At Dusk, Under the Clocks* and runs until April. Entry is free.

At Dusk, Under the Clocks is curated by Kyla McFarlane. Dr McFarlane said the exhibition was a nostalgic walk to a Melbourne that cannot be forgotten.

"Delving into O'Callaghan's archive, I became intrigued by his unique outlook on



Photographer Angus O'Callaghan at the opening of his long-overdue exhibition.

Melbourne, especially his photographs in the evening or in low light. His wanderings on evenings and weekends depict Melbourne as a modern, neon-filled city," Dr McFarlane said.

"Some of the iconic locations he depicted here are very familiar, whilst others have disappeared into history, including the Gas and Fuel Building where Federation Square now sits. It's an intriguing combination."

Let the sunshine in

With the inner city growing at a rapid rate, City of Melbourne councillors have initiated a review of "sunlight to public spaces" planning policy.

Proposed by Greens councillors Cathy Oke and Rohan Leppert, the review will look at the adequacy of a 16-year-old policy which is less concerned with over-shadowing of parks and gardens than significant public plazas.

Specifically, the current planning regime precludes over-shadowing of the Yarra, Federation Square, City Square, Queensbridge Square or the State Library forecourt between 11am and 2pm on June 22.

The test for over-shadowing of public parks and gardens, public squares, major pedestrian routes including streets and lanes, however, is taken at September 22.

Councillors voted on February 10 to instruct their officers to report back on "findings and associated recommendations" in April.

Cr Oke said the objectives of the planning regime were impossible to achieve.

"There is an inconsistency between the perception of what we do with over-shadowing and what we can actually achieve within the planning scheme," she said. "And that, unfortunately, has been seen in some of the decisions that we have had to support."

Cr Oke noted that the Queen Victoria Market was not protected against over-shadowing and she encouraged officers to look more broadly at other important spaces to be included in the review.

"Let's see what we can do within the planning mechanisms to ensure that our parks and gardens as well as our public open spaces are protected," she said.

Cr Leppert told the meeting that prior to 1999, Flagstaff Gardens, Parliament Gardens, Treasury Gardens and Batman Park enjoyed the June 22-level of over-shadowing protection.



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A psycho-explanation of climate denial

By Shane Scanlan

How do you tell a vocal and passionate climate change advocate that they are part of the problem?

Climate change activist George Marshall last month managed to diplomatically and skillfully explain to a cabal of fellow travellers at the Wheeler Centre that speaking too forcefully from the high moral ground often backfires.

Mr Marshall was a guest of LaTrobe University's Ideas and Society "In Conversation" series hosted by Robert Manne as part of the Melbourne Sustainable Living Festival on February 17.

His approach was to explain the neuroscience and psychology responsible for widespread climate change denial, despite irrefutable scientific evidence.

The British author of *Don't Even Think About It - Why our brains are wired to ignore climate change* said conversations about climate change often fell within "delimited and marked boundaries of tension".

He said societies shared an understanding of things which were "outside the boundaries of acceptable conversation", and climate change was currently one of them.



George Marshall explains the facts of life to Robert Manne and a roomful of environmentalists.

"People are very actively not talking about it," he said.

Mr Marshall said people felt somewhat similar to their own mortality as they did to climate change - "we know it's there, but we keep it at arm's length."

He also said that in the absence of a specific "enemy with intentions", it was hard for humans to focus on a threat.

"We are talking about an issue with immensely diffused moral responsibility," he said. "We recognise the multiple

complexities involved and this gives people permission to disregard it."

He said the environmental movement itself had "created a narrative" which had pushed people away from embracing the issue.

He said using iconography of penguins and polar bears on shrinking islands of ice told many people that the issue did not affect them. Furthermore, hard scientific evidence, by itself, was not going to work.

He said the environmental movement had also effectively excused other groups within society from embracing the issue by claiming climate change as its own.

Mr Marshall said a "shock doctrine" of aggressive advocacy by a left-leaning vanguard had prevented more moderated elements of society from getting onboard.

"We need levels of engagement which go much wider," he said. "It should not be seen as 'all or nothing'."

"The narrative from the radical left is important, but it's not sufficient. We need to find a way to cross boundaries. You cannot afford to alienate anyone."

"We need to find the story in our commonality. It's not climate change itself that people will respond to, it's a socially-constructed narrative that people will respond to."

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Metro Rail pain? So sad, too bad

Continued from page 1.

how he is going to help stores and their workers to deal with this massive disruption."

Cr Ken Ong is also concerned about the pain that will be inflicted on traders.

"After all the time we spent creating Swanston St as the city's spine, I would not like to see such major disruption again," he said.

"Considering the two years they have already suffered, it would be a major blow to Swanston St businesses."

Collins St Precinct president Don Parsons also expressed "incredible concerns" about the disruption to the city.

"I've got incredible concerns because of the separation that will be caused by an open cut dividing the east from the west of the city," Mr Parsons said. "The metaphor of the Berlin Wall is entirely appropriate."

"The fact is there is a need for a lot of communication on what is to happen.

We don't know whether it will be open cut or tunneling. People are talking about four to five years of open cut down Swanston St."

"Talking to engineers, it may be that the only excavations will be at the two station sites and the rest may be drilled out. The would obviously be a lot better but we need some clear communication from the new authority on exactly what will happen."

"They say there are 2000 trams that use Swanston St every day. What the hell are we going to do with them? They can't all be re-routed up Elizabeth St."



New technology, old culture

The CBD's original cultural heart, the Athenaeum in Collins St, is still beating strongly after 175 years, with a spectacular celebratory performance at White Night on February 21.

Three giant inflatable statues of the goddess Athena erected on its verandah were illuminated and enriched with imagery from the Athenaeum's complex journey which started in 1839.

According to business manager Sue Westwood, the Athenaeum continues to serve the community, although time and technology challenge its relevance.

"Melbourne has grown enormously and new and exciting cultural institutions have emerged and evolved," Ms Westwood said. "But, today, there is a new local community in the CBD which we hope will connect strongly with the Athenaeum. We see ourselves very much as a community hub."

The organisation has about 800 members, significantly less than the 7500-strong membership during the 1950s when members would return and select library books during interval at the cinema.

The organisation hasn't always been known as the Athenaeum. It started life as



Athenaeum Library business manager Sue Westwood.

Melbourne's mechanics institute, a popular 19th century phenomenon based on the broad idea that an educated populace would result in a more civilised society.

The Athenaeum building itself was one of first in Melbourne. And, again showing that the more things change, the more they stay the same, rocketing CBD land values allowed the first committee to purchase two blocks of land in 1840 and, by 1842, erect a grand building on one block from the proceeds of the sale of the other.

A 'beautiful set of numbers'

At the end of December, the City of Melbourne was doing \$10 million better than expected.

Outlining the second quarter financial report to the February 10 Future Melbourne Committee meeting, chief financial officer Phu Nguyen told councillors the organisation was tracking towards a \$23.36 million surplus against a budgeted surplus of \$12.99 million.

However, Mr Nguyen told councillors the end of year surplus was expected to be just \$6.4 million.

Mr Nguyen said the council had also just received record "open space" contributions.

"For the first six months we've received \$9.8 million against a budget of \$900,000. That is significantly higher than historical averages and the six month figure is higher than any annual amount we have received," Mr Nguyen said.

He said the council currently had \$14 million in its open space reserve account.

Mr Nguyen said Crown Casino had successfully managed to save \$636,000 in rates over two years after taking the council to the Victorian Civil and Administrative Tribunal (VCAT). Council-owned business, Citywide had under-performed in the first six months of the year by a similar amount.

Council finance chair Cr Stephen Mayne described the six-month result as a "beautiful set of numbers".

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Don't hold your breath on short-stays

By Shane Scanlan

The State Government has been quick to put the short-stay apartment rental issue into the spotlight but, so far, has offered only a platform to talk about it.

Consumer Affairs Minister Jane Garrett last month announced a panel to look at the impact of short-stay accommodation in residential apartments and make recommendations to her and Planning Minister Richard Wynne by the end of May.

Former local member and failed Melbourne Labor candidate, Jennifer Kanis, went to the election pledging to retrospectively legislate the practice out of existence.

But Ms Garrett's current language indicates a more conciliatory approach and acknowledges the rights of property owners as well as residents affected by disruptions.

"We need to find the right balance, and the panel will take a common sense and practical approach to minimise disruption," Ms Garrett said.

The Greens also took an anti-short-stay policy to the election and even former Coalition planning minister Matthew Guy pledged but failed to regulate short-stays out of existence when in power.

The short-stay industry, buoyed by the recent entry of global giant Airbnb into the local market, remains confident of its position.

Local operators have met every challenge so far – most significantly beating the City of Melbourne last year in the Supreme Court of Appeal. The council attempted to tackle the industry via alleged breaches of the building code but, after three years and more than \$350,000 in legal costs, succeeded only in forcing operators to install extra smoke alarms and notices in affected apartments.

That test-case action centred on the Watergate building in Docklands and this building continues to offer both sides a platform for battle, with the Watergate owners' corporation (OC) taking operator

Paul Salter to the Victorian Administrative and Appeals Tribunal (VCAT) alleging breaches of the OC rules.

