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# CBD NEWS

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## Demolition fears for historic drill hall

*The Royal Historical Society of Victoria (RHSV) fears it could be evicted from its premises and the historical building demolished after the state election.*

The Drill Hall at 239 A'Beckett St is owned by the State Government but is on a list of properties which could be sold.

The society says it has been given a single-year's extension on its lease until the end of the financial year and has been told the building would not be sold as long as Matthew Guy remains planning minister.

"We interpret this as meaning possible sale of the building after the election," the society said in a letter to supporters.

The hall was built in the 1930s in art deco style for the Australian Army's medical corp. It was sold by the Federal Government to private interest and was later purchased by the Victorian Government. In 1988 it was added to the Victorian Register of Historic Buildings. The society has had a number of short-term leases on the building since 2000.

In February the society wrote to the State Government seeking a 21-year peppercorn lease but says it has had no response. In contrast, society president Prof Don Garden says the State Opposition has promised to keep the building.

The society was to conduct a meeting at the Drill Hall on September 30 to rally support for its cause.



From left Kate Prinsley, Jodie Boyd, Alan Hall and Gerardine Horgan inside the art deco drill hall in A'Beckett St.

"The building is owned by the Victorian Government but is under threat of asset disposal - the likely result being demolition of this heritage listed building - unless an alternative arrangement can be made," it said in its letter to supporters.

In its submission to the Government, the society points out that it can't undertake works to preserve its vast historical

collection while it has no security of tenure. It also says work by its volunteers is valued at \$11 million per year.

It outlines an ambitious program to turn the building in "Melbourne's History House".

If successful, it offers to ramp up its participation with the community.

"Whilst this building presents problems - the RHSV and its co-lease holder - principally

the Victorian Concert Orchestra - are a good fit for the building," the society says in its letter to supporters.

"Between us, on a weekly basis, we make this building accessible to several hundred Victorians participating in the arts and history."

Planning Minister Matthew Guy chose not to respond.

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## *Fans Sally Bruen and Jenny Valentish never met their idol Chrissy Amphlett, but that didn't stop them successfully campaigning for a Melbourne lane to be named in the late singer's honour.*

The pair were instrumental in a campaign which started with a petition of 7000 signatures and is expected to culminate with the sign "Amphlett Lane" going up in a formerly-unnamed lane off Little Lonsdale St in December.

Last month, the pair addressed the Future Melbourne Committee urging support for the proposal to rename Corporation Lane 1639.

Following the unanimous vote by councillors for the proposal, planning chair Cr Ken Ong told them the decision was "never in doubt".

For Sally, the former Divinyls lead signer was an inspiration woman and a leader.

"When you look at it, Chrissy's story is the story of feminism," Sally said. "And she added so much to our lives."

Jenny concurs, adding: "There is a generation of female musicians who may not even know what Chrissy has done for them."

The pair joined other fans as well as people close to Chrissy searching for a suitable lane once the City of Melbourne had approved the concept in principle.

"Our search took us from the bottom of AC/DC Lane to the top of Bourke St, day and night, in all weathers," Sally told city councillors.

"It was important to find a lane that had good pedestrian, tram, train and bike access as well as being connected to unique icons. Corporation Lane 1639 backs onto the stage doors of both The Palace and The Princess Theatres where Chrissy has performed in both."

Jenny told the council: "Chrissy has a very strong connection to this block for many reasons. She performed at the Palace Theatre with Divinyls. She had an incredible run with *Boy from Oz* at the Princess Theatre."



Sally Bruen and Jenny Valentish celebrate the achievement in the soon-to-be Amphlett Lane.

"Chrissy and Charley signed their marriage license and first appeared as a married couple at The Princess Theatre in 1999. Chrissy spent many hours at the European Café, many days shopping in the surrounding district and many nights across the park at Park Hyatt."

"The laneway has the overall best feel and

ample exposure and is in the historically significant Melbourne theatre area."

"After much investigation and research we feel this would be the best home for Amphlett Lane and a most appropriate place for all to remember her long, storied, Melbourne-based career and life."

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# Trade-off on over-shadowing

*The City of Melbourne last month sacrificed its formerly-consistent opposition to over-shadowing of the south bank of the Yarra in return for public open space at 447 Collins St.*

Developer Cbus offered the council nearly 2000sqm of space in return for council's support for a change to the planning scheme.

The offer clearly presented a dilemma for councillors, with planning officers recommending rejection of the proposal and warning of a dangerous precedent.

Cr Arron Wood, one of only three councillors to vote against the deal, compared the situation to being asked to give up one of his children.

"For someone in charge of the environment portfolio its like saying choose one of your kids almost. Do you want open space or do you want to overshadow the Yarra?" he said.

At the Future Melbourne Committee of September 9 the council voted to support Cbus's application to Planning Minister Matthew Guy to exempt its 300m tower, which will cast a shadow over Queensbridge Square in Southbank.

Cr Wood said: "It's a shame that we don't have the resources to purchase that land on the open market and that we have to do deals."

"It sets a precedent in that the City of Melbourne is prepared to negotiate on things that are supposed to be prohibited in the planning scheme and that's dangerous ground."

For Cr Rohan Leppert, the decision to oppose the exemption was more clear cut.

"We're actually talking about a mandatory control here, so this isn't about negotiating under the current rules. It's about changing the rules," he said.

"Citizens are looking at council and saying that they're happy to breach their own

planning scheme, they're happy to break their own rules and we do it far too often."

In their report recommending that councillors reject the deal, council officers said: "The precedent that support of this amendment would set is that that the City of Melbourne is willing to consider 'trading off' the prohibition of over-shadowing of the south bank of the Yarra River for a desired development outcome."

"The opportunity for additional open space should not be to the detriment of existing open space, in this instance Queensbridge Square and the Yarra River corridor."

"If governments thought that the over-shadowing of the south bank of the Yarra River could be acceptable in some circumstances, even exceptional circumstances, the control would be discretionary, rather than mandatory."

Consultant Sarah Horsfield told councillors the benefit of gaining so much open space in Collins St simply outweighed the over-shadowing considerations.

"It's a question of weighing up public benefit versus impact. Cities are required to make courageous decisions," she said.

She described the Collins St land as a "Federation Square for the west" and said it would not be done elsewhere in the city.

Cr Stephen Mayne agreed, saying: "If you look at the bigger context here, it is a trade-off worth pursuing."

And the Lord Mayor, Cr Robert Doyle, warned that, even if the council rejected the deal, it would be possible for Matthew Guy to approve the overshadowing without the open-space trade-off.

"The conundrum is obvious and its been



Artist's impression of how the open space at 447 Collins St could look. This aspect is taken from the corner of Flinders Lane and Market St, looking north.

spelt out already - how do you balance the desirability of open space on Collins St with the potential of a vista through the Immigration Museum to the Yarra against overshadowing of the south bank?"

"You might forego the open space as well as get the overshadowing," he said.

"Unfortunately for Southbank, the Collins St development carries the day."

"To say it creates a precedent is simply wrong. In fact, once you get one or two like these it gets much harder, not easier, in the future to argue that you should make an exemption. Particularly with the benefit this one offers, which is unique," Cr Doyle said.

southgate

## Add a break back into your weekday lunch

Make the most of your lunch break and admire the city from the Southgate side of the river.

Dine in over an express restaurant lunch menu, or enjoy a quick bite at Melbourne's bustling riverside food court.

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# Support for CBD from tabloid attack

*CBD community leaders have rallied to the support of the suburb after a sensationalist front-page attack by a Sunday tabloid newspaper.*

The Sunday Age on September 21 portrayed the CBD as the most dangerous place in Victoria “revealing the steep human cost of transforming the city into a vibrant retail, dining and nightlife hub that now draws nearly 900,000 people a day.”

Residents 3000 president John Dall’Amico said he read the story with astonishment.

“After reading the article, you would be too scared to come to the city,” Mr Dall’Amico.

“Nothing could be further from the truth. I feel very safe walking around the city. And so does my wife and so do our neighbours,” he said.

He said it was only natural that there would be more crime reported in the CBD because there were so many people here, but the Sunday Age story had not taken this into account.

“They have clearly sensationalised the statistics,” he said. “They’ve made a story out of nothing.”

The commander of City East Police Station, Snr-Sgt Dale Huntington said the headline and the first few paragraphs didn’t match the last part of the article which highlighted that the CBD crime rate had dropped over the past five years.

“It seems a lot – 10,000 incidents over the past five years – but if you conservatively state that 500,000 persons attend the CBD each day (in the article they quoted 900,000), multiply that by 365 days and five years, we have had close to 1 billion people attending the Melbourne CBD,” Snr-Sgt Huntington said.

“That’s not bad for a large city to have a small ratio of incidents with so many attending visitors and residents.”

“These people safely attend the city and visit sporting events, cinemas, theatres, public events, etc, etc.”

“The reflection on why people think Melbourne is a safe city can be clearly seen when 500,000 turn up for White Night event during the night. Many cities around the world would be very envious.”

“Police and the CBD community are strong in targeting our risk areas, of crime against the person. We will constantly strive to make the city an even safer place to live, work and visit.”

Crime statistics show that there were fewer crimes in the CBD in the 2014 financial year than in 2013.

Reports of damage to property were up 1.9 per cent (1609 in 2014 compared with 1579 in 2013) and robberies were up 2.2 per cent (236 in 2014 compared with 231 in 2013).

Assaults, however, were down 4 per cent – with 2650 being reported in the year just past compared with 2759 in 2013.

Total crime in the CBD was down 7.4 per cent with 29,027 reports in 2014 compared with 31,340 in 2013.

Mr Dall’Amico said he suspected the crime highlighted in the Sunday Age story occurred in the small hours of Saturday and Sunday mornings.

“As a resident walking around the city between 8 am and midnight, I feel completely safe,” Mr Dall’Amico said.

Mr Dall’Amico said he would even walk down King St at 4am.

“I’m sure that if you are looking for a fight you would find one. But that’s the same as anywhere,” he said.



Dynamic duo Troy Varker and Mitchell Davies with their award at All Star Comics.

## Comic book heroes

*Liveable city is one thing, but how many people know that Melbourne’s CBD has the best comic book shop in the world?*

All Star Comics in Lonsdale has this year shared first place with a Nebraskan store at the Will Eisner Spirit of Comics Retailer Award in San Diego.

Owners Troy Varker and Mitchell Davies have been nominated in the past but this year won the big one at the world’s biggest comic convention.

Unfortunately, the dynamic duo couldn’t attend the ceremony but arranged to be represented by a couple of mates. They penned a few words graciously thanking the judges and the other contestants on the off

chance that they won. And they did!

Business has picked up at their store since the word got out and the trophy itself arrived in the post last month.

“It’s snowballed since and a lot of people are starting to take notice of us,” a proud Mitchell said.

The Eisner Award citation read: “The award is given out yearly to retailers who have done an outstanding job of supporting the comics medium both in the industry at large and in their local community.”



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# Green signs mean free trams

*The State Government has revealed new green signage which will signify free tram travel within the CBD and Docklands.*

The new free zone comes into effect on New Year's Day. More than 70 tram stops will have bright green signage.

The Premier Denis Napthine unveiled the new signage on September 21 at an Elizabeth St tram stop.

"Vibrant signage will catch the eye, providing an instant reminder to passengers that they are in the zone and don't need to touch on their myki. In fact, you won't even need a myki if only travelling within the free zone," Dr Napthine said.