The case is scheduled to be heard over two days in April and the outcome will, arguably, have a far greater impact than Ms Garrett's "expert" panel's recommendations.

One of the options in the short-stay accommodation panel's terms of reference is to amend the Owner Corporation Act 2006 "to allow owners' corporations to make rules prohibiting or restricting short-stays". However, owners' corporations already have processes for changing the rules but this is rarely achieved in inner-city towers largely because of the high proportion of non-resident and off-shore ownership.

Lowering the threshold for change would be a double-edged sword and such talk is already making OCs which currently don't have a problem with short-stays nervous.

More significantly though, in the April Watergate building case before VCAT, the OC already has rules prohibiting stays of less than 30 days. Should Mr Salter win, it will open the floodgates for short-term rentals.

It is understood that Mr Salter's case will rely on case law supporting the right of owners to rent their properties without restriction.

Short-stay operators are similarly confident that, even if legislation was passed, it could not be made retrospective and, therefore, would not affect their businesses.

Ms Garrett's panel is being chaired by lawyer Simon Libbis, who will have his hands full reaching any consensus within the group, which contains widely polarised positions.

Mr Salter is on the panel representing the Victorian Accommodation Industry Association. At the other end of the scale is pugilistic, Docklands-based, serial-protagonist Roger Gardner representing residents.

Other members are: City of Melbourne planner Angela Meinke; Victorian Tourism Industry Council's Kristina Burke; Holiday Rental Industry Association treasurer Justin Butterworth; and Michael Nugent, representing the Strata Community Australia's Victorian division.

STREET LIFE

March 2015

Capturing moments on
the streets of Melbourne



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Councillors want to be shown the money

The City of Melbourne is finding out how much its property owners are contributing to State Government coffers.

In apparent retaliation to the new Labor Government's rate-capping policy, which takes effect in 2016, councillors have ordered officers to find out how much the city is contributing in land tax, Fire Services Levy and congestion tax.

Proposed by finance chair Cr Stephen Mayne at the council's Future Melbourne Committee meeting on February 10, officers have been asked to report back with the numbers in April.

"What I want to do is to try and get some data that will inform the community and inform our decisions," Cr Mayne said.

"I had a quick look at the state budget today and their land tax revenue is budgeted to rise by 22 per cent (or \$340 million) to \$1.9 billion," he said. "Back when I was the treasurer's press secretary 20 years ago it was less than \$400 million."

"So they have had a massive revenue grab on land tax and they haven't changed the rate in the dollar level. At the City of Melbourne, we've lowered the rate in the dollar from a peak of 13 to currently around the 4.3. So, every time valuations go up, we lower the rate in the dollar so we don't hit our residents."

"Whereas the state, with bracket creep, has been absolutely clobbering everyone on land tax. So what I want to find out is how much of that \$1.9 billion is coming from the City of Melbourne land owners?"

"So we've got 94,000 ratable properties overall, and the split is 72,000 residential which is mainly exempt (because you don't pay on your primary place of residence) and 22,000 commercial. My best guess (and I've got no idea and look forward to the data) is that we'd probably be 15 or 20 per cent of that \$1.9 billion."

"And then we've got the Fire Services Levy where our ratepayers are shelling out about \$40 million of the \$610 million that the Government collects. And then, with the congestion tax from parking in the inner city, budgeted to be \$120 million this year, my best guess is that we'd be \$70 million or \$80 million of it."

"In round numbers (and I'm looking forward to seeing the actual numbers) but I reckon that the state is probably helping itself to between \$400 million and \$500 million from our land owners at same time as we are taking only \$230 million from them in this year's budget," he said.



Two satisfied winners

CBD-based managers Karen Beard and John Tracey had the satisfaction of knowing that their credit union was the most satisfying in Australia after last month winning a 2014 Roy Morgan Research group's Customer Satisfaction Award.

The pair from People's Choice Credit Union in Lonsdale St were among dozens of winners to receive awards in specific industry categories at the February 18 event held in Collins St.

The awards are based on conversations that

researchers conduct every year with more than 50,000 Australians.

A theme that emerged from winners was the special esteem associated with the awards because the outcomes could not be influenced.

Garbage truck kills pedestrian

CBD resident Josie Edden was killed walking to work on February 17 when she fell under an oncoming garbage truck.

The 23-year-old coffee shop manager is

understood to have tripped and fell while crossing at the Collins and Spencer streets intersection at around 6am.

Passers-by performed CPR but Ms Edden died at the scene.

Police say the 47-year-old truck driver was not at fault. It was the first pedestrian death in the CBD since 2007.

Down to earth

CBD chefs and food personalities are well represented in a new book being published this month to launch Earth Hour.

At 8.30pm on Saturday, March 28, we are all being encouraged to turn the lights off for an hour as a gesture towards halting the effects of global warming.

In the lead up the day, WWF is launching *Planet to Plate: The Earth Hour Cookbook* at Ombra in Bourke St on March 16.

The book contains of 52 recipes from Australia's biggest culinary names, including contributions by the CBD's Matt Stone, Guy Grossi, Shannon Bennett, Matt Preston, Nicky Riemer, Marisa Raniolo Wilkins, Emma Dean and Dani Valent.

In an Australian publishing first, *Planet to Plate* will uniquely and beautifully incorporate first-hand stories from Australian farmers highlighting the impact global warming is having on their farms and the nation's availability of fresh, homegrown food.

Melbourne University scientists Professors David Karoly and Richard Eckhard provided the science findings in the cookbook.

Amphlett Lane opened

A lane named after Divinyls rock singer Chrissy Amphlett was opened last month.

Amphlett Lane, near the corner of Spring and Little Bourke streets, was officially opened on February 18 by cousin Patricia Amphlett, husband Charley Drayton and Lord Mayor Robert Doyle.

The Lord Mayor said Chrissy Amphlett was an Australian music icon whose legacy should be preserved.

"Chrissy Amphlett holds a special place in the hearts of Melburnians. Being able to recognise Chrissy like this, working closely with her friends and family, is a great result for everyone," Cr Doyle said.

Amphlett Lane features a mural by artist Peter Gouldthorpe depicting the most important aspects of Chrissy's life, including her beloved dogs, as well as a memorial plaque at the entrance to the laneway.

Creating Amphlett Lane is the result of a collaboration between the council and "Team Chrissy": author, Jessica Adams, editor Jenny Valentish, Chrissy's husband, Charley Drayton, her literary agent Fran Moore, and her cousin, Patricia Amphlett.

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Welcome to the Capital City Zone

Residents living to the north of Victoria St have had a small taste of what it is like to live in an urban renewal area.

While the City North Structure Plan is still awaiting a ministerial tick, its effects are being felt by residents of 222 Victoria St.

On February 10, City of Melbourne councillors unanimously approved a permit for a 12-storey building immediately to their north, which they say will rob them of natural light and fresh air.

The proposal to build a new headquarters and training facilities for the Australian Nursing and Midwifery Federation at 529-541 Elizabeth St was hotly contested by neighbouring residents.

Councillors eventually approved a compromise proposal, which granted some extra setbacks, but councillors clearly would had a different view had the site been in a purely residential area.

Greens councillor Rohan Leppert spelled this out when he said: "Expectations about what can be built in an urban renewal area are very different (to a residential area)."

"Given that this is going to be a 40 metre height area, we have to do everything we can to use the tools available to us to make that



Artist's impression of the proposal at 529-541 Elizabeth St.

interface as sympathetic as possible," he said - claiming that the building would still look like it was only 40 m tall because the two-storey building plant facility on the top was set back from the edge.

Planning chair Cr Ken Ong said: "It's a large building but generally complies with the City North plans." He said four metre setbacks addressed heritage issues.

The council approved the demolition of the current Autobarn building at 529-533 Elizabeth St, despite it being included in a proposed heritage overlay.

Apart from their specific concerns about light and air, objectors also cautioned councillors that the proposal would overshadow the Queen Victoria Market in winter.

At the February 10 meeting, Graeme Poole told councillors the proposal would severely detract from the heritage value of the market. He said the building was grossly over-sized, should be limited to six storeys and that the plant should be located in the basement.

Neighbouring resident Judy Cowen predicted that residential development would halt in the city if residents continued to get "built out". She said of the proposed building: "The bulk of it is breathtaking and it is completely out of place."

"There will be no sunlight to the affected residents for most of the year as permanent overshadowing will start at about 9 o'clock in the morning," she said. "Natural light will be diminished and only small glimpses of sky will be possible."

"Noise from plant and toilets will also be introduced into our peaceful environment. The health and well being of residents will be drastically impacted."

Ms Cowen's concerns were reinforced by fellow resident Lynn Nicholson, who said: "We won't get any light. We won't get any air."

What's on at the Wonderland Spiegelent

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COMEDYFESTIVAL.COM.AU

Comedy cache looking for a home

The CBD could become home to the biggest comedy collection in the southern hemisphere.

Amassed by Australian comedy legend Peter Crofts throughout his life, the collection comprises some 30,000 humour-related books and 3000 comedy records, paraphernalia and memorabilia.

The collection includes some of the earliest joke books ever written, including a book printed in Britain in 1809.

Mr Crofts said the collection would form part of the Australian Institute of Comedy (AIC), which would be the go-to-hub for all things comedy and Aussie humour.

He believes the CBD or Docklands would be the perfect location for the collection.

"Sydney's got the Opera House, Melbourne needs the comedy house," Mr Crofts said.

A not-for-profit organisation, the AIC would be a "national culture treasure" according to Mr Crofts.

Currently located in Murrumbeena, Mr Crofts wants to pass his collection of resources, memorabilia and paraphernalia onto a new generation of people who will value it and support it.



Elliot Goblet (left) joins Peter Crofts with part of the collection, but doesn't appear to get the joke.

"As well as being a home to comedy greatness, the AIC will continue to build what will be a legacy from my own vast collection of 50 years and will provide comedy training, seminars, humour in business courses, presentation skills training

and much more," Mr Crofts said.

Mr Crofts is widely credited as the pioneer behind the first humour festival at Melbourne University in the 1980s, which grew to become the Melbourne International Comedy Festival.

His proteges include some of Australia's top performers, including Elliot Goblet and Russell Gilbert.

Jack Levi (also known as Elliot Goblet) is part of the committee working to find a new home for Mr Croft's collection.

"It's the biggest comedy collection in the southern hemisphere, so we really need to find a home for it where the public can go and experience it," Mr Levi said.

The first fundraiser towards the cause will be held on March 1 at The Comic's Lounge in North Melbourne.

"A Comedy Night for Pete's Sake" will feature comedy performances from Elliot Goblet, Russel Gilbert, Dave O'Neil, Bev Killick, Lehmo and Rod Quantock and tickets are \$37.

For Mr Crofts the most important part of finding a new home for the collection is ensuring it is open to the public to be appreciated by a wider audience.

"The immersive experience of being surrounded by physical comedic resources and bodies is a key element of the AIC," Mr Crofts said.

"It's ability to educate and fulfil its purpose and its value to future Australians is my greatest desire."

Density report 'spin' costs credibility

Continued from page 3.

(interestingly, not reporting on how it might compare in Tokyo or Seoul).

As a benchmark, she claims that the block would support 4300 apartments under the current Melbourne planning rules. However, the block currently has only 1300 apartment with a future 1200 approved for construction. It would be reasonable to use this 2500 total as the benchmark but Ms Hodyl includes a further 1800 imaginary apartments in her total of 4300 on the very non-scientific basis of "potential tower based on existing

development patterns within block".

Had she not done this, her conclusions would more likely have been that Melbourne had twice the allowable densities of some other cities in the world.

This would still have made people take notice and would have created a more sustainable argument for reform.

It's a shame that an opportunity to influence may have been diminished by giving in to the temptation to spin the results.

Watch your handbag

CBD police have warned diners to be careful with their property at city food courts.

Sen Sgt Paul Henry said theft of handbags as well as valuables from handbags continued to be a significant problem at busy food courts.

He said such thefts were almost a "day-job" for some thieves who watched, waited and then distracted diners before stealing their property. He said police were currently seeking a "known offender".

He said the worst days for such thefts were the weekends between midday and 8pm as

well as Wednesdays.

"We are getting reports every day," he said. "Melbourne Central is a hot spot but its happening at the smaller food courts as well."

Sen Sgt Henry said, despite so many visitors to the city in February, police were pleased with the level of behaviour.

However, there was an incident outside the Melbourne Aquarium in the early hours of Sunday, February 15, which resulted in the hospitalisation of four people.

Sen Sgt Henry said a man was "assisting police with their inquiries" and another man was being sought over the affray.

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CBD NEWS



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Beware of tailgaters

Local police are warning about brazen thieves who are tailgating to access secure carparking in the CBD.

Once inside, the thieves are helping themselves to property, loading it into vehicles and driving away. Police released video footage (see above) of thieves smashing through parking station boom-gates.

In particular, police warned last month about a spike in motorcycle thefts from both street locations and secure carparking. During 2013-14, there were 132 motorbikes stolen in the wider CBD area, compared with 107 the previous year.

Sgt Justin Mercovich said: "Hotspots include motorbikes parked in Bourke St, Queen St and William St, as well as from undercover or multi-level car parks in buildings in the Melbourne CBD."

"While many of the motorbikes are locked when they are stolen, offenders are using tools to remove security locks. The offenders are often dressed in motorcycle clothing to avoid suspicion and are either walking the motorbikes into laneways to start the ignition or are driving away with the motorbikes loaded into another vehicle. Sgt Mercovich said it was important for people to report any suspicious behaviour to police immediately.

Anyone with any information about motorbike theft is urged to contact Crime Stoppers on **1800 333 000** or submit a confidential crime report at www.crimestoppersvic.com.au

Tailgating is one of the vulnerabilities highlighted in a 100-point security audit specific to inner-city apartment living which Residents 3000 hopes to roll out to CBD buildings this year.

The audit is the first program in the City Safety 2015 campaign, which is jointly sponsored by Residents 3000 and CBD News.

Residents 3000 president John Dall'Amico said, following a story in last month's CBD News, some owners' corporations had made contact with him expressing interest in participating in the program.

"It's great that there is some interest in this, but we will probably have to attract a few more buildings before we justify grant applications to fund an auditor to work with our local community," Mr Dall'Amico said.

Mr Dall'Amico can be contacted at president@residents3000.com.au. Further information can be found at www.residents3000.com.au

Battle has started over Wesley site

The battle over development on the Wesley Church property at 130 Lonsdale has started in earnest with neighbouring residents lodging submissions on planning and heritage grounds as well as enlisting political support.

The Uniting Church has leased the property to Leighton Properties and a planning application has been made for a 33-storey commercial tower on the eastern portion of the site alongside Jones Lane.

In a submission to Planning Minister Richard Wynne opposing the development, the residents cite various planning issues they consider inappropriate.

But the battle looks like it will be either won or lost over the heritage values of the 1920s Princess Mary Club (PMC) building, which would be demolished to make way for the tower.

The Wesley Historic Precinct Action Group (WHPAG) has also enlisted Upper House parliamentarian Fiona Patten to the cause who has responded by establishing an online petition to save the building.

In a separate submission to Heritage Victoria, WHPAG asks that a permit for demolition be refused and accuses the church of allowing the PMC building to fall into a serious state of disrepair.

"Allowing the PMC to continue to deteriorate is irresponsible and amounts to vandalism," the group says.

"PMC should be saved from demolition on the most basic of grounds, ie that quite simply, it is part of a bygone era of history and culture of Melbourne, and we should preserve the past for the enjoyment and enrichment of future generations."

"So few opportunities exist for such preservation, and this opportunity should be grasped with both hands, before it is lost forever."

The PMC building is not on the heritage register in its own right but, rather, has "contributory significance".

The statement of significance says: "The Princess Mary Club is of historical significance in the history of women's employment in Victoria as a rare



Artist's impression of the proposal.

surviving example of a 1920s hostel for young women coming to the city to work and study, enabling the greater inclusion of women in the workforce".

Both side are claiming support from consultants Lovell Chen.

Leightons says: "The Lovell Chen report which supports the application to Heritage Victoria for the same development proposal sets out a more detailed explanation of the heritage significance of the site, from both a physical and social perspective, and the state of repair of the existing buildings."

And the residents say: "Consultants Lovell Chen in an earlier similar heritage permit application for the same site argue that 'the building itself is of historical significance, a rare surviving example of a 1920s hostel with contributory significance, and the demolition of the PMC is clearly a loss in heritage terms."

In its planning application, Leightons says: "The condition of these two buildings has reached a point where it is not economically viable to restore them. There has been a previous approval under the Heritage Act to demolish the Princess Mary Club building as part of an earlier proposal for the redevelopment of the site. This building is identified as being of contributory significance on the overall site. Wesley House building however, whilst being on registered land, is not seen to have any significance."

Getting Married? Your Will may become invalid

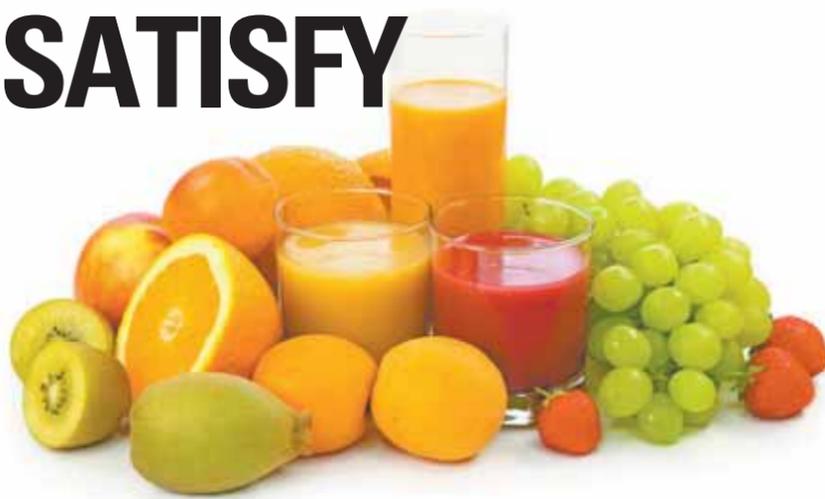
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HEALTHY WAYS TO SATISFY SWEET CRAVINGS



Want a sweet-fix after lunch? Why not try a fresh fruit juice or a power-packed smoothie to satisfy your sweet tooth.