The new free tram zone follows the traditional CBD grid and stretches from Flinders St to Victoria St, and from Spring Street to Docklands in the west.

"People will be able to travel much of the city without a ticket and visit some of our best landmarks such as the Queen Victoria Market and Federation Square," Dr Napthine said.

Dr Napthine said most major attractions are either within the free tram zone or a short walk away.



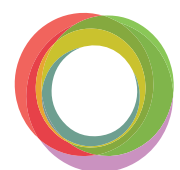
A map showing the area which will be free to travel by tram from January 1.

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# Forget the tree change, the city's where it's at

*For father and son Bill and Jesse Clark, nowhere is better than living in the CBD.*

The pair have shared a one-bedroom apartment in Little Lonsdale St for the past four years and couldn't be happier.

Moving to the CBD from remote rural Victoria has given pensioner Bill and intellectually-disabled Jesse the utmost freedom.

Bill is free of his car, Jesse is free to roam the city "wilderness" in safety and both are free to live in a caring community.

Although unable to read, Jesse successfully navigates Melbourne's public transport network to attend supported employment in the suburbs. And because every intersection is controlled by traffic signals within the CBD, he can safely roam during the day.

Jesse makes friends easily and has a number of favourite coffee spots and retail stores.

He has made friend with homeless "Nick" a *Big Issue* seller and shares yarns as they walk to JB to check out the latest music.

For Bill, the gentle nature of the city dwellers has been an unexpected revelation.

"It's so very friendly and, strangely, safe," he said.

This is in stark contrast with the previous 15 years when they established an olive grove in the country but were never accepted into the local community.

"The country was great. It was beautiful living out there. The only difficulty was the people," Bill said.

Bill and Jesse had originally set the "tree change" in motion when Bill was made redundant as a teacher during the Kennett era. Bill's marriage ended when Jesse was only five-years-old and he has been sharing care with his former wife ever since.

Even when living near Heathcote, Jesse regularly made his way to Melbourne to spend half his time with his mum.

He became so good at navigating public transport that today he is a Marriott Support Services Life After School Program "ambassador" and regularly shares his wisdom with other disabled Victorians.

Bill and Jesse share their floor with 10 other apartments. Bill says they are close to seven of these neighbours.

"I call it my street and I am constantly amazed how close everyone is," he said. "The people in our street are lovely!"

"It's amazing living here. Where else would you have your doctor 500 metres away, a pharmacy over the road and three supermarkets within walking distance."



Bill and Jesse Clark - Just lovin' the big smoke.

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# Church development battle flares again

**A long-running battle between residents and the Uniting Church has erupted again over the church's plans to redevelop its Wesley Church site at 148 Lonsdale St.**

Calling themselves the Wesley Historic Precinct Action Group, the residents are opposed to what they believe is a multi-storey development on the eastern edge of the site bordering Jones Lane.

In 2011 they successfully lobbied against a 20-storey development of the site and have fired the first shots in a new skirmish over the site.

In July the church published a story and artist's impression of its current plans which it says it will construct in partnership with Leighton Properties.

"After more than 30 years of discussions and several attempted project proposals, the Synod Standing Committee has approved final negotiations with Leighton Properties as the preferred developer to restore and redevelop the Wesley Upper Lonsdale Street site," the church reported in its *Crossways* publication.

Action group member Maureen Capp has opened fire on the proposal under four broad headings: planning naivety; community betrayal; heritage destroyers; and financial incompetence.

Ms Capp says the plan is heading for rejection on the same grounds as it was rejected in 2011 – excessive height and loss of residential amenity to properties to the east of Jones Lane.

She says a published artist's impression of the proposed structure appears to be even bigger this time around.

"It seems hard to imagine that this application will receive statutory approval, given that the impact on residential amenity



Wesley Historic Precinct Action Group member Mike Faris in front of the Princess Mary Club building in Lonsdale St.

will be significantly greater than the town planning permit which was refused in 2011," Ms Capp said.

Ms Capp said the church had betrayed the community by allowing the Princess Mary Club building (constructed in 1926 as a city base for rural women) to fall into disrepair.

"The people of Melbourne and the local community are the losers if the Wesley Church is allowed to develop the site to satisfy its own business-driven needs," she said. "Another open green space will be lost."

She says the church should fund its restoration and can afford to do so.

"For the year ended June 30, 2014 financial statements for the Uniting Church in Australia, Synod of Victoria and Tasmania, show that there are current assets of investments, cash and equivalents of some \$116 million," Ms Capp said.

"Pressure should be brought to bear on the Uniting Church to spend some of these

liquid resources on refurbishing the Princess Mary Club, to give something back to the city by way of bricks and mortar in recognition of its tax free status since 1827."

In its *Crossways* article, the church said: "A further advantage of this project is that church land is not being sold. Instead, the church will enter into a 125-year ground lease, ensuring that this prime asset, bequeathed to the church at the beginning of the 19th century, remains a part of the Uniting Church's vision for mission and worship into the future."

"Therefore the developer will fund all costs associated with the redevelopment of the site."

"As can be seen in the image, only the eastern portion of the site is being developed, the western portion will remain with the church. The proposal from Leighton Properties includes the refurbishment of the key heritage buildings – the Wesley Church, the manse, the school house and the caretaker's cottage. Ongoing maintenance of external areas and all buildings in the ground lease area will be

overseen by the developer."

A spokesperson for Planning Minister Matthew Guy said no planning application had been made for the site.

A Uniting Church spokesperson said: "During the next six months, Leighton Properties will work closely with relevant authorities including planning and heritage, to prepare a development application for council."

The church spokesperson made no comment in response to the specific concerns raised by the Wesley Historic Precinct Action Group.

Last month The Australian newspaper reported that the Uniting Church had sold a property in Little Collins St for \$45.5 million.

"The Uniting Church's property trust has reaped \$45.5 million for the sale of an office tower in the Melbourne CBD to the wealthy Werdiger family," the paper reported.

"The family's private development arm, the Juilliard Group, bought the building at 459 Little Collins Street on a yield of 7.79 per cent."



An artist's impression of the proposed development published by the Uniting Church.

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# Questionnaire for state candidates

**The City of Melbourne (CoM) is writing to all candidates and party leaders in next month's state election to seek their views on matters of concern to it.**

On September 2 councillors voted to ask 15 questions. Responses will be published on the council's website.

**Question 1:** Will you remove the 25,000 sqm threshold where the Minister for Planning becomes the responsible authority for planning applications, returning responsible authority status to the CoM?

**Question 2:** Will you support the CoM's housing strategy objective to require 15 per cent subsidised affordable housing through

inclusionary zoning in the planning scheme in urban renewal areas and CBD?

**Question 3:** Will you support the CoM's proposed developer contribution frameworks and the levies proposed therein for its declared growth areas?

**Question 4:** Will you support council's vision for the renewal of the Queen Victoria Market and its environs, including necessary planning approvals and road closures?

**Question 5:** What is your commitment to and vision for the Parkville Precinct and the Southbank Arts Precinct?

**Question 6:** Will you financially support the CoM to relocate the central city library, which was created by a government grant and is now required to move?

**Question 7:** Will you support the continuation of the former North Melbourne

Meat Market as a government-owned arts facility, managed by the City of Melbourne?

**Question 8:** Do you support the CoM's position on the East West Link, supported by the panel assessing the Comprehensive Impact Statement, that the need for Stage B has not been justified and should not proceed, and that the impact of Stage A on Royal Park as shown in the reference design is unacceptable?

**Question 9:** Will you support rationalisation of the management of the Docklands waterways and Yarra River?

**Question 10:** Will you commit to the extension of the Elizabeth St tram terminus at Flinders St and the upgrade of this corner?

**Question 11:** Given Melbourne is a 24/7 city, will you support improving transport services on weekends, including the opening of Flagstaff Station, noting that weekend

peaks differ from weekday peaks?

**Question 12:** Will you support council's efforts to raise revenue for the acquisition of open space through changes to the Melbourne Planning Scheme to introduce stronger, mandatory open space levies? Will you support the allocation and improvement of under-utilised government land for regional open space and recreation?

**Question 13:** How will you support council to provide affordable childcare in the inner city to support the rapidly growing workforce that travel each day to the city for work?

**Question 14:** Do you plan to fetter council revenue raising capacity through rate capping or any other means?

**Question 15:** What additional commitments will you make, above and beyond existing government programs, to support international students in Melbourne?



A map produced by Urbis showing a deficiency of open space per worker in the western end of the city.

## West end deprived of open space

**Workers in the west end of the city have less than half as much access to open space than their counterparts in the east, according to new research.**

Development consultants Urbis presented to the Future Melbourne Committee on September 9 a map outlining the discrepancy in access to open space in support of a development in Collins St (see our story on page 3).

Urbis director Sarah Horsfield told

councillors that open space was desperately needed in the city's west, particularly in the south-western quadrant.

In the map, Urbis divided the city into four quadrants by dissecting the Hoddle Grid down Elizabeth and Bourke streets. Urbis then calculated the amount of open space

within 400 metres of each quadrant and then divided this number by the number of workers.

It found that the south-western quadrant was worst off with 111,530sqm of open space, giving a figure of 1.9sqm per worker.

The figures for the other quadrants are:

- North-west: 88,278sqm of space – 2.8sqm per worker;
- North-east: 211,589sqm of space – 6.3sqm per worker; and
- South-east: 335,549sqm of space – 6.9sqm per worker.



# Beware of conning 'monks'

*A pair of con-artists dressed as Buddhist monks have been sighted in and around the city tricking unsuspecting shoppers and tourists into giving them cash.*

CBD News spotted two men in September, approaching members of the public up in Southbank and in the CBD.

A group of four has also been spotted scamming people along South Wharf Promenade and outside the Arts Precinct.

The con-artists are a part of a scam that has been widely reported in other major cities around the world.

The scammers will often approach people by thrusting a gold-coloured plastic card with a hologram of Buddha into their hand, before demanding cash in return.

They will also ask people to write their initials and how much money they have given into a small notepad, which has records of previous "donations" listed.

A Victoria Police spokesperson said police were aware of the scam but were unable to charge the men, because they didn't claim to be monks or say they were collecting money for a charity.

The Federation of Australian Buddhist Councils President Kim Hollows labeled the men as "characters" and said the scam was damaging the reputation of genuine Buddhist monks.



"In no way does Buddhism condone a monk or a nun, to wander the streets and ask people for money," he said.

"We have received a number of complaints from people over the scam, mainly from overseas tourists."



Mr Hollows said genuine monks would also only ever wear sandals and not properly-closed shoes.

The public is being urged to ignore the con-artists' advances if approached and to report any scams to Consumer Affairs.

# Seniors festival of fun

*Seniors are invited to enjoy everything the waterfront has to offer during the 2014 Seniors Festival next month.*

Between October 5 and October 12, Seniors Card holders can enjoy a range of free activities in Docklands.

Due to the Docklands Chamber of Commerce's involvement in the Docklands Age Friendly Partners Program, Docklands is a key part of the festival program.

One of the major highlights of the festival is free ferry tours of Victoria Harbour, departing half hourly between 10.30am and 2.30pm.

Seniors can also enjoy free tours of the Mission to Seafarers building on Flinders St, along with complimentary morning tea.

Free rides for grandparents are on offer at Wonderland Fun Park during Grandparent's Day on both October 5 and 12.