Try one of these nutrient-packed and naturally refreshing drinks available at many places in the CBD that will keep you feeling full and satisfied.

Make sure you also add protein and fiber rich foods to your drink choices to fill you up and keep you satisfied. Having a smoothie for lunch will also give you a natural burst of energy, fighting off the dreaded afternoon slump.

Boost Juice

Many locations in the CBD

Boost Juice prepares freshly squeezed juices, non-fat smoothies and health foods. With smoothies and shakes changing according to the season and availability of fruit, there's always a different flavour to try.

Cacao Green

285 Swanston St and 237 Bourke St

Cacao Green's frozen yoghurt has no artificial colours, flavours, preservatives, additives or high-fructose corn syrup, and is freshly prepared daily.

Cupp

Shop 3, Ground, 220 Collins St

Cupp's smoothies are made from whole pieces of fruit and vegetables blended with natural yoghurt, cow, soy, rice or almond milk, coconut water, and a selection of superfoods and oats and whole grains.

Feeling Fruity Juice Co

Target Centre

With fresh ingredients and speedy service, Feeling Fruity Juice Co is your one-stop shop for all your juice and yoghurt needs.

Five Plus Smoothie

265 Little Lonsdale St

Five Plus Smoothie specialises in healthy smoothies that provide your daily fruit, greens and vitamins hit. Enjoy lush leafy greens and sweet fresh fruits, in delicious combinations.

Jungle Juice Bar

20 Centre Place

The diminutive hole in the wall Jungle Juice Bar serves seriously good coffee, using a house blend, along with delicious food.

Raw Trader

10 Sutherland St

Raw Trader is a cafe specialising in organic, raw, vegan, vegetarian, paleo, gluten-free, dairy-free and sugar-free healthy desserts and treats. All of the products are hand-made on the premises.

Supercharger

Emporium

Supercharger Wholefood serves nutrient-rich and delicious vegan food and juices at affordable prices. Open 7 days.

Vita Juice Energy For Life

298 Flinders St

The Vita Juice bar serves freshly squeezed fruit juice, coffee and fruit smoothies, with the emphasis on nutritious, low-fat and tasty food.

Tropicana Juice/Food Bar

213 Elizabeth

You can't miss this rustic looking juice bar with colourful bags of oranges hanging outside the store. They serve up killer carrot juices for a detoxifying delight and do try out the Mango Colada.

HIGHLIGHTS



ART AS HISTORY

Collins Street Gallery welcomes the public to view a fascinating private collection of significant Melbourne-centric art which helps tell the story of our marvelous city.

Roy Morgan Research
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info@fedsquare.com



SENSATION

Chinese zen and ink paintings by artists Jumin Zhou, Cam Sieu Ha, Kia Hoa Tram, To Man Tan and Ven. Won Sung.

FGY Art Gallery, 141 Queen St
Until March 27, 10am - 4pm
9642 2388, melb.artgallery@gmail.com



ORGAN-IC LUNCH

Soprano Greta Bradman comes together with organist Rhys Boak in a concert including opera favourites and gypsy songs.

Town Hall, 90-130 Swanston St
March 18, 1pm - 2pm
9658 9658
grandorgan@melbourne.vic.gov.au



ELEKTROMONT

Dion Horstman draws inspiration from speed and electricity, thunder and lightning, stars and planets for his geometric wall sculptures.

FLG, 137-139 Flinders Lane
Until March 14, 11am - 6pm
9654 3332, info@flg.com.au



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Aer Bar

120 Exhibition St

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Asian Beer Cafe

Melbourne Central

The atmosphere is modern, but the furniture is in a worn Asian style, including the iron wood from an old cargo ship that was sunk by pirates off the coast of Indonesia.

Blue Diamond

Level 15, 123 Queen St

If jazz, cigars and cocktails are your thing then Blue Diamond, a high-rise bachelor pad style bar is waiting for you to come on up.

Bomba Tapas Bar & Rooftop

103 Lonsdale St

Bomba is a Spanish workers' bar where the simple and affordable tapas menu is designed to share. Enjoy fresh, festive, punchy food.

Cabinet Bar

11 Rainbow Alley

Tucked behind Little Collins St and next to the Melbourne Town Hall, this space is a softly lit, Parisian style gem, European furnishings and retro chic décor will delight.

Deck Mercantile Place

Waterside Hotel, 508-514 Flinders St

In typical Melbourne fashion, entry is through the inconspicuous Mercantile Place and up the industrial stairs to the rooftop bar and garden.

Father's Office

QV Retail

Father's Office Speakeasy Bar & Restaurant is based on the famed prohibition era during the 1920s in the USA when the consumption of alcohol was outlawed

Ferdydurke

Level 1-2, 239 Lonsdale St

Climb the two flights of stairs to Ferdydurke to find a hip and lofty space. There's Vietnamese food, gourmet hot dogs and an impressively stocked bar.

Loop Roof

Level 3, 19-23 Meyers Place

Set three floors above Loop project space, Loop Roof is a rooftop cocktail bar and cafe/restaurant in an open air, exotic garden setting.

Prudence Bar

368 Victoria St

Prudence is a cosy little bar, popular with locals, tucked away opposite Queen Victoria Market.

HIGHLIGHTS



HAPPY HOURS!

Perfect place for an after work drink with double happy hours from 5.00pm - 7.00pm Monday - Friday!

The Metropolitan Hotel, 263 William Street
(03) 9670 1385
themetroplithotel.com.au



PHOTO WALKS

Explore CBD's architecture, laneways, gardens and people, and develop your photographic skills using your own camera on this two-hour walking tour.

Federation Square
All of March, 7pm - 9pm
www.dftours.com.au, df@dftours.com.au



COMEDY NIGHT

Enjoy a hilarious and thoughtful hour of jokes from comedian Paul Culliver.

Highlander Bar, 11a Highlander Lane
March 25 - April 15, 9.45pm - 10.45pm
9620 2228
paul@mammothcomedy.com.au



AUSSIE PREDATORS

Listen to Dr Euan Ritchie describe the complex interactions between Australia's predators and their prey.

The Royal Society of Victoria, 8 LaTrobe St
March 12, 7pm - 8.15pm
9663 5259, rsv@sciencevictoria.org.au



OCEAN FUNDRAISING

Help raise funds for White Tag, which was launched to help fund and create innovative science around sharks, in particular great white sharks.

Sea Life Melbourne Aquarium
March 13, 7pm - 11pm
sealifetrust@melbourneaquarium.com.au



FICTION KITCHEN

A sensory treat for brain and palate: feasting on beautiful slow roasted lamb accompanied by readings from the world's best food fiction.

The Moat, 176 Little Lonsdale St
March 10, pm - 10pm
9094 7820, info@themoat.com.au



FOR SOME LAUGHS

From March 25 to April 19, punters from across the country will flock to the city over three weeks to see more than 559 shows performed in 145 venues, totaling more than a whopping 6921 performances by over 3000 funny people throughout the Melbourne International Comedy Festival.



Joel Creasey

It has a smorgasbord of shows featuring everything from rabbits, Picasso, depression, mushrooms, pushy women, cane toads, Hugh Jackman and castanets. No matter what your niche comedy fancy, this year's program has you covered. The festival is one of the top three comedy festivals in the world (with Edinburgh and Montreal), and is now a career launching pad for major local and international comedians.

Australia's most impressive comics will grace Melbourne's many stages including Judith Lucy, Wil Anderson, Ronnie Chieng, Fiona O'Loughlin, Dave Hughes, Nazeem Hussain, Adam Hills, Celia Pacquola, Meshel Laurie, Effie, Jim Jefferies, Em Rusciano, Joel



Kate McLennan

Creasey, Tripod with the MSO and more than 400 others.

International artists like Ruby Wax, Arj Barker, Miranda Sings, Jen Kirkman, Michael Che, Rich Hall, Stephen K Amos, Noel Fielding, Jason Byrne, and around 100 others will also be performing.

There are comedians from Korea (ONGALS), India (Papa CJ), and favourites returning after an absence including the Doug Anthony All Stars, Mark Watson, Russell Kane and Mike Wilmot.

Melbourne Comedy Festival director Susan Provan said: "Our festival is a place for everyone. Whether you're in the mood for free, cheap or extravagant; Australian or international points of view; outdoors or a

comfy seat - you will find the perfect funny show in our program."

"We've built new venues and gathered artists from all over the world. We're proud to present an exciting program of new performers from Asia alongside the huge roster of emerging Australian artists as well as the returning, well-loved and familiar comedy superstars."

The program features plenty for kids and families, including The (Very) Big Laugh Out, the festival's free outdoor program featuring talented and thrilling international acts. Other special events include Comedy Club For Kids, Upfront, Raw Comedy, Class Clowns, Deadly Funny, Hannah Gadsby's NGV Art Lecture Series, Laughter Lunchbox and The Comedy ConFAB.

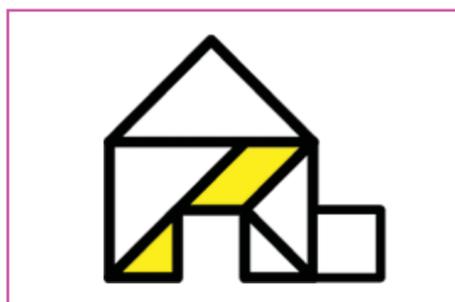
HIGHLIGHTS



24-HOUR EXPERIENCE

The festival is a living documentary of the lesser-heard perspectives of a city, premiering as part of the inaugural Festival of Live Art.

March 29 - 30, 12pm - 12am
0415 768 996, info@24hourexperience.com.au | www.24hourexperience.com.au



PROPERTY EXPO

Sixty exhibitors, including developers, banks, brokers, tax professionals and immigration agents, will provide one-stop information for all visitors.

Town Hall, Swanston St
March 7 - 8, 10.30am - 5.30pm
9663 3011 | www.aupropertyexpo.com



GRANNY TALES

Kids, bring your granny along so they can share their stories and help you create some fabulous batches of jams, pickles and edible art, with Rebecca Sullivan.

ArtPlay, Birrarung Marr
March 1, 10.30am - 12.30pm, 2pm - 4pm
9664 7900, artplay@melbourne.vic.gov.au



ICH BIN EIN BELINDA

Get a sneak peek of this new and exciting solo cabaret work by Project X winner, Belinda Hanne Reid.

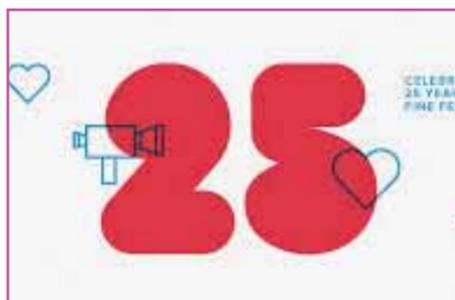
The Butterfly Club, off Little Collins St
March 10 - 15, 9pm - 10pm
9663 8107, info@thebutterflyclub.com



CRICKET FAN ZONE

Watch cricket matches on the big screen, enjoy a bite to eat, and try your cricket skills with exciting challenges.

Birrarung Marr, Batman Avenue
March 19 and 29, 12pm - 11pm
Free event



QUEER FILM FEST

The Melbourne Queer Film Festival is the longest running queer film festival in Australia and the second largest film festival in Victoria.

ACMI, Federation Square
March 19 - 30, all day
www.mqff.com.au

Councillor Profile

From community activist to councillor

By Shane Scanlan

It's been interesting to watch Jackie Watts' transition from community activist to councillor.

She clearly struggled during her first term, coming in mid-way through to fill a casual vacancy on a count-back of votes. This period was marred by a bitter personal dispute with Lord Mayor Robert Doyle and resulted in Cr Doyle being exonerated over accusations of harassment and bullying.

It would have been entirely understandable had Cr Watts not sought re-election in 2012.

But contest the election she did – and was the seventh of nine councillors elected.

The ALP member raised a few eyebrows in the process though – having aligned herself on the ticket of pollster Gary Morgan and larger-than-life conservative figure John Elliott.

Cr Watts prefers not to talk about the issues that dogged her first term, pointing instead to a victory in successfully lobbying for two extra councillors to help shoulder the burden of elected office.

“Having two extra councillors has ameliorated the situation,” she said.

However, she is far from satisfied with the electoral system, which sees businesses in Melbourne granted two votes, while individuals have only one.

“I am agitating constantly for reform and I am very keen that the new Labor Government pick up the recommendations of Petro Georgiou's review of electoral reforms,” she said.

The former Coalition government commissioned a review of the state local government system and released its findings last September.

Recommendation four of Mr Georgiou's first stage report is: “A corporation may nominate only one representative, who may be enrolled only once in a municipality.”

However, when releasing the report, former local government minister Tim Bull said the Coalition would: “retain the existing electoral structure and franchise for the City of Melbourne.” It is yet to be determined what the new Labor Government makes of the recommendations.

Cr Watts said: “The overarching problem remains and it will remain while the gerrymander remains. I'm hoping that some of the Petro Georgiou recommendations will be adopted before the next council election.”

When she became a councillor, Cr Watts was the convenor of the Coalition of Resident



and Business Association (CoRBA), an umbrella group of 17 groups throughout the City of Melbourne.

Her own particular area is Carlton where she has held various executive roles with the Carlton Residents Group.

CoRBA, she explained, was created to give the smaller disparate groups a louder voice with the City of Melbourne. These groups favour a return to dividing the city into wards, each represented by a councillor.

“There was a shared view among community associations in relation to the city,” she

said. “The general view was that they were not being heard. How do you get heard? You create a group and you tackle things collectively.”

So, if the electoral system is broken, how come Cr Watts managed to get elected?

“It's been thrown up a lot over the years that, because I was elected under the current system, it must work. It doesn't. It's dreadful. And it's ludicrous that Sydney should be considering a shift towards what is occurring in Melbourne,” she said.

Cr Watts could count on support for her

views on the electoral system from ALP councillor Richard Foster and the two Greens councillors would agree that businesses should not be favoured, but the other seven councillors certainly wouldn't agree.

And the loose alliance on electoral matters with the Greens doesn't necessarily extend beyond a few broad principles. After all, in the inner-city environment, the battle for political dominance is not between conservative and progressive, it's between the Labor Party and the Greens.

Cr Watts distances herself from party politics, saying she believes it has no place in the council chamber. Her alignment with John Elliott at the last election is evidence of this. But it makes her harder to read in council, particularly as she is not the most vocal contributor.

Essentially a private person, it's easy to form a view that Cr Watts became a councillor out of obligation for a cause and doesn't really enjoy it.

She has been suffering illness of recent times, which also doesn't help her confidence or how she performs in the council chamber.

Cr Watts is the daughter of English “economic migrants” who came to Melbourne in 1951 and essentially grew up in the eastern suburbs during a time when Doncaster and Blackburn were as much rural as urban.

Her father was a retailer and small business man and her parents twice returned to live in England (resulting in Cr Watts attending five different primary schools).

She travelled extensively as a young woman, including overland from London to Kathmandu and around Africa in a converted bus. She has two children and four grandchildren.

Cr Watts is also defined by her academic career, which saw her start a part-time arts degree at LaTrobe University when her children were young in 1977 and culminate with a doctorate in vocational training from RMIT.



In next month's Councillor Profile we look at:
Cr Kevin Louey

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Planning

Let's talk about density

On Monday, February 9 the commercial broadcast media was all fired up with sensationalist headlines and shallow reporting on the release of a report which sought to “investigate planning policies that deliver positive social outcomes in hyper-dense, high-rise residential environments”.

The report's author, 2014 Churchill fellow Leanne Hodyl, is an urban designer at the City of Melbourne and the report itself stands as an excellent case study for comparison of planning policies around the world which focus on density (and density bonuses) rather than on height.

Some of the broadcast media took it upon themselves to focus on an angle which did little justice to the crux of the report and instead they grasped the opportunity to add a good old dose of parochialism with subsequent lashings of shock and awe.

As I wrote in last month's column, changes are afoot with regards to Capital City Zone planning and the release of Hodyl's report is timely and will almost certainly play a part in any discussions between Spring St, the State Government architect and the City of Melbourne.

I was present at a forum organised by the Inner Melbourne Planning Alliance (IMPA) last year where Hodyl spoke both passionately and authoritatively much along the same lines as her report does. And I view the release of this report as important for the simple reason that we are getting an increasingly clear City of Melbourne planning narrative which is both good for residents and industry.

The council has been at the forefront of the return of people to urban living en masse, so it has seen and is still seeing what rapid change can do to local services when development moves into overdrive as it has for over a decade now. We'd be fools to ignore the municipality's experience and we'd likewise be foolish to not have its counsel play a major role in a much larger debate about density.

One of the key themes of the report and its advocacy for shifting the planning paradigm in central Melbourne to more density-focused policies (without

the threat of State Government or VCAT intervention one assumes) is to stop the hyper-dense clusters that currently can be built. We need to look at this in an overall context however.

The City of Melbourne has approximately one quarter of all multi-story residential development projects in the entire metro area according to our data on the Urban Melbourne Project Database. Yet these 150 projects yield approximately 40,000 units whereas in the rest of the metropolitan area there are around 400 projects with 20,000 units in them.

Development in the City of Melbourne is very much playing a part in boosting Victoria's economy and, if we dramatically reduce the scale of development in central Melbourne and don't attempt to make other areas of metropolitan Melbourne more amenable to development, we're likely to see a reduction in jobs and economic activity (not to mention a drop in urban housing stock).

It's my view that, if the City of Melbourne gets its way and obtains more control over development within its jurisdiction, then it really ought to be part of a greater inner-middle Melbourne density planning debate.

The neighbouring councils in the middle-ring areas like Maribyrnong, Moonee Valley, Moreland, Darebin, Boroondara, Stonnington, Glen Eira and Bayside should also implement the same density control and bonus regime so as growth pressure can be taken off the City of Melbourne and the aforementioned middle-ring areas obtain a greater diversity of housing stock.



Alastair Taylor

Is a director of Urban Melbourne - www.urbanmelbourne.info

Street Art



Timing is everything!