And seniors can enjoy an afternoon of toe-tapping at the Spiegeltent Spectacular Jazz Festival on October 10.

The Library at the Dock is also offering a range of activities for seniors including technology training sessions, tai chi, table tennis, author's talks and afternoon tea.

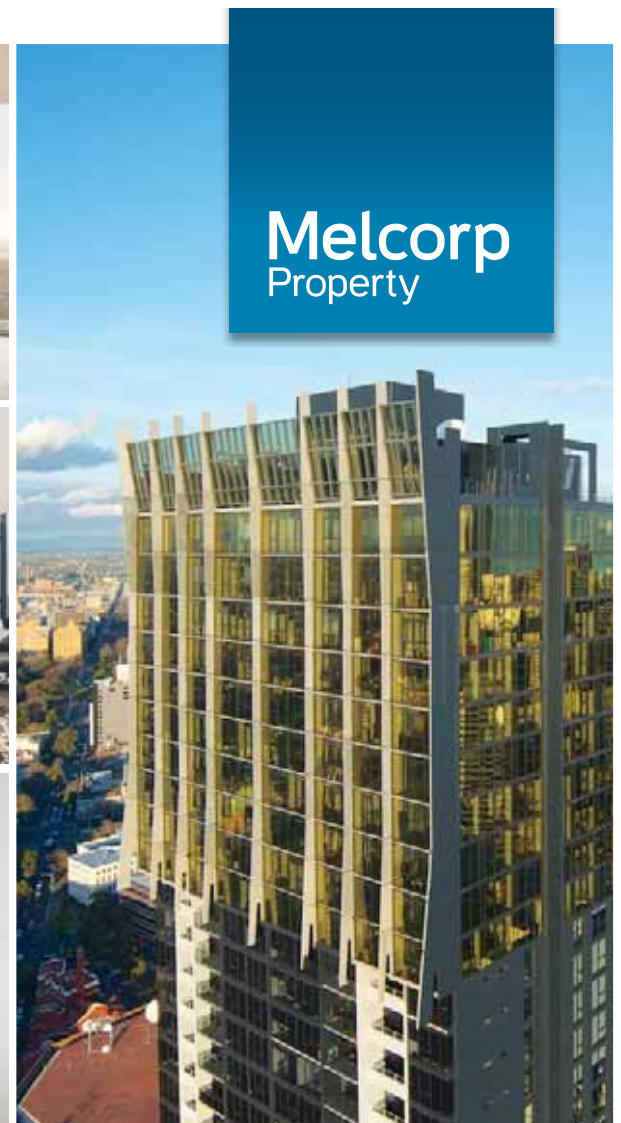
## A Once in a Lifetime Opportunity

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Designed for the developer, the exclusive Zen penthouse was hand crafted as an opulent three bedroom, three bathroom sanctuary within the heart of Melbourne CBD. With panoramic city views and expansive living spaces, no detail has been overlooked and no expense has been spared to bring this vision to life. This one of a kind property is now for sale with two secure car parks.

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Property

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P: +61 3 9663 1117

Melcorp at Zen  
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Melcorp at Prima Pearl  
11 Power Street,  
Southbank VIC 3006  
P: +61 3 9696 8869

Melcorp at Abode318 (Opening soon)  
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your greatest asset

# Surprise cargo for police

*Police found a little more than they bargained for after a random intercept in Swanston St on September 21 uncovered several unsavoury items.*

A Mercedes Benz was travelling south when it was pulled over due to time prohibitions on the street just before 5am.

Upon inspecting the vehicle, police discovered a firearm, drugs, shotgun shells, a machete, batons and knuckle dusters.

A 29-year-old Craigieburn man is currently assisting police with their enquiries, while a 29-year-old Campbellfield man, a 31-year-old Campbellfield man and a 28-year-old Epping man have been released pending further enquiries.

Anyone with any information is urged to contact Crime Stoppers on **1800 333 000** or submit a confidential crime report at [www.crimestoppersvic.com.au](http://www.crimestoppersvic.com.au)



His Honour Paul Mullaly QC and the Honourable Chief Justice Marilyn Warren at the September 16 launch.

# Giving voice to eccentricity

*Victorians have been gifted access to the eccentricities of Melbourne's first resident judge thanks to the publication last month of a series of Walpole Willis's casebooks.*

Five of Judge Willis's casebooks survive from the 1840s and they have been laboriously transcribed, annotated and made available via a new website at the Royal Historical Society of Victoria.

In launching the website on September 16,

Victoria's Chief Justice, Marilyn Warren, described Walpole Willis as an eccentric who would use his courtroom as a stage.

Justice Warren said the public would flock to Judge Walpole's court to be entertained.

Much of the work has been done by Janine Rizzetti and retired judge Paul Mullaly QC, whom Justice Warren described as "The Ace".

Mr Mullaly said his interest in legal history started when he retired in 2001 and he started working on Judge Willis in 2003. By 2009 he thought the material should be published in some form, probably online.

The site can be accessed at [www.historyvictoria.org.au/willis](http://www.historyvictoria.org.au/willis)

# White Night Melbourne returns

*White Night returns again next year on February 21.*

Announcing the date last month, Tourism Minister Louise Asher said more than 500,000 attended the event this year.

"In two short years, White Night Melbourne has staked its place as a significant major cultural event in Australia," Ms Asher said.

"The event is a major tourist drawcard, it delivers economic dividends for city traders and hoteliers, and provides wonderful opportunities for the local and international creative community," Ms Asher said.

Melbourne's streets, laneways, public buildings and cultural institutions including the Arts Centre Melbourne, the Australian Centre for the Moving Image, the National Gallery of Victoria, the State Library of Victoria and Melbourne Museum will be transformed to present an exciting and diverse program of free cultural activities over a 12 hour period.

"The event is a huge drawcard for both domestic and international visitors, and in 2014 more than 8,000 interstate and international visitors came to Melbourne specifically to attend White Night Melbourne. We hope to beat that figure next year," Ms Asher said.



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# Council supports Lonsdale St changes



Artist's impression of the proposal before amendment.

*The City of Melbourne has supported a proposal by developer Meteorite Development (Lonsdale St) to expand a development at 374-380 Lonsdale St.*

Meteorite bought the development from VIP Glomac Pty Ltd in early 2013 and has asked Planning Minister Matthew Guy for approval to:

- Remove an existing commercial car park;
- Increase the number of residential apartments from 627 to 728 (and subsequent change in height to a total of approximately 211m);

- Changes to commercial floor areas including a removal of more than half of the permitted office use;
- Inclusion of 4-star residential hotel of 312 rooms;
- Removal of all borrowed light and saddleback apartments; and
- Changes to the parking provisions and access arrangements.

In speaking in support of the application on September 2, council planning chair Cr Ken Ong said the increase in height was about 10 per cent.

But he said most of the extra height was on the northern side and would not cast much more shadow on Hardware Lane.

"The way it's been designed in a split-level is probably a good outcome," Cr Ong said.



Artist's impression of the proposal after amendment.

## Spring St proposal a 'shocker'

*The City of Melbourne has objected to a residential development at 85 Spring St, which it says is an over-development of the site.*

Council officers say the proposal is too big and is not set back far enough from Spring St and Little Collins St.

In asking the Minister for Planning to reject the application by Grocon for a 46-storey apartment complex, Cr Stephen Mayne, described the proposal as a "shocker".

Speaking at the Future Melbourne Committee meeting of September 2, Cr Mayne said: "If this proposal was approved, the Esanda building at 85 Spring St would be the youngest tower in Melbourne to be demolished. A 20-year tower has been bought to be demolished."

"I suppose that's what happens when the rules are so permissive. On a relatively constrained site, it shouldn't be a giant tower of 170m running to 46 levels."

A council report said: "The proposed development does not respond appropriately to relevant provisions of the Planning Scheme, including Clause 22.01 as well as provisions relating to heritage matters. This is largely as a result of inadequate setbacks from all boundaries and excessive height. This leads to the conclusion that the proposal represents an over-development of the site."

"The application also raises traffic concerns in relation to matters including the potential for conflict between entering and exiting vehicles as well as the impact on access to the adjoining building at 27 Little Collins St."

"The changes to the development required in order to render it consistent with requirements of the Melbourne Planning Scheme are so significant that they cannot be addressed by conditions."



Artist's impression of the proposed development at 85 Spring St.

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# 'Just another' tower proposal

*The City of Melbourne has given conditional support to an 85-storey tower for LaTrobe St opposite Melbourne Central.*

If approved by the Minister for Planning, Matthew Guy, the 286m tower will replace the current 689-space Melbourne Central car park and will contain 1208 apartments, with 362 car spaces.

For the council's planning chair, Cr Ken Ong, the development was "pretty straight forward".

"The officers have spent a lot of time with the developer going through the issues and I think most have been resolved," Cr Ong said.

But for the council's planning deputy chair, Cr Stephen Mayne, the occasion prompted a challenge to Planning Minister Matthew Guy to release the confidential planning advice he receives from his department when making decisions.

Cr Mayne said it was interesting that Sydney had a height limit of 235m and yet Melbourne had perhaps more than 30 buildings of this size.

"And this is just another one at 286m just five minutes from here (town hall). We support

it. Up the minister. Up she goes!" he said.

"It quite amazing when you step back and think about it. We've just go so used it, this is a bit like shelling peas I guess."

Cr Mayne said the application demonstrated the low nature of the 25,000sqm threshold, above which the council's opinion was generally sought but which the Minister made the decisions.

"When it was introduced 25 years ago it affected maybe half a dozen applications a year and now its two or three a night," Cr Mayne said.

"I challenge him to release that back catalogue of advice received - formal written advice. Release that then let's have a look at the adherence level between what your officers say and what you do."

"Because you are fundamentally changing the skyline of Melbourne in a way that no one's ever done in our history."

"We are very professional, we support more than we knock back and we're supporting this giant tower. We are not anti-development. We could be trusted with being the responsible authority rather than just sending letters of advice to one person in his secret chamber as he just decides on a whim with remarkable discretion to do whatever he likes."

The Lord Mayor, Cr Robert Doyle, later said: "We claim a lot that we want to work with the Minister, and I point out that the Minister doesn't have to consult us, and we want to achieve outcomes and I don't think gratuitous sniping at the decision-maker is helpful to our cause."

"Not because he is going to be equally gratuitous in return but it doesn't exactly display a maturity of engagement of conversation around the planning issues. So let's leave that stuff behind and make clear and objective and powerful arguments without the politicking or the sniping."

Mr Guy chose not to respond.



Artist's impression of the proposed LaTrobe St tower.

## Real Estate

# Should I buy off the plan or established?

*Melbourne's booming house prices are making the CBD apartment market (and lifestyle) look more attractive every day - but are the looks deceiving?*

For about \$500,000 you can secure a fine two-bedroom apartment in the city - and all the benefits that go with it.

However, increasingly dire calls on the state of the CBD apartment market have had many potential buyers wondering if a house in the 'burbs isn't a more secure investment for the long-term.

The alternative is to consider whether it is safer to buy an established apartment rather than off-the-plan where all the grief is being experienced.

Figures released recently from a number of sources suggest values in the CBD are falling gently and are unlikely to rise for some time as new apartments keep pouring into the market.

A recent story in the *Financial Review* (AFR) suggested apartment values in Melbourne have fallen by up to 20 per cent between purchasing off-the-plan and buyers receiving the keys, despite housing shortages and booming residential prices.