Cel Out doesn't have an arts background and, is quick to stress, not confident with drawing.

However, this does not diminish his contribution and place in Melbourne's Street Art scene. For what he does have is a sense of humor and a strong sense of injustice.

Cel Out's work falls into the category of social and political comment and it's not just a pretty picture for the sake of a pretty picture!

When he sees an opportunity to make a statement, he seizes upon it.

Timing is everything and this is where his artistry lies.

About two years ago, motivated through frustration to find voice, Cel Out started to paste up his pieces in Melbourne's lane ways - appropriating and manipulating images from the internet and comic books to create his unique take on the world.

As he doesn't paint or draw and is too time-poor to cut stencils, works produced by this method ensure quality.

It should be noted, that not all of Cel Out's work is of a political nature as he feels this would diminish its effectiveness!

There is not a lot to say about this artist as his work speaks for itself and whenever I post a photograph of a piece on my blog, StreetsmArt, the response is always positive, resulting in a high number of hits.



Lorraine Ellis

If you are interested in Melbourne street art there is more on my Facebook page, **StreetsmART**



Letters to the Editor

Send your letters to news@cbdnews.com.au

Are you joking?

I find the article on smoking bans in the city laughable.

We are breathing in cement dust and other toxic fumes where the council, EPA and State Government admits there is no one to control or monitor air quality.

Yet some knob at the council decides cigarette smoke is worse. Tell them to get out of their air-conditioned glass palaces and try walking past some of the building sites in the CBD.

Terry McKenzie
King St

Value added success

By Kara Bertoncini

At the age of 19, most teenagers are figuring out what they want to do with their life, but CBD entrepreneur Matt Mahon had a vision.

When Matt started up his health clinic Mind Over Muscle he had zero business knowledge however, his deep understanding of health and well-being was motivation enough.

Matt claimed to be the youngest person in the world to own his own medical clinic and his mission and value system is simple.

"We work in medicine so we're trying to improve the quality of life. We're not trying to extend it," he said.

Cohesion in the work place between employees is very important to Matt, and a sound understanding of the business ethos is encouraged.

"At work, everyone is committed to nutting out what our values are, both professionally and personally, because both are interchangeable. It's good to make sure that what we're doing is values driven and true to our own individual missions," he said.

Matt's philosophy on being a successful entrepreneur stems from the idea of conscious capitalism, which means supporting organisations that actively contribute to society.

"Essentially, I want to live in a world where people make money doing the right thing and if you can start an organisation that does something that changes the world for the better - be it health, environmental or for the wider community - then we are actively

profiting from good being done," he said.

For a man who leads a very active and healthy lifestyle, balance is of the utmost importance in order to sustain quality of life.

"For a period of time I was doing so much and feeling depleted in all aspects of my life, be it emotionally or physically. I used to think that the less I did in work, the more I would be able to recharge my battery for work. But that didn't work for me. Now I do more and the more I do, the more energy I have," he said.

Matt has never been a man of half measure and this attitude has allowed him to find success at a very young age.

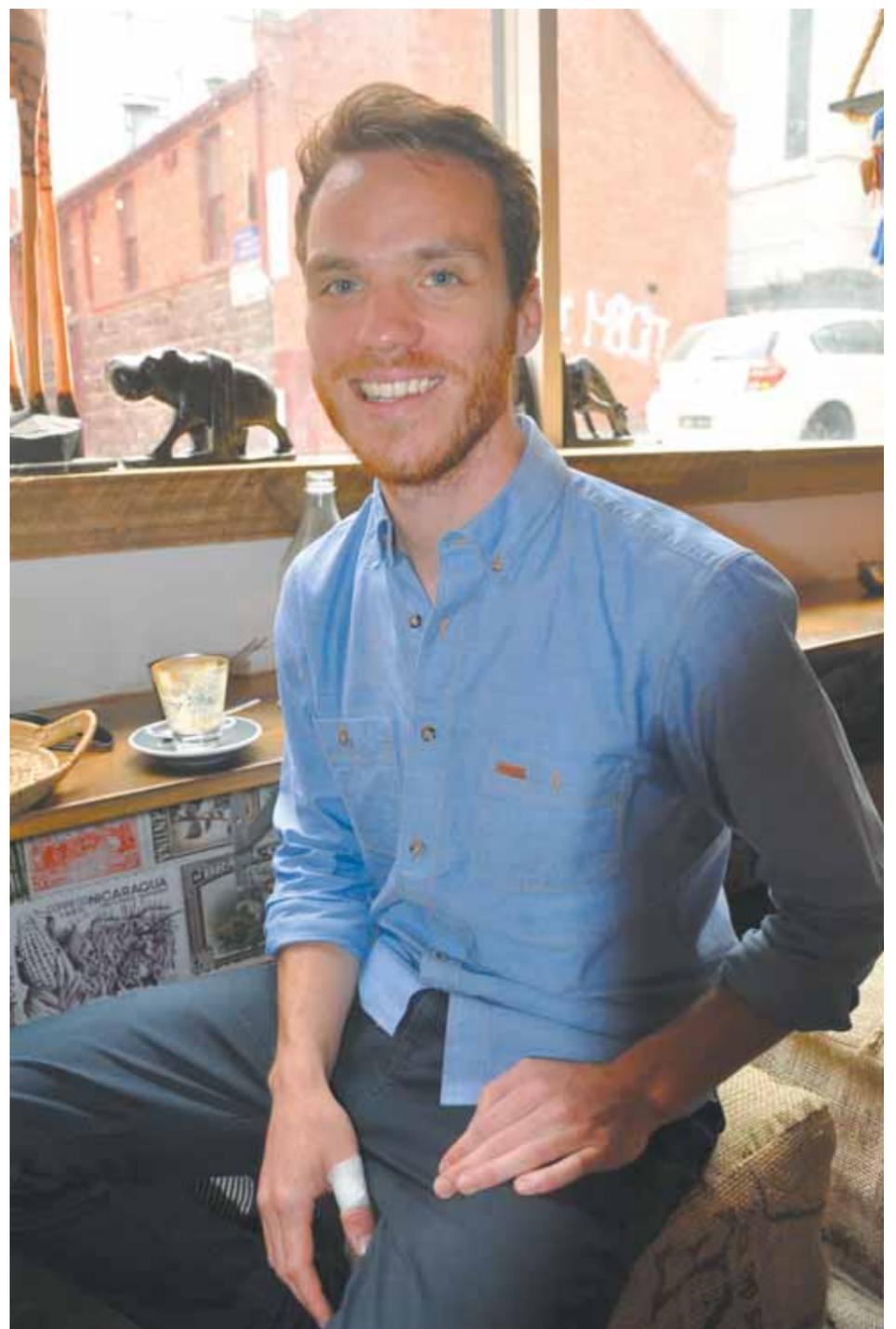
"I feel very fulfilled and I know that I have accomplished a lot, both with work and my personal life. But part of the thing that fulfils me the most is that I'm always looking ahead. I have the next 30 years of my life planned out.

"Now, I'm determined to change the health care system across the board and that doesn't sound audacious to me. It's just something that has to happen," he said.



CBD Local

If you know someone who you think is a CBD Local let us know, news@cbdnews.com.au



Pet's Corner

The puppy bunch

Amy Szuszkiewicz is a mother of two and considers her American Staffordshire terrier, Sookie another child.

"My children are all roughly the same age as her so they're growing up together. She's my third baby," she said.

15-month-old Sookie joined Amy's young family when her eldest son saw her and exclaimed, "My Sookie!" Amy knew then and there that she was his.

Amy and her children love going out with Sookie and bonding with their cute, fluffy animal.

However, like most dogs Sookie can be disobedient.

"Sookie's favourite thing to do is run away.

She'll stay close but she runs off. She's still a puppy though," she said.

An incredible instinct dogs have is their protective nature towards their owner and their family.

Sookie is at a very territorial stage of her development and if she feels a threat towards Amy, she will stand her guard.

"If someone goes near my children there's no chance. She's a protective dog. She's very protective of my youngest. She's only three months younger than my baby so she's very protective of him," she said.

Most of all, Sookie loves food and will eat just about anything and lucky for her, she is able to maintain a trim figure.

"She'll eat anything but she does like her casseroles. Anything with gravy in it she seems to down a lot quicker and she doesn't seem to put on weight," she said.

Social in the CBD during February



Polly Sangmo and Ida Suod at a City Precinct function.



The City Precinct came together for a directions setting session on February 11.



Volkan Ozturk and Lyn James at Roy Morgan Research.



David McLeod, Sophie MacNeil and Lexi Crouch at the 2014 Roy Morgan Research Customer Satisfaction Awards.



Michele Levine, Gingkai Tan and John Stavrakis.

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Health & Wellbeing

Time to Walk the Block

Looking for a happier, healthier workplace? That's what Victoria Walks is hoping to see with its "Walk the Block" day being held on Thursday, March 19. The idea is to get Victorian workers away from their desks and on their feet, because just 15 minutes per day makes all the difference.

Most of us in the CBD work in a predominantly desk-based job and recent research shows that failing to engage in adequate physical activity can reduce our life expectancy. Victoria Walks has also introduced a few scary stats including:

- 73 per cent of Victorian workers report inadequate physical activity (less than 30 minutes per day);
- 40 per cent of Victorian workers are at high or very high risk of developing type II diabetes; and
- Productivity can increase by up to 52 per cent for employers who actively encourage physical exercise.

So all you need to do is jump on Victoria Walks' website (www.victoriawalks.org.au/walktheblock), register your workplace's Walk the Block plans and use its downloadable posters to promote this walk amongst your workplace. Share your experience with the hash tag **#walktheblock**.

**Fancy some free Bollywood?**

As part of the City of Melbourne's "100 Ways to Move" program, Melburnians get an opportunity to channel their inner film-star!

Bollywood dancing is a great opportunity to immerse yourself in the Indian film culture while getting some extra exercise and, thanks to Shebeen in Manchester Lane, you can try it for free!

Bollywood, or the Hindi-language film industry, was born in Mumbai with its name coming from a combination of "Bombay" (now known as Mumbai) and "Hollywood". Dating back to the early 1900s, the style is well known for its sumptuous and brightly-coloured productions.

The hand movements or "hasts" used in Bollywood dancing not only contribute to the beautiful choreography seen in the solo and group dancing in films, their meanings are also used as a form of sign language.

So if you'd like to strut your best "Half Moon", "Peacock" or "Peak of the Mountain" for free, get down to Shebeen at 36 Manchester Lane at 12.20pm on Thursday, March 5.

Eat your way to health

We normally think of the Melbourne Food and Wine Festival being about indulgence and gluttony – a far cry from health and wellbeing.

However, you can do your bit to help the health of over 260,000 Victorians with diabetes by attending the Diabetes Australia (Vic) Breakfast Around the Tan on Sunday, March 15.

With a genius day planned, combining beautiful food with gentle exercise, you can join to indulge yourself with a stroll around the Tan, enjoying five stops on the way where you'll be greeted by culinary delights. Of course, there will be a focus on healthy and nutritious food to kick-start your day.

In addition to the walk, all-ages activities will be held at both the start and the end of the walk such as yoga and lifestyle sessions.

See melbournefoodandwine.com.au for further details.



Kathryn Anderson

Is the principal of Viva Physiotherapy, Flinders Lane. Ph: 9663 2043 www.vivaphysiotherapy.com

Real Estate

Beware of the spec buyers

Watch out for speculative buyers who are starting to move into the Melbourne CBD apartment market, is the word of caution from Hocking Stuart CBD director Scott McElroy.

He said the CBD market could now be divided into three categories – spec, invest or owner occupy – and the emergence of speculative buyers added an edge to the market that required a degree of caution.

Speculative buyers are looking to take advantage of a rising market and "flip" a property in one-to-three years for a profit.

This speculative buying trend is expected to be boosted by the February interest rate cut that has seen mortgage rates drop to historic lows.

Offering a word of caution, McElroy encouraged all buyers to take advantage of the extensive market research available before bidding at auction.

"I had a buyer come in the other day who was looking at a \$50,000 loss on a property he bought three years ago because he paid too much and the growth didn't meet his expectations," he said.

Mr McElroy said the flip-side of the

investment coin was another investor who was using the positive income from his CBD apartment to support his ageing parents.

He said investment buyers were taking advantage of the narrowing gap between mortgage repayments and rental income that was making it more affordable than ever to own a CBD property.

Surprisingly, rental levels have remained strong despite the influx of new apartments and capital growth ranging from 6 per cent to 10 per cent a year had encouraged market activity.

Mr McElroy said the "boutique" market was performing very well with a focus on the established apartments which were generally bigger than new stock.

CBD apartment stalwart Malcolm Dingle also issued a word of caution about the flood of new apartments coming into the market in 2015 but remains optimistic.

He said the immediate effect of the new

apartments would be to extend the time it took to lease an older apartment before the two markets "meshed" in coming years.

Mr Dingle expects capital growth to mirror 2014 at around 3 per cent.

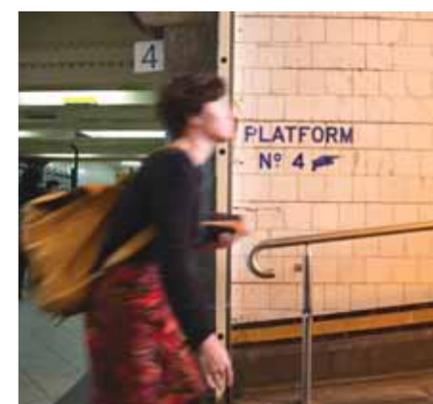
He said the established CBD apartment market remained underpinned by owner-occupiers who represented around 65 per cent of his total annual sales.

"The whole CBD is doing OK. The market is positive and I believe the valuations will increase in line with 2014. The market is in a healthy place," he said.



Grant Müller

Grant has been reporting on the property market for more years than he would care to admit.

**Flinders St Station upgrade**

The State Government last month announced \$100 million funding to repair and renovate Flinders St Station.

The money will be spent on restoration works and upgrading station platforms, entrances, toilets and information displays.

The Government says platforms and entrances will be upgraded to ease the passenger crush at peak times and allow people to get through gates faster.

Toilets will be fixed, dingy and under-utilised areas will be cleaned up. New information displays will make it easier for passengers to know what platform they need to be on, and when.

Fashion



ELIZA LEE
Pastry chef student

LOCATION: GPO.
WHAT ARE YOU WEARING: Zombie socks, Janoski Air Max's, Nike shorts, Nike visor and a funky tee.
WHAT BRINGS YOU TO THE CITY: I work at H&M.
WHERE ARE YOU FROM: Ascot Vale.
FAVOURITE CLOTHING ITEM: Socks. My sock game always has to be strong.
WHAT MAKES A GOOD OUTFIT: As long as shoes and socks go together, then that's all that matters.
TRENDING NOW: Monochrome.



LIBBY CLEMENTS
Recruitment

LOCATION: Little Bourke St.
WHAT ARE YOU WEARING: COS dress and an ornate New Zealand necklace.
WHAT BRINGS YOU TO THE CITY: Work.
WHERE ARE YOU FROM: Nelson, New Zealand.
FAVOURITE CLOTHING ITEM: Oversize dresses because they are effortless and comfortable.
WHAT MAKES A GOOD OUTFIT: Comfort, confidence and a point of difference.
TRENDING NOW: Oversize dresses.



JAMES FORD
Bartender

LOCATION: Lonsdale St.
WHAT ARE YOU WEARING: Op shop shirt and Zara trackies.
WHAT BRINGS YOU TO THE CITY: I live just up the road so I'm just hanging out.
WHERE ARE YOU FROM: Gold Coast, Queensland.
FAVOURITE CLOTHING ITEM: Black trackies.
WHAT MAKES A GOOD OUTFIT: Creativity. It's always good to be unique.
TRENDING NOW: Op shop styling.



Flickr/bnedwek

Trends for winter

The Melbourne summer may feel like it has just started, but retailers are already turning their thoughts towards winter stock.

Winter is a great time to live in Melbourne – it rarely gets so cold that we need excessively bulky clothes, but it's great fun to experiment with layering.

And there is one trend this year that both men and women are going to enjoy layering with: the humble skivvy (also known as the turtleneck).

The turtleneck is making a big comeback this year. Look for light merino wools to help moderate body temperature and stay comfortable. A turtleneck can also be a great way to add a pop of colour from under a bulky jacket.

Speaking of bulky, the trend for all things boxy and oversized has continued. If you still have your bomber jacket from last year, don't throw it away yet! Bomber jackets, chunky sweaters, peacoats and oversized coats were on a lot of the major designer runways. (They looked great paired with a large scarf!)

International designers focused on contrasting fabrics in these items to add interest. Forget the old leather elbow patches, we're talking fur panels on jackets (Louis Vuitton, A/W 14/15).

There has also been a resurgence in quilting and shearling. Quilted jackets

are a great way to keep out the cold. Uniqlo has some fantastic quilted down jackets. Shearling is another way to add a layer of warmth, and a shearling jacket with a collar sure can keep the ears warm!

And finally, colour.

Melburnians will be pleased to know that black is a key colour for the season, along with basic neutrals. If you want to make your look more exciting, plaids and checks are an interesting alternative.



Laura Timberlake

Laura is a fashion and lifestyle writer who enjoys hunting down the latest trends in Melbourne to share them with the world.

Architecture

Bright White Night

This year's installment of White Night has come and gone and each year the event improves and is more engaging for different age groups and different interests.

This year's event was better planned and simply more fun. White Night has now been running for three years and, whereas in the previous two years it was impossible to move about, this year the lighting installations were more spaced apart and the crowds spread more evenly across the city.

For families with small children (like mine) this made all the difference. The guides attending events were helpful and it was a joy to visit various installations across a broad area of Melbourne.

There were many people enjoying the event – young adults, older people and tourists aplenty amongst the crowd taking selfies and enjoying the installations. I can't imagine how many images were uploaded to Instagram, Facebook and Twitter.

It is impossible to see everything – and who needs to? It is nice to wander and discover different installations in different places around the city. The entire night felt safe and the weather was perfect for being out and about.