WBP Property Group research has found nearly 44 per cent of apartment purchases in Melbourne are below the sale price at the time of completion.

"It's a tragedy," said WBP chief executive Greville Pabst in the AFR this month. "Some investors are losing their deposit because they can't settle, or they have to make up the funding shortfall."

But every cloud has a silver lining. This opens up a great opportunity for sharp-eyed buyers who have been tracking the market in recent times to grab a bargain - or at least a reasonably-priced apartment.

Buildings now being completed were started around three years ago and there is plenty of data available on off-the-plan prices to work out if you are getting value.

The opportunity stems from the "buy now pay later" approach that can secure an apartment for 10 per cent of the property price and the rest on completion. That's \$50,000 to buy a \$500,000 apartment - no stamp duty.

However banks are getting worried about the oversupply and are reducing the amount they will lend on apartments. This means you will require a deposit of 20 to 30 per cent from some banks to buy in the CBD.

For off-the-plan buyers, this means they can be \$100,000 short at settlement on their \$500,000 apartment, which means some will have to sell at a loss.

At the same time, apartments are proliferating in Docklands and the inner city markets providing even more competition for the CBD and putting further pressure on prices.

And while it is important not to confuse approvals with construction - many approved buildings are never built - a further 41,400 high-rise apartments were approved in 2013 and 16,000 are under construction.

Therefore before you buy in the CBD make sure you have done your research and understand the underlying value of the apartment and get finance approval first.

Agents Melcorp say it is a simple exercise to determine the market price for an apartment in an inner city residential tower due to many comparative sales of similar apartments within a building.

In the last three months, Melcorp said there have been 621 properties sold in Melbourne CBD by private sale compared to 576 this time last year - up 8 per cent.

To find out what apartments are selling at per sqm - divide the floor space by the price - to determine value.

A 65sqm apartment that sells for \$450,000 is valued at \$6923 per sqm (\$450,000/65) allowing you to compare its price with other apartments in the complex and surrounding buildings.

When you compare new apartment prices with established market prices you will see where the problem is coming from. New apartments are more expensive to build today than a few years ago and that saving is reflected in established apartment prices.

Be aware that the boom in apartment numbers in the CBD has led to precincts where prices can vary greatly so ensure you are comparing apples with apples.

And on a positive note Melcorp says in a recent report:

"Whilst there are comments in the general media about the over-supply of city apartments, what is often overlooked is the future demand estimates for additional residences in Melbourne CBD due to population growth models."

"According to the MCC the number of dwellings in the City of Melbourne is forecast to grow from 56,863 to 70,894 in 2020 with a population increase from 121,058 to 148,323."

"With an average of 1.98 people per household, by 2020, Melbourne CBD will require an additional 13,770 properties to 2020 through to 2036 where it is projected that there will be 103,634 households, a further 32,740 properties will be required."

At current construction rates we are halfway there in 2104.



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

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Authorised by J. Kanis, 146-148 Peel St, Nth Melbourne



Snr-Sgt Dale Huntington ... warning the public not to leave valuables in cars.

## Police warn on inner-city theft

*Local police have warned residents and visitors to the CBD not to leave valuables on show in parked cars.*

Melbourne East Police Station commander Snr-Sgt Dale Huntington said a marked increase in this type of crime prompted his warning.

CBD crime statistics show that there were 77 (an increase of 4.5 per cent) more reports of theft from motorcars in the 2014 financial year than in 2013. In the year just past, there were 1805 reports, compared with 1728 in 2013.

In relation to theft from vehicles, Snr-Sgt Huntington said police would be concentrating on multi-storey car parks as well as CBD street parking.

"Russell St, Lonsdale St, King St and Flinders St have been main targets for several months," he said.

"Also property damage late at night down laneways and side streets has been a target of police on night shift, especially Friday and Saturday nights. Operation Safe Streets is targeting Flinders Lane, Little Collins St and Little Lonsdale St to reduce property damage."

"We want people coming to the CBD to have a positive experience, but losing things from cars can more than ruin your day," he said.

"With more people coming into the city with the improving weather, the more the thieves

will be on the look out for opportunities."

Snr-Sgt Huntington said there were criminals in the vicinity who worked full eight-hour days walking the streets looking for targets.

"For these people, it's like their day job," he said. "The best thing that people can do is be aware of the threat. Don't leave phone, wallets and money on display."

"If you have to leave valuables in the car, then put them away in the boot or in the glovebox."

"If you can make it uninviting, the thief will pass you by. If not, you will end up with your window smashed and your valuables stolen."

Snr-Sgt Huntington said residential buildings were another target for thieves. He said thieves tailgating or entering through unlocked fire doors could spend a day inside a building unchallenged.

"We say residents should be careful when driving in and, if they see someone they think doesn't belong then ask them if they need any help," he said.

He said owners' corporations should ensure that CCTV equipment was working correctly.

"We may not be able to stop them getting in, but that doesn't mean we can't find them after the event," he said.

### Opinion

# Time for a Melburnian retrofit

*The greatest obstacle preventing Melbourne evolving into a global city is the increasingly dated nature of its urban design.*

As a major Australian city planned during the industrial revolution, Melbourne contains many wonderful urban features. Amenity such as sidewalks, tree plantings, wide roads and good public transport have all ensured that Melbourne was well prepared for the advent of electricity, the automobile and urbanisation.

However, as a result of intensifying densification and the rise of cities as the nation's economic engine rooms, Melbourne's 18th century design model has become increasingly ineffective at meeting the evolving needs of residents, workers and businesses. Worsening congestion, development obstructionism and declining housing affordability are all clear signs of a city struggling to cope.

In order to avoid a decline in living standards, our city will require a major retrofit. Three key areas come to mind.

First, the CBD's various entry points will need to be redesigned, widened and probably duplicated. By mid-century, Melbourne will be home to the largest employment, business and tourist hub in the nation. As a result, efficient access to the city for employees, residents, tourists and business people will be a must. This will require street widening for cars, trams and cyclists; underground tunnelling for trains and trucks; and new bridges for trams and ferries.

Second, internal connectivity between the CBD's various precincts will also need to be reengineered. Despite the commercial success of Southbank and Docklands, it can still take longer to travel into them from the Hoddle Street grid than to travel from the city into Zone 2. An internally efficient city shouldn't operate like that. As a result, new road, public transport and cycling corridors will all need to be developed.

Finally, the interoperability of Melbourne's tram and bus network will also need to be re-visited. At present, too many regulatory obstacles prevent the operation of buses on the city's extensive tram routes. With Melbourne's heavy rail network likely to be capacity constrained for the next decade, unlocking additional public transport capability on the existing aboveground network will be a must.

There is no doubt that implementing these ideas will be complicated, expensive and unsettling. However, modern cities, no matter their beauty, must always be prepared to evolve with their citizenry.

Looking into the past, a similar challenge was experienced by Paris in the 18th century.

At the time, Paris was a burgeoning city struggling to meet the needs of the industrial revolution. Having been designed in medieval times, Paris lacked the master planning necessary to meet the needs of an urban population experiencing rapid socioeconomic change.

In order to avoid socio-economic disaster, Napoleon III appointed Georges-Eugène Haussmann to retrofit Paris to help it cope.

Haussmann's revolutionary changes were spectacular, controversial and deeply unpopular. But they were also extremely effective.

Today, Paris is the crown jewel of Europe and the world's most popular tourist destination. It is also one of Europe's best-designed cities with Haussmann's boulevards being accessible to both pedestrian and automobile alike.

Melbourne sits at a similar development crossroads.

Whereas Paris was a medieval city which needed to evolve in order to survive the challenges of industrialisation, Melbourne is an industrial era city which must change in order to cope with the challenges of urban densification.

21st century Melbourne is far from 18th century Paris, and our system of government is no French autocracy. But whether or not we're prepared to admit it, the problems facing Melbourne today are no different to those faced by Paris 160 years earlier.

Napoleon III had the courage to concede that something radical had to be done. Time will tell whether the same can be said for any of Melbourne's current political leaders.



**Asher Judah**  
Author -  
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## LUNCH TIME

# LUNCH WITH A HEART

A host of not-for-profit food and drink businesses have popped up around the city, committed to giving back to the community.



Melbourne Rooftop Honey raise awareness of the importance of bees in our lives.

## Melbourne Rooftop Honey

Another Melbourne success story worth buzzing about is Melbourne Rooftop Honey. Their aim is to provide lip-smackingly good honey and also to raise awareness of the importance of bees in our lives.

A number of restaurants around town use the honey in their cooking, like Bomba and The Town Mouse, while Clementine's in Degraes St, has jars for sale.

The main reason for the success of urban bees is the variety of flora growing in the city compared with what is now present in much of the countryside which often has just one crop dominating an entire area.

## Shebeen

Uni mates Simon Griffiths and Zanna McComish had both spent time volunteering in Africa and witnessed first hand the poverty and the hardship that civilians experience every day. Taking the idea from the numerous street bars they fell in love with over there, they opened their take on street drinking with Shebeen – a 100 per cent not-for-profit watering hole.

How does it work? Every beer, wine, cider and margarita sale sends funds back to that drink's country of origin. The cocktails on the menu are inspired by the 11 countries they sponsor, the decor is inspired by the colours of Kenya, and the stripped back, wooden interior and laneway location is just like sitting on a side-street in Africa.

36 Manchester Lane  
9650 6931  
[www.shebeen.com.au](http://www.shebeen.com.au)

## STREAT

A not-for-profit hospitality organisation, gives support and hospitality industry training to disadvantaged youths.

STREAT's founders, Rebecca Scott and Kate Barrelle, were inspired by KOTO, a training program and restaurant providing street youth with job opportunities in Vietnam. STREAT also recently won a national award for being Australia's Most Innovative Social Enterprise.

Ground level, Melbourne Central,  
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## 2Pocket Fairtrade

An ethically-minded espresso bar and store, the venue supports disadvantaged producers to improve their lives through business and commerce. Coffee is the speciality here – try the espresso bar's signature blend, combining pulped natural Brazilian beans with estate Colombian and Guatemalan coffees. Then browse the Fairtrade retail outlet's wooden toys and puzzles, homewares, blankets, coffee, chocolate, fashion and clothing. They have Australia's largest range of Fairtrade and ethical chocolate with over 70+ varieties in stock.

277 Lt Lonsdale St  
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Kinfolk is a social enterprise café with a unique twist - whilst serving healthy produce and quality espresso, all profits are directed to international and local development projects. At the point of sale customers are invited to choose which of the projects like YGAP's youth leadership project in Ghana or Urban Seed's Credo Café supporting inclusion for Melbourne's homeless and marginalised they want to support.

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## CONCERT

Take time off your desk and listen to the Herning Boys Choir from Denmark at the St Paul's Cathedral.

Corner Flinders and Swanston streets  
October 15, 1.00pm, 9653 4333  
[www.stpaulscathedral.org.au](http://www.stpaulscathedral.org.au)



## NURSERY DESIGN

Get tips from interior designer Lauren Macer on how to create a beautifully styled nursery or kids room.

CAE, Lvl 2, 253 Flinders Ln  
October 11, 10am - 3.30pm  
9652 0611; [www.cae.edu.au](http://www.cae.edu.au)



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Visit Oscar Hunt in Hardware Lane to discover the fascinating craft that is made-to-measure suiting.



# NEW SPIN ON OLD-WORLD TAILORING

Melbourne is no stranger to hidden gems in lane-ways, forming the intricate vessels that negotiate the heart of our vibrant CBD. It's a perennial Melburnian tradition. From long-forgotten markets of the 18th century, to cloth suppliers of the city's famed rag trade, Hardware Lane has been integral to Melbourne's development through the decades. It's only fitting that it should house the new showroom of Oscar Hunt Tailors – custom-made suit makers who give an edge to an old craft – and another welcome addition to the city's fabric.

It was the dream of founder and general manager, Chris Edwards, to make premium suiting available to the average Australian male. "I wanted to offer that wonderfully old-world service of made-to-measure tailoring at an accessible price point", Mr Edwards said. "It's our aim to make

every suit purchasing experience a truly remarkable one". Mr Edwards typifies the Oscar Hunt male: Nine-to-five, three-piece suit during the week; a relaxed silhouette at weekends. It's this fusion by which this country has come to be known, something that is uniquely Australian, but makes for an interesting mix to the uninitiated.

The same could be said of Oscar Lake, the aptly-named head tailor of Oscar Hunt. Having learned the craft as a bespoke tailor at Hemden Shirtmakers and Tailors, Mr Lake transitioned to made-to-measure tailoring in order to reflect the current suiting trend. "I noticed the difficulties in operating as a bespoke tailor in Australia and realised the future of suiting is in the high quality and more affordable made-to-measure." And it wasn't just this that inspired him. Mr Lake says, "You can't replicate the confidence of

a client wearing a garment that's tailored to every aspect of their body and to their style. Not often does anyone get exactly what they want, so it's a special feeling."

Oscar Hunt has a broad appeal: From older gentlemen who have a long-founded appreciation for quality tailoring to younger men who wish to step up their style and gain access to the custom-made experience. From initial appointment to the final product, a tailored suit takes six weeks to produce, and starts from \$845, depending on the fabric used and the desired construction.

Oscar Hunt is located at Level 3, 43 Hardware Lane, Melbourne; for appointments call their showroom on **0499 000 011** and discover the fascinating craft that is made-to-measure suiting.





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## AFTER WORK

# THE BURGER REVOLUTION

**Burgerspondent: James Neeson**

Burgers have become quite the fashionable food choice in recent years.

Take a walk down Swanston, Bourke or Collins streets and the burger choices are no longer limited to a bloke named Jack or a pair of golden arches.

In this month's *CBD News* we will take a look at some of the famous and not-so-famous burgers gracing the streets of the CBD with our exclusive "burgerspondent" James Neeson.

First off, the chain that started the whole burgvolution: Grill'd.

Grill'd has a wide range of beef, chicken, lamb and vegetarian burgers, which always deliver a taste sensation time after time. The all-time favourite has to be the Mighty Melbourne: their delicious and always juicy beef patty, egg, bacon, beetroot, melted on cheese, herbed mayo and salad, you're always going to have a good time with this burger. Add this with their incredible herbed chips and it's a guaranteed winner.

With three locations across the CBD, the excuses not to try Grill'd should be zero.

Next is Mr Burger, which shot to fame with the food truck craze and now has two stores in the CBD. With four burgers on offer the menu is brilliantly simple. The pick has to be the Mr Burger itself. Combining standard burger ingredients of beef, cheese, salads, onion, pickle and a winning sauce trifecta of mustard, mayo and tomato sauce all wrapped between the tender warmth of a soft bun, it's hard not to go back for more.

I was particularly excited to try our third contestant after hearing so much. Unfortunately, I felt Huxtaburger did not live up to the reputation. Combining almost the same ingredients as the Mr Burger, the Huxtaburger, whilst tasting nice, had a harsh and aggressive patty which, combined with a satisfactory bun, at best made for an average dining experience.



*Looks like that's a big thumbs up from the burgerspondent James Neeson.*

The fourth tested has to be the pick of the lot. Captain Melville's is a little CBD gem. Whilst offering restaurant style dining it provides one of the best CBD burger experiences. The Captain Burger combines a delicious wayu beef patty with bacon, egg, cheese and pickles all sandwiched between the loving care of their deliciously soft bun. This

is served with fries to create an out-of-the-ballpark winner. If you're after a bargain they also have an awesome lunchtime special between 12-3pm on weekdays. For \$15 you get the flavour explosive cheeseburger served on their incredible bun, a heap of French fries and a pot of Boag's. Absolutely unreal value and too good to pass up!

## HIGHLIGHTS



### BEGINNER'S SALSA

Book your spot, come and learn how to dance. No experience or partner required.

**600 Little Collins St**  
**6pm every Wednesday and Thursday**  
**[www.thesalsafoundation.com.au](http://www.thesalsafoundation.com.au)**  
**For class bookings SMS 0400 933 285**



### MELBOURNE FESTIVAL

Seventeen days of music, theatre, film, dance and art events.

**October 10 - 26**  
**9662 4242**  
**[www.melbournefestival.com.au](http://www.melbournefestival.com.au)**



### TAKE A SELFIE

Take your photo with Wings - street artist Colette Miller new installation.

**113-149 Exhibition St**  
**Until October 15, all day**  
**9095 0514,**  
**[www.southerncrosslane.com.au](http://www.southerncrosslane.com.au)**



### LET'S TANGO

Get out your dancing shoes for an introduction to the art and world of the tango.

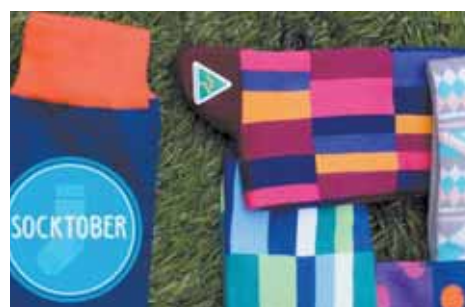
**City Library, 253 Flinders Lane**  
**October 8, 6pm - 7.30pm**  
**9658 9500 for bookings**



### SWAN LAKE

Be dazzled with the powerful and original interpretation of Tchaikovsky's Swan Lake.

**Regent Theatre, 191-197 Collins St**  
**October 16 - 27, 8pm - 10.30 pm**  
**1300 111 011**  
**[ticketmaster.com.au](http://ticketmaster.com.au)**



### SOCKTAIL PARTY

Enjoy a night of neo-soul, folk and reggae grooves.

**Shebeen Band Room, 36 Manchester Lane**  
**October 1, 7pm - 11.30pm**  
**0422 030 616**  
**[kate@sparkinternational.org](mailto:kate@sparkinternational.org)**



# POST-RACES VENUES

Every year around the first week of November as the Spring Racing Carnival hits fever pitch, tens of thousands of Melburnians flock to Flemington to soak up the atmosphere of one the country's finest sporting festivals.

Remarkably, despite seven-hour days socialising in the sun, many look to continue the party well into the evening after leaving the race track. And thankfully you're never short on options with plenty of Melbourne's bars, pubs, and clubs, providing the perfect atmosphere to unwind or re-energise. So where do we recommend you head post races:

## Transport Public Bar, Fed Square

Transport always has a vibrant atmosphere after sporting events and has large outdoor areas where you can enjoy a meal from the kitchen with a cocktail!

## Melbourne Public, South Wharf

A short stroll from Southern Cross Station, Melbourne Public is the perfect place to unwind, serving up delicious meals in a relaxed environment!

## Pawn & Co., South Yarra

If you're looking for a place to party on after the races head upstairs on Chapel St to Pawn & Co. where there's always bangin' music and a good times vibe!

## Royal Melbourne Hotel, CBD

If you're heading back to city post races then the Royal Melbourne Hotel is a great spot to head, with a kitchen serving up all your pub favourites and a lively atmosphere!

## Hoo Haa, Windsor

This great bar on Chapel St is the perfect place to grab some dinner before hitting the dancefloor, which is always a fun night out!



## SHIRAZ HEAVEN WINE TASTING EVENT

What happens when two perfect settings collide? You enjoy one of the best wine lunches you've ever had.

Heathcote wines originate in a unique micro-climate setting which produces shiraz styles with power, elegance, and a voluptuous fruit flavour. On Sunday, October 26, from 1pm, you can enjoy glass after glass (11 in all!) of these critically-acclaimed wines in the setting of a modern and charming Australian pub, The Leveson Hotel.

How about a glass of Peregrine Ridge Sparkling Shiraz NV or 2007 Barnadown Run Sparkling Shiraz upon arrival!

Whether you are a wine connoisseur or just starting out, meet likeminded people for a fantastic day. Host Martin Peston will share his infectious love for wine with great stories and an overall experience you will not forget!

Extraordinary tastes throughout your day from the food to the wine to the atmosphere!

Seating limited so reserve today!  
Discount price: Only \$99 per person  
To book [www.winetastingevents.com.au](http://www.winetastingevents.com.au)

Find Melbourne's Nightlife Online!  
[www.wheretotnight.com](http://www.wheretotnight.com)



## SPRING CARNIVAL EVENTS NOT TO BE MISSED



## SPICE MARKET

Join Spice Market for the hottest Spring Racing After-Parties each race day! Express Shuttle from Flemington each race day.

Beane Lane, November 1-8,  
9660 3777, [www.spicemarket.net.au/](http://www.spicemarket.net.au/)  
[drink@spicemarket.net.au](mailto:drink@spicemarket.net.au)



## BELLS HOTEL

Party and watch the Races on the rooftop with sweeping views of Melbourne. Five different food and drink packages available.  
157 Moray St, South Melbourne  
November 1-8, 9690 4511  
[www.bellshotel.com.au](http://www.bellshotel.com.au),  
[events@bellshotel.com.au](mailto:events@bellshotel.com.au)



## THE DECK

Live entertainment every day, races live on the big screen. Special Racing cocktail jug specials \$25. After-party packages available.

Lvl 2, Waterside Hotel, 508 Flinders St  
November 1-8, 9629 1350  
[www.deckmercantileplace.com.au](http://www.deckmercantileplace.com.au)



## WORLD BAR

Celebrate Melbourne Cup Day and Oaks Day with a 3-course meal and a glass of Mumm on arrival. Catch the races on 5 screens.  
Shop 4, Building 2, Riverside Qy, Southbank, November 4-6, 9690 6999  
\$70 per person,  
[www.worldrestaurantbar.com.au](http://www.worldrestaurantbar.com.au)



## BOAT BUILDERS YARD

Come and celebrate the Cup in our recreation of the Birdcage's Mumm Marquee! \$100 per person, fully catered, plenty of screens, entertainment & sweeps.

23 South Wharf Promenade  
November 4, 9686 5088  
[www.theboatbuildersyard.com](http://www.theboatbuildersyard.com)



## THE LEVESON

Oaks and Cup Day: Open for lunch and dinner, music after last race.  
Derby Day And Stakes Day: After Parties, \$10 shuttle bus available.  
46 Leveson St, North Melbourne  
November 1-8, 9328 1109  
[www.theleveson.com](http://www.theleveson.com)



# GODS, MYTHS AND MORTALS

The Hellenic Museum plays host to a priceless collection of treasures from the renowned Benaki Museum, Athens.



The old mint building in William St which the venue for the Hellenic Museum.

The collaboration between the Hellenic Museum and the Benaki Museum brings 8000 years of Greek civilisation to Melbourne.

The collection includes Neolithic pottery, Cycladic statues, Minoan figurines, Mycenaean jewelry, Hellenistic sculptures, Byzantine icons and manuscripts, post Byzantine secular art and costumes and neo-Hellenic art and weaponry, including ornate swords and pistols belonging to Greek revolutionary heroes Kolokotronis and Mavromichalis.