Personally, I enjoyed seeing public buildings that I know well being transformed into something completely different. It is as though we can see them for the first time again.

I have been to the State Library many times and on February 21 the place was transformed into a light and sound show that projected a show called Eat Me. The

Exhibition Buildings was transformed into a fiery display of earth, fire, water and air. The scale of the projection was amazing and kids reveled in the play of shadows on walls of this much-loved building.

As well as the buildings and places we know, there were also those buildings and places we don't often get to see – or more the point, we don't take time to visit.

White Night provided a perfect excuse to visit a church, a laneway and park that we wouldn't otherwise visit.

I have before never visited the Cross Culture Church on the corner of Little Lonsdale and Swanston. White Night provided the perfect opportunity and my children and I found the installation En Masse mesmerising.

It wasn't just me, but so too many other people, sat back enjoying flocks of birds endlessly morph into different configurations across the screen.

Other places were transformed – like the tall interior space of St Paul's Cathedral. The rich gothic revival took on an evocative and spiritual presence of a different kind to the one we are used to.

Light patterns, colour and continuous organ music created a dreamy trance-like place for people to relax away from the busy streets.

The area around the Art's Centre was simply fantastic. Keyframes was fun and funny, Phantoms of the Theatre was clever and scary, Infinite Curves was beautiful.



Photo: Shane Scanlan

I never knew one could grow up and become a chemical DJ. This is what Hicham Berrada essentially is and his projection of different chemical reactions from the contents of a glass jar were projected on screen.

This gave me plenty to talk to my kids about. At around 6.30am dawn brought it's own light show and the end of a great experience for Melbourne.

Once Melbourne was a fabled city of grey – but for one night at least it became the perfect backdrop for lots of colour and life.

Next year's White Night can't come soon enough and the city will be transformed once more.



Antony Di Mase is a practising architect at Di Mase Architects. He is currently completing a masters of lighting design at QUT with a focus on daylight design in the built environment. **9482 5144, antony@dimasearchitects.com.au**

Owners Corporation Law

Working from home in high-rise

Australian employers are starting to offer their employees flexible working solutions to enhance productivity and sustain employee engagement by allowing them to work from a home office.

At the same time, due to technical innovations and a rapidly-changing marketplace, more and more tech-savvy entrepreneurs are starting businesses using no more than a mobile phone and a laptop and working out of their bedrooms.

Owners' corporations need to be aware that owners and residents will frequently engage in commerce from their residential units, and may conduct a full-time business activity from their homes.

From a legal perspective, the starting point is that any resident or owner who wishes to run a stand-alone business from their residential unit should check with their local council to see if the building's planning permit and zoning allows for commercial activity.

Consideration also needs to be given to the issue of insurance – a public liability policy ought to be taken out in the name of the company, trading name or entity – to cover any damage caused to the building or to other owners or residents that may result from the business (for example - fire, flood and electrical shocks).

Most importantly, owners or residents need to carefully review the rules of the owners' corporation to check whether the owners' corporation has any specific requirements or criteria to satisfy before starting the business activity.

Most owners' corporations will already have a registered rule that permits a home office activity to be carried on, so long as there is

only one full-time employee working out of the lot.

Some types of businesses (such as beauty salons, remedial massage clinics, hairdressers and childcare centres) will have specific and additional council-imposed criteria to satisfy before they can operate.

As the world continues to change around us, owners' corporations need to be aware that rules should be flexible and sometimes need to change if they are out of date.

For instance, a rule that prohibits a non-residential use of a lot is open to challenge at VCAT and could be struck down for being unreasonable.

A regular review and audit of the registered

rules of the owners' corporation should be completed every five years to take account of changes in the legislation and the common law decisions that come out of the tribunals and courts around Australia.



Tom Bacon

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

WHAT'S ON COMMUNITY CALENDAR

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



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9642 2120, fest@jcci-jsm.org.au

FEDERATION SQUARE
MARCH 15

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The festival features performers from Thailand, Buddhist ceremony, Thai drum parade, Muay Thai, Thai Village with interactive activities, cooking demonstrations, food stalls and beer garden.

www.thaifestvic.com - 10am – 9pm

SECRET LOCATION
MARCH 7

LE DÎNER EN BLANC
Ready for a posh picnic? Guests bring with them everything they need, from furniture to food and everything has to be white. Guests can also pre-order a gourmet hamper, which they pick up from the site. The seating layout is very specific and the site chosen is typically in one of the most beautiful parts of the city.

www.melbourne.dinerenblanc.info



DEAKIN EDGE, MARCH 1

REDISCOVERING THE NIGHT PARROT
A talk covering John Young's historic rediscovery and subsequent research into this most elusive and mysterious bird.

0419 358 942
Birdscentral@gmail.com
6.45pm – 9pm



FEDERATION SQUARE
MARCH 22

**VIVA VICTORIA
MULTICULTURAL FESTIVAL**
Enjoy free music and cultural performances, global food, arts and craft stalls, dance, activities for kids, sports clinics, language workshops and roving performances.

9651 0651 - 12 pm – 6 pm
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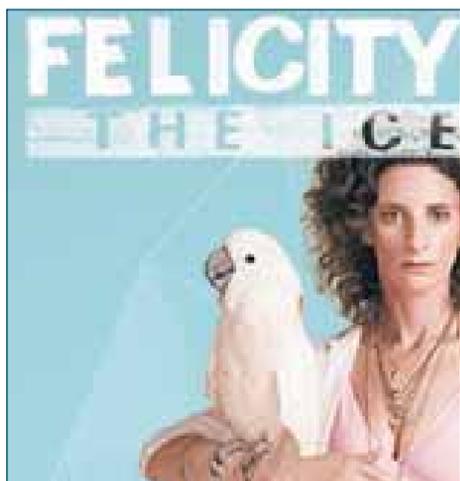
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PROBUS CLUB**
The Docklands Library, Dock Square Probus Clubs for men and women over 50. Keep your mind active, meet new friends, share interests and enjoy activities. Contact Joan on

rksalesaustpyltd@bigpond.com

ATHENAEUM THEATRE, 188 COLLINS ST
MARCH 5

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THE ICEBERG**
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info@athenaeumtheatre.com.au
7pm – 8pm



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174 Collins St
9650 1180 | www.csbc.org.au
Sundays services: 10.30am and 5.00pm

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Krimper Cafe, 20 Guildford Lane,
Melbourne - Every Friday 7pm-9pm

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261/265 Spring St
9639 0260 | http://australianorthodox.org

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156, Collins St
9650 9903 | www.scotchurch.com
Sundays 10:30 am (Indonesian),
11:00 am (Traditional) and 5:00 pm
(Contemporary)

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326 Lonsdale St | 9663 2495
Sunday: 7, 8, 9, 11 am (St Francis' Choir)

and 12.30, 1.30, 4.30, 6.00 pm
Filipino Community Mass: Second Sunday
of the month at 2.30pm
Indonesian Community Mass: Third
Sunday of the month at 2.30pm

ST PAUL'S CATHEDRAL
Cnr Flinders and Swanston Streets
9653 4333
Sundays: 8.00am, 9.00am, 10.30am,
6.00pm (Choral Evensong)

ST. AUGUSTINE'S CATHOLIC CHURCH
631 Bourke St. Melb. | 9614 1722
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Mon-Fri Mass 1.05pm
Mon - Fri Confessions 12.30pm

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For Sale



8 Franklin Street, MELBOURNE
\$1,500,000+ | 2bed . Study . 2bath . 2car



302/222-224 Rouse St, PORT MELBOURNE
\$939,000+ | 2bed . 2bath . 1car



9/192 Little Collins Street, MELBOURNE
\$1.75Million | 4bed . 2bath



804/505 St Kilda Road, MELBOURNE
\$440,000+ | 1bed . 1bath . 1car



2208/200 Spencer Street, MELBOURNE
\$420,000 | 1bed . 1bath . 1car

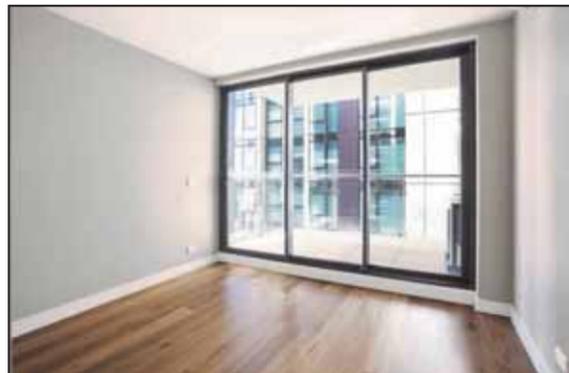


201/55 Queens Road, MELBOURNE
\$649,000 | 2bed . 1bath . 2car

For Lease



811/29 Market Street, MELBOURNE
\$380 pw | 1bed . 1bath



1310/218 A'Beckett Street, MELBOURNE
\$550pw | 2bed . 1bath . 1car



417/1 Acacia Place, ABBOTSFORD
\$375pw | 1bed . 1bath . 1car



2802/568 Collins Street, MELBOURNE
\$550pw | 2bed . 1bath



806/63 Whiteman Street, SOUTHBANK
\$450pw | 1bed . 1bath



2204/568 Collins Street, MELBOURNE
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