These antiquities showcase the developments of history, when dynasties reigned, kings conquered, and cities fell. Through exploring the cultures and technologies of the past, visitors are provided the opportunity to immerse themselves in history while gaining new perspectives on today.

In addition to the vast collection of Greek antiquities, the partnership also includes access to the Benaki's collections of Coptic, Chinese, Indian, and African works, as well as one of the world's most significant Islamic art collections.

These collections allow visitors to experience the histories that inform the makeup of



Part of the collection.

society today. Special events around the collections further establish dialogue between contemporary Melbourne and ancient cultures, in exploration of Australia's diverse cultural identity and makeup.

The partnership also provides students with access to Benaki's extensive education resources, offering an invaluable tool for schools and universities.

**Hellenic Museum**  
280 William St  
8615 9016

## HIGHLIGHTS



### ETHICAL DESIGNS

Browse an ethical market that showcases Australian designers, makers and artists.

**The Little Sparrow market, Free entry**  
The Atrium, Federation Square  
October 26, 10am - 5pm  
[www.littlesparrowmarket.com](http://www.littlesparrowmarket.com)



### AROMAS OF INDIA

Enjoy a fiesta of flavours and aromas of South Indian cuisines.

**Federation Square**  
October 18, 11am - 9pm  
[www.fedsquare.com/events/south-indian-food-festival/](http://www.fedsquare.com/events/south-indian-food-festival/)



### FOOD FESTIVAL

Experience the best cuisine from Malaysia and enjoy authentic cultural entertainment.

**Queen Victoria Market**  
October 12, 9am - 4pm  
[www.facebook.com/events/693078370780021/](http://www.facebook.com/events/693078370780021/)



### FILM FESTIVAL

Festival director Elysia Zeccola-Hill has curated a wide selection of top-notch films from Italy for local fans.

**Kino Cinemas, 45 Collins St**  
Until October 10  
9817 6421; [www.italianfilmfestival.com.au](http://www.italianfilmfestival.com.au)



### LAUGHTER CLUB

Join in this free laughter session and experience the benefits of a good chuckle.

**Swanston St Forecourt**  
First and third Sunday of every month,  
11am - 11.30am  
[www.laughterclubsvic.org](http://www.laughterclubsvic.org)



### AMAZING RACE

Take part in the ultimate urban adventure race and support the Royal Children's Hospital Foundation.

**113 Queen St**  
October 25, 10.00am - 3.30pm  
[www.greatamazingrace.com.au](http://www.greatamazingrace.com.au)

Raise a stein, throw another shrimp on the barbie and experience Melbourne's newest waterside precinct dressed in your best dirndl or lederhosen outfit as South Wharf Promenade celebrates Australian and German cuisine with its inaugural Oktoberfest Festival on Saturday, October 4.



# SOUTH WHARF OKTOBERFEST

Join ambassadors Byron Finnerty from MasterChef, and Brodie Harper from Postcards on the promenade and experience a leisurely German-themed family day – or a buzzing night out with friends – as Oktoberfest Festival unites lovers of food, fun and culture on the banks of Melbourne's Yarra River.

Timed to coincide with the final weekend of the iconic German Oktoberfest, South Wharf Promenade's Oktoberfest Festival will include activities by each of the venues housed in the lovingly restored cargo sheds of the promenade, as they embrace the look and feel of a bustling Munich village.

"No other precinct in Melbourne offers Oktoberfest as a precinct-wide festival with multiple venues and such a wide array of offerings," South Wharf Promenade centre manager Michael Quinn said.

"The Oktoberfest Festival is designed to appeal to everyone. We are offering a wide range of food and drinks and festival highlights include plenty of free

entertainment for kids, including face painters, balloon artists, caricaturist and an Oom-pah band, and for adults there'll be keg tapping, German slap dancers, acoustic performers and DJs."

And for those who like to dress-up, head to the festival wearing a German dirndl or lederhosen outfit for your chance to win a \$1000 voucher from Munich Brauhaus, plus a night's accommodation at the Hilton South Wharf.

South Wharf Promenade's carefully curated tenancy list celebrates the old and new faces of Melbourne's dining landscape to ensure a mouth-watering culinary experience and one of the most beautiful waterside views of Melbourne. Each venue is joining the festival, serving food and drinks – with a German twist – throughout the day.

The precincts newest venue Munich Brauhaus will perform a traditional Bavarian bierhaus keg tapping on the main stage in the Bier Garden Marquee at 2.30pm. The venue offers a classic Bavarian menu

and serves a range of award-winning beers including Fürstenburg Premium Pils, which is exclusive to Munich Brauhaus.

The General Assembly will offer a one-off small batch brew from Melbourne's own Matilda Bay Brewing Company and other Australian craft beers from the Matilda Bay range.

Melbourne Public will celebrate with a barbecue offering an "Aussie Dog" (sausage and sauce) and a "German Dog" (bratwurst and sauerkraut), while Meat Market will service a pop-up bar in the Bier Garden Marquee. Newcomer West Village NYC will provide buckets of Heineken or Budweiser beer (4 bottles per bucket) for \$20.

German and Aussie beers, as well as a Texas Smoker will be on offer in the workshop and on the promenade at Gasolina – as well as burgers, ribs, brisket, and sausages. Gasolina will also showcase a BMW M4 car and a BMW Motorrad bike onsite in the workshop.

Opened in 2012, South Wharf Promenade is located on the South Bank of the Yarra

River, near DFO South Wharf, Melbourne Convention and Exhibition Centre and the Hilton South Wharf. Other venues in the precinct include Common Man, Charlie Lovett, Bangpop, Aerial, Akachochin, Bohemian, The Cargo Hall, Chihuahua Bar, Citizen Café & Bar, Plus 5, Showtime Events and West Village NYC.

"Few precincts in the world can boast a world-class convention centre, a 5-star hotel, a quality retail centre, a National Trust treasure like the Polly Woodside and some of Melbourne's best bars and restaurants," Mr Quinn said. "It's great we can all get together and experience the taste of a Munich village here at South Wharf Promenade."

Full festival details at [www.southwharfpromenade.com.au](http://www.southwharfpromenade.com.au) or phone 9099 1111 or sign-up to South Wharf Promenade's [www.facebook.com/southwharfpromenade](https://www.facebook.com/southwharfpromenade); [twitter.com/swpromenade](https://twitter.com/swpromenade) and [instagram.com/swpromenade](https://www.instagram.com/swpromenade) #OktoberfestSWP to find out more.

## HIGHLIGHTS



### MARATHON

Get your joggers to run, jog, or walk your way through the streets of Melbourne and finish on the hallowed turf of the MCG.

Start at River Terrace  
October 12, from 7am  
[www.melbournemarathon.com.au](http://www.melbournemarathon.com.au)



### GREEN WORKSHOP

Grow your own veggie patch in a very limited space and with little sunshine in the city.

Multicultural Hub, 506 Elizabeth St  
September 27 to October 18,  
Saturday: 10.30am – 12.30pm  
9092 1500; [kaura@ames.net.au](mailto:kaura@ames.net.au)

## FASHION ON THE STREETS



### JAN KELLY, 55

#### LOCATION

City Square.

#### WHAT ARE YOU WEARING

Pink lace dress, coat and shoes from Kuala Lumpur.

#### WHAT BRINGS YOU TO THE CITY

To see some fashion and the ad for my business at MSFW.

#### WHERE ARE YOU FROM

Sydney.

#### WHAT DO YOU DO

Co-founder of Recaptured Beauty.

#### FAVOURITE CLOTHING ITEM

Anything pink, especially cyclamen.

#### WHAT MAKES A GOOD OUTFIT

The fit, style and co-ordination.

#### WHAT IS TRENDING

What suits and looks good for one's age.



### ORNELLA ASSIE, 20

#### LOCATION

City Square

#### WHAT ARE YOU WEARING

ASOS – three pieces: dress, vest, coat. Vintage boots.

#### WHAT BRINGS YOU TO THE CITY

Free event in the city square for MSFW.

#### WHERE ARE YOU FROM

France.

#### WHAT DO YOU DO

Studying English at the moment. Fashion design at RMIT next year.

#### FAVOURITE CLOTHING ITEM

A dress, preferably long.

#### WHAT MAKES A GOOD OUTFIT

Originality.

#### WHAT IS TRENDING

Hippy/vintage, personal taste, minimalism.



### SARAH TRELEAVEN, 23

#### LOCATION

Collins St.

#### WHAT ARE YOU WEARING

Gorman pants. MELKO - Made in Brazil top. Guess jacket and Brazilian boots.

#### WHAT BRINGS YOU TO THE CITY

To catch up with a friend and visit some galleries.

#### WHERE ARE YOU FROM

St Kilda.

#### WHAT DO YOU DO

Photographer.

#### FAVOURITE CLOTHING ITEM

A maxi dress.

#### WHAT MAKES A GOOD OUTFIT

If you dress to suit your shape you can pull anything off.

#### WHAT IS TRENDING

Courtney Love Style.



Make a statement with a jockey-style cap at the races.

# Fashion on the track

Spring is in the air and it's time to get ready for the racing carnival.

Melbourne has a unique love of racing fashion, to the point where international tourists wonder why on earth anyone would have a public holiday to celebrate a race.

To some, it's all about the hats. Others prefer to focus on their dresses.

Louise McDonald, a celebrated Melbourne milliner, says that there are three key new millinery styles this season.

They consist of the jockey cap, turban-like styles and a structured visor shape (that has the added bonus of offering some sun protection!).

Louise works on fashion and costume headwear designs from her studio in the CBD, and also creates fashion hats to go with Hugo Boss women's wear. Her website ([www.millinery.com.au](http://www.millinery.com.au)) showcases her beautiful designs and is abundant with helpful race wear tips.

She believes the hat or fascinator should always be purchased before the dress, but concedes that as a milliner she is probably biased.

But ... "If you're buying off the rack (rather than from a milliner), it is better to buy the hat first because there are more dress options to choose from than hats," she said.

If you do buy a hat in advance, figure out the best way to style it and take a selfie to refer back to. This makes it easier to remember how you did it on race day!

Some key colours we can expect to see this season include: navy, tangerine, white, black, pale blue, salmon, and hues of purple and lavender. For a twist consider floral, tropical or animal prints.

Dresses have taken a more contemporary look, with tailored lines and hems sitting just below the knee.

Accessories are best added last to a racing outfit. A demure outfit can become dazzling

with a bit of bling or colour – for example, colourful and oversized sunglasses were a feature at the David Jones Spring Runway.

On the other hand, outrageous fascinators and crazy print dresses probably deserve more understated jewellery.

Louise's top tips for a fun day at the races included wearing shoes that are worn in – it can make a big difference between having fun and hobbling home in agony.

"Don't suffer for fashion," she recommended.

But perhaps the most important tip: don't forget the sunscreen!



Add some pizzazz with strong and bright colours.



#### Laura Timberlake

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

Health & Wellbeing



# Ankle sprains and strains

With footy and netball finals heating up, Fiona has written Viva's blog this month on ankle sprains as they seem to be flavour of the month.

Amongst the physios at Viva, it is universally agreed that the common opinion of sprains being simple can't be further from the truth. It's true that in a simple sprain, or your first ever sprain, the ligaments are usually the main injured structure. However, things become complicated if you've experienced a

previous sprain (even years ago as the body is unable to regenerate ligaments) or the injury is unusual in force or direction.

The consensus on ankle sprains is correct diagnosis - this is the key to best management. Fractures, cartilage injuries and tendinosis commonly co-exist with a simple rolled ankle so your physio can best recommend if an x-ray, MRI or CT is useful in addition to standard management. Two weeks in a moon boot for a small fracture may mean you're back playing in a timely six weeks rather than it dragging on for a frustrating nine. Read [www.vivaphysiotherapy.com/ankle-injury-need-know/](http://www.vivaphysiotherapy.com/ankle-injury-need-know/) for more info.

## Laugh your way to being healthy

As a physio, I often think that sport and exercise is synonymous with health, but we sometimes forget that the easiest ways of improving your wellbeing is to simply laugh!

Meeting on the 1st and 3rd Sunday of each month in Federation Square, the Laughter Club Victoria runs 30-minute sessions where you do just that - spending time laughing!

The Laughter Club encourages us to think of laughing as a form of exercise which resonates when you read the Oxford Dictionary's definition of the verb "to laugh": To make the spontaneous sounds and movements of the face and body that are instinctive impressions of lively amusement...

If you're wondering what's on offer, the Laughter Club tells you not to expect jokes or comedy, but a systematic activity approach that guarantees fun and success to all! And the best thing is Melburnians can laugh all the way to the end of the year with sessions continuing to December 2014.

Federation Square, 11-11.30am, 1st and 3rd Sunday of each month. See [www.laughterclubsvic.org](http://www.laughterclubsvic.org) for further details.

## Reel Health Film Festival

If you're looking for a different take on health without having to dust off the Reeboks, the Reel Health International Short Film Festival is taking place on October 21 and 22 in the city.

Monash Health, Victoria's largest public health service, is giving film makers the opportunity to win a share of \$10,000 in prize money by exploring the role of health and create discussion around the health industry and individuals in 15-minute films.

Film makers have been set five categories including "Get Well Soon", "The Journey", "Your Voice", "Behind the Scenes" and "Mental Health", where each category defines a different perspective from the patient or health care professional themselves, the broader impact on the community or even a platform for a more general opinion on the health care industry.

So for little more than the cost of a Zumba class (\$30 full fare, \$20 concession), you can get on board with our very own international film festival. Films are showing at both the Kino Cinema in Collins St and the Capitol Theatre in Swanson Street.

[www.reelhealthfilm.com](http://www.reelhealthfilm.com)



**Kathryn Anderson**  
The principal of Viva Physiotherapy, Flinders Lane. Ph: 9663 2043 [www.vivaphysiotherapy.com](http://www.vivaphysiotherapy.com)

Pet's Corner

# Bam-Bam likes to get out

By Chloe Strahan

Bam-Bam and her owner Jeff enjoy walks together around the CBD.

"Bam-Bam is very friendly. She is my daughter's dog. She is fully grown now, and will be turning two this October," Jeff explained.

This toy-sized Pomeranian-cross is chirpy, affectionate and loves the attention of all people.

Bam-Bam loves walks through Flagstaff Gardens around the corner from their apartment. "We live in an apartment in Jeffcott St nearby," Jeff said. "We also walk her through the city and around Docklands."

While Jeff is enjoying his holidays, Bam-Bam is not missing any opportunity to spend time outdoors with her owner.

"She drives us crazy inside. As soon as you

get dressed she grabs the leash and waits for you. She always thinks she is going for a walk."

Jeff has a passion for photography, and loves to take photos around the city. He is particularly interested in sports photography, and has recently taken photos for local RC (remote control) car events.

"The city is great for walking and taking photos, especially in summer when the weather is nice," said Jeff.

You can view some of Jeff's photographs at his Facebook page, "Jeff's Digital Photography".

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[www.baysidemobilevet.com.au](http://www.baysidemobilevet.com.au)



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## Letters to the Editor



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

## Thrilled

I'm thrilled at having a CBD newspaper. I have lived in the CBD for 20 years, seen it through good and bad changes, and now, through your newspaper, feel more connected to those who live and work here. Finally a way we can talk to each other about what we care about and what is going on.

I love living in the CBD, and feel a stronger sense of community spirit here than when I used to live in the suburbs. When I leave my house, I always see numerous people I know – residents and business owners. Everything is close and the vibrancy of the city is great.

But there is much to be concerned about as well.

Your article on overshadowing and council's apparent support of overshadowing was very timely. Council needs to understand that whole areas of the CBD are now under serious threat from large building development. But the real problem is the Minister for Planning's powers and willingness to use them, to approve inappropriate and insensitive large buildings throughout the CBD.

It was interesting to see in the September issue of CBD News, how many areas (e.g. Guildford Lane) are concerned about this worrying trend of large buildings and overshadowing. I live in the Hardware Precinct, supposed to be one of Melbourne's iconic areas. But a 48-storey building on Lonsdale St, which will grossly overshadow the precinct in winter, when we most need the sunlight, has just been OK'd by council and is odds on to be approved by the Planning Minister.

If we don't attend to this, Melbourne will end up as a dark, windy city from which diners, shoppers and residents will desert in droves.

Now is the time for action and I hope the CBD News can support residents and business owners in the emerging campaign to protect the iconic areas of Melbourne's CBD from overdevelopment.

Thanks.  
 Fiona McLeod

## Reimagine

Reimagine. So what happened? Where is the imagination? These are the questions being asked by the bewildered "resident 3000" who watched the gaping hole between Little Bourke and Lonsdale, and Swanston and Elizabeth streets being transformed into The Emporium.

We'd read about New York-style boutiques with their cutting edge architecture combining art and fashion presenting the customer with a shopping experience.



Donelle Paterson asks what happened to the reimagining?

Heard, if not experienced, Galeria in Milan and Bon Marché in Paris and now coming to Melbourne our own sensational shopping haven. So why did we finish up with a suburban shopping mall with no wow factor, no spectacular iconic architecture, just a suburban mall, plonked in our backyard?

Thinking about how we plan our cities, how we relate to our cities and how we live in our cities is not new to Melbourne. Many of us have attended excellent lectures by Professor Rob Adams on these subjects.

This week the Wheeler Centre presents Architecture in the City: Creating a city with meaning, with a panel of leading Melbourne architects.

Melbourne University will host - An International Conference to explore approaches to preservation of urban built heritage, with a focus on Melbourne from September 29 to October 2.

It is not enough to simply save the facade of heritage buildings, the integrity of the interiors is just as important.

H & M ruined all sense of the historic GPO interior when they took over the building. The GPO was a wonderful shopping experience. It felt good to shop there. So why, when they built the mall, did they not think about how people like to shop? Why is there no sensational feeling? And why can't you find the down escalators in this dysfunctional layout? What this disappointing, soulless mall has created is a good reason to shop online.

Donelle Paterson  
 Resident 3000

## Let there be light

Thank you for highlighting the overshadowing issues on the State Library forecourt. The State Library forecourt is an important urban space within the Central Business District.

It is one of only three similar urban places in Melbourne's CBD. The two other public open spaces include the City Square and the Sun Corp forecourt. Unfortunately, access to the Sun Corp forecourt is now off limits and this places additional importance on the City Square and the State Library forecourt.

These public open urban spaces provide a welcome reprieve to the urban environment of glass, steel and asphalt. In New York, the recently-completed Highline Project demonstrates the opportunities that come

with providing open space, nature and access to light to a densely built urban environment.

Open space with access to light needs to be an integral part of any city and it cannot be taken for granted. Each of these public open spaces in Melbourne's CBD provides office workers with access to light and air – a pleasant change from artificially lit and air-conditioned spaces they occupy for most of their day.

Take a walk along our north south laneways at lunchtime and you will observe many office employees congregating along their length to receive their daily dose of Vitamin D and renewed energy.

This is an important issue as we will see more high-rise buildings being built in and around Melbourne's CBD. The consequences of limiting public access to light means that these valuable public spaces are compromised.

Once built, there is no simple remedy to reintroduce daylight back into the city. Much of the debate around access to daylight has centered on urban design issues, investment, and population growth, and these issues are of course important.

However, I believe the real issues are the public health and well being of occupants in many of Melbourne's city buildings. The State Library of Victoria is a generous building – its forecourt is an opportunity for people from all walks of life to enjoy the simple things we can easily take for granted.

Let's not forget our desire for warm sunlight on our bodies, fresh air and just being able to lie on the grass and enjoy blue skies.

Antony Di Mase  
 Architect

## Applause

Well done with CBD News.

I hope it become a BIG winner for you. So needed.

Michael Wilkinson

## Thank you

Thank you kindly for the mention in September edition "Highlights". Each week I've had a couple of ladies call through after work.

Greatly appreciated,  
 Caroline Guidi

## Owners Corporation Law

## Enforcing rules and achieving compliance

Owners' corporations and committees have enough on their plate in maintaining common property and attending to the financial management of the building without getting involved in matters where owners and occupiers are breaching the rules of the owners corporation.

However, adopting a rigorous grievance process will at least ensure that only the most serious disputes will be unresolved and later ventilated at VCAT.

When advising owners' corporations on these matters, if the offending involves a tenant or occupier of the unit, I advise owners' corporations to issue a breach notice against both the owner and the tenant/occupier. Often, the owner (being a landlord) will have little or no idea that their tenant is causing grief to other residents within the building.

Most rules available to the owners' corporation will use wording such as: "A lot owner or occupier must not, or must not cause to permit ..." which gives an owners' corporation the discretion to take enforcement action against either or both the owner and the tenant/occupier.

By issuing a breach notice to both parties, and offering to meet with the parties in a meeting with the grievance committee, it is usually the case that the owner will step in and regularise the matter before the meeting, either by taking steps to evict the tenant or making sufficient reparations.

There ought to be no place for warning letters or "quiet words" by the building manager in enforcing the rules of the owners' corporation. Either there has been a breach or there has not. If the offending party can be positively identified, the owners' corporation should always issue a breach notice, otherwise the offending party might conclude there are no consequences.

Other owners and residents have the right to live in their units and to traverse the common property without suffering acts of nuisance from other owners and residents. There ought to be no second chances given. Rules should be seen by all residents as no more than minimum community standards.

True enough, a person issued with a breach notice does not have to participate in or attend a grievance committee meeting, however if they breach the rules again, then a final breach notice ought to be issued straight away. For recidivist offenders, sometimes the only way to enforce compliance is to burden them by taking their time away to attend meetings and tribunal proceedings, and in appropriate circumstances, ensuring that financial penalties in the form of VCAT fines are imposed against them.



**Tom Bacon**  
 is the principal lawyer of  
 Strata Title Lawyers.  
[tom@stratattitlelawyers.com.au](mailto:tom@stratattitlelawyers.com.au)

## Food

# Time for asparagus

Spring has signalled the start of many of my favourite vegetables such as broad beans and artichokes, but you can't go past the humble asparagus.

Widely cultivated for its tender, succulent, edible shoots, this highly-respected vegetable with its extreme labour-intensive processes, once harvested, is highly perishable and thus best to always purchase from a quality supplier.

Local green asparagus is usually available from the Koo Wee Rup area of Victoria from early September until the end of March. Look for asparagus with long, straight, thick dark green glossy spears and tightly closed heads.

To prepare green asparagus, break the bottom one third of the spear and discard the wooden base. Use a flat stainless steel vegetable peeler and peel the bottom two thirds of the spear to remove the external dark green bitter skin. Cook quickly in boiling salted water and refresh in cold iced water; texture should be crispy and crunchy.

My three simple favourites are to dress the asparagus with some quality olive oil, lemon juice, salt flakes, black pepper and freshly shaved parmesan cheese or, to chop and add asparagus to beaten eggs to make an omelette with gruyere cheese, truffle oil and chopped chives. Another great dish for spring is to serve with a soft poached egg, roasted chopped hazelnuts, chervil, chives, dill and a light vinaigrette dressing made with nut oils.

White asparagus is another variety available, although more expensive with its limited supply. Unlike green asparagus, white asparagus is harvested under earth away from sunlight and is best left unpeeled with limited cooking. To prepare white asparagus, simply crack the lower end of the stalk and discard the woody end. Rinse and dry, then toss with a little olive oil and quickly grill. Add to a stir-fry or when very young and fresh, they can be eaten raw; sliced as part of a salad.

At the Queen Victoria Market there are several suppliers that offer asparagus. The B stalls located toward the middle of the market supply quality produce. Stalls 21-25 within the H stall also sell good quality asparagus, however if you take it from regular shoppers, the most premium grade asparagus include the Garden Organics suppliers and the Victoria Market Organics suppliers located in the I shed at stalls 56 and 71-76. Both sell chemical free, certified organic vegetables.



**Teage Ezard**  
Is the chef-owner of  
Ezard and Gingerboy.



## Street Art



This three-colour stencil can be found in a doorway on Duckboard Place.

# Turning Japanese!

From the largest to the smallest piece of street art!

This month the focus (no pun intended) is on Akemi Ito, the artist responsible for this delicate three-colour stencil that is to be found in a doorway on Duckboard Place.

Using Montana 94s – a fast-drying and low pressure paint – sheets of acetate and lots of sharp blades, Akemi created this image, working from the lightest colour (white), then red and pulling it all together with the black detail.

Akemi stresses that she does not "Photoshop" and that each image is individually and lovingly hand drawn "maintaining a journey rather than a destination-orientated process".

Originally from Victoria, Akemi practiced fine art in Adelaide, returning to Melbourne early last year.

Her work is influenced by Japanese culture especially Manga. Akemi cites Kabuki – *The Alchemy* by David Mack in particular.

February saw her challenge herself to draw, cut and put up a-stencil-a-day. She did it – all 28 of them!

An egalitarian approach to art has seen Akemi involved in such activities as Free Art Friday, where the art that was placed in lane ways was free for the taking.

She has also been involved in *Outsiders*, an exhibition organised by nine artists, who made art available to those lucky enough to be early on the night – a case of "first in, best dressed"!

There are many strings to Akemi's bow. She is a published writer, whose books deal with the creative process and social issues eg. domestic violence.

May 2015 will see the publication of a new book dealing with her street art, its process and body of work to date, I can't wait to see it!

Akemi also works in the western suburbs with teenagers from non-typical backgrounds, teaching them stencil skills and educating them in street art – its culture and the philosophy.

As for the future with her stencils, she is looking to go bigger and more complex.

Other lanes where you can catch Akemi's stencils are: Hosier Lane, Higson Lane and Tattersalls Lane.



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

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# Malaysians chose Melbourne for business

Melbourne's CBD continued to out shine other Australian capital cities when we played host last month to 20 of Malaysia's largest and most successful property developers.

The Real Estate and Housing Developers Association of Malaysia (REHDA) chose Melbourne for this year's three-day business mission from September 3 to 5. Seeking development and investment opportunities for its members, REHDA chose Melbourne's CBD as the place to focus on.

Facilitated by the Victorian Government's investment promotion agency, Invest Victoria, the delegates were presented with

a number of Melbourne CBD development sites currently on the market.

Elenberg Fraser, the architect of many new ground-breaking developments, such as Victoria One, Lighthouse and EQ Tower, was on hand to demonstrate the possibilities available under Melbourne's current progressive planning regulations.

Many delegates, such as SP Setia, are familiar with developing in Melbourne's CBD having almost completed their first project, Fulton Lane, located on Franklin St. For many others however it was their first time in Melbourne and the visit proved to be a real eye opener as to the possibilities available.

However, construction in Melbourne's CBD does have its challenges. With its tight laneways, heavy traffic and business interruptions, developers need to explore innovative construction methods.

The Little Hero building, located at 16 Russell St, is a fantastic example of implementing world leading innovative construction techniques to overcome the challenges presented by inner-city development.

By utilising the unitised building techniques, whereby much of the building is constructed off site in a factory, the development was completed in just nine months. Despite the tight laneway access, construction was completed in approximately half the time required for traditional construction methods.

Keen to understand the technology behind this innovative construction technique, the REHDA delegates were taken on a tour of the factory to view this world-class process first hand. It became clear to all in attendance that this technology has the ability to revolutionise construction of tight, inner-city blocks.

The highlight of the tour for many was the cocktail function held in Invest Victoria's large function rooms. Located on level 46 at 55 Collins St, the venue provided the perfect opportunity to showcase Melbourne at night with sweeping views of the CBD skyline. The evening was attended by around 200 of Melbourne's property professionals providing an opportunity to facilitate further bi-lateral trade between the two countries.

The positive feedback and success of the business mission demonstrates that Melbourne, yet again, is the number one destination for attracting foreign capital to develop our great city.



**Andrew Clugston** is a partner in the business advisory and assurance division of Pitcher Partners, Melbourne.

## Councillor Profile

# Meet Melbourne's experimental politician

By Shane Scanlan

Councillor Arron Wood has an amazing CV but it remains to be seen whether "politician" will be added to the list.

His current term as a City of Melbourne councillor is largely an experiment to determine whether or not he is suited to political life.

"I thought I'll dip my toe in the water with a metro council which is supposedly at a more strategic level and see what it's like. And if it's something I like maybe I'll head down that path further, otherwise I'll return to my normal life," he said.

At the half-way point in the four-year term, the jury is out. But he gives the impression that the experience is not pushing him further up the political food chain to Spring St or Canberra.

For starters, he has an obvious problem with honesty and straight talking. He's got way too much of it for his own good.

And he's also in trouble because of pesky principles that become a burden when he is supposed to be playing for the "team".

The laconic, but polished, Cr Wood was elected on the "Team Doyle" ticket and is often obliged to vote accordingly.

"I do find on most things if you put a good argument and argue on its merits then you can get some things across but there are those times when things fall on political lines. And that's the stuff I struggle most with," he said.

Cr Wood came into the Doyle camp before the 2012 almost as a celebrity candidate. As a youth, he came to national prominence for his successes in sustainable waterways programs. He still runs the renowned "Kids Teaching Kids" program.

He had a meteoric rise to stardom winning numerous national awards and ended up

hosting television and radio programs.

In 2001 he was Young Australian of the Year, in 2006 won the United Nations' Individual Award for Outstanding Service to the Environment and in 2007 he won the Prime Minister's Environmentalist of the Year award. He's on numerous boards, works the professional speakers circuit and has a page on Wikipedia.

Growing up in the country and being courted at a young age by the National Party, Cr Wood finds himself in 2014 marooned in a political no-man's-land because of his environmental focus and deep beliefs.



He bemoans the demonisation of environmental issues by today's conservative parties and says he could clearly not work with them.

Even within the relatively moderately flavoured town hall politics Cr Wood struggles at times.

"I've got a lot of respect for Robert (Doyle) as a meeting chairperson, as an advocate for the city and as a mentor for me in terms of how politics works. He's also quite a pragmatic Liberal," Cr Wood said.

"But, at the end of the day, if you have to put me in a box politically, my politics is probably further to the left, it's safe to say."

"What I find most difficult is a loyalty to a person for whom I have a huge amount of respect for but in also finding my own voice in the council."

Cr Wood doesn't describe himself as a left-winger though – more of a business person with a love of nature.

"There are a lot of small 'I' Libs who have a business focus but love the natural environment," he said.

"I've got a far more mainstream view of environmentalism. I think most of the best environmental decisions are also good business decisions and vice versa."

"I think it's a great shame that, for some reason, the environment is heavily politicised because, back in the day, national parks and having a clean beach, etc, all parties agreed on."

Another major factor in whether or not Cr Wood's political career starts and finishes at the City of Melbourne is his health.

At the peak of his "fame", and perhaps because of it, he suffered a serious mental breakdown some years ago and still encounters anxiety and panic attacks.

He uses daily meditation rather than prescription drugs to keep on top of his condition but agrees it is not the best situation to take into an unforgiving political arena.

A recent unexpected loss in the council chamber made him question whether he was cut out for the role.

"What started out as a winning position in the morning was a losing position by the end of the day. You live and learn!" he said.

"Probably everyone went home and forgot all about it. I spent the whole night analysing where it went wrong and why people didn't stand up and want to make a stand."

"I know there are some very good operators who can divorce the emotional aspects for whom 'politics is politics' but for me, if I move a motion, I've got a lot of emotional investment in it."

"That stuff is difficult not to take to heart. Maybe I'll learn that over time. Maybe that's not something I want to learn over time?"

"I understand that compromise is important – that's what a democratic society is all about – but there are certain lines in the sand that I'll draw where my values and what I believe in are going to cut through pretty strongly."



**Next month's Councillor Profile looks at Cr Richard Foster**



# Dr James is ready to serve our city

James Khong has experienced many things during his 73 years, but one of the things he is most enthusiastic about is living in Melbourne's CBD.

Dr Khong has lived at the Queen Victoria Centre for the past decade and has just opened a new medical clinic in nearby Lonsdale St.

But don't be fooled into thinking that he's too old. The medico is lucid, lean and radiates life.

"I practise what I preach," he said. This means good nutrition, meditation and exercise.

And if you think that's just a bunch of well-meaning words, consider this: James's mum Chong Chiew Ying is 100-years-old and is happily living with 100 per cent of her mental faculties in Blackburn.

Dr Khong wants to give. In particular, he wants the CBD to be a healthy place to live and says that his is the only after-hours medical clinic. He says he is always available on call (see his ad in page 7 in this edition of *CBD News*).

He is a western trained medical doctor with an appreciation of the well being benefits of more alternative practices such as massage, yoga and meditation.

He particularly believes that after hours facilities are needed for students and visitors to Melbourne.

Dr Khong came to Melbourne as a boy many years ago from his native Malaysia



Dr James Khong ... a 'gypsy' who's settled in the CBD.

and boarded at Melbourne Grammar before going on to graduate in medicine from Monash University in 1967.

Since then he has had a full career including directing emergency departments at Preston/Northcote, the Austin and Epworth hospitals and general practice at both Phillip Island and South Melbourne.

Never one to stay too long on the same things, he also has a keen interest in the arts and has combined this passion with medical

services to the Australian Ballet and the Victorian College of the Arts.

"I think I've got a bit of gypsy in my genes," he said.

However, he is very settled in the CBD and just loves the buzz.

"It's very lively around here with so many students and restaurants. You can see the whole city changing in front of your eyes," Dr Khong said.

"They say Melbourne is the best city in the world and I totally agree."

And, while he loves the growth, he is very concerned that residential amenity does not appear to be keeping pace with the population growth.

"I'd like to see more open space and public venues for leisure and entertainment," he said.

He said the city needed more pocket parks and small gardens.

"I envisage a little stage where buskers compete in front of the public and the performer with the most public applause is the winner. I'd be happy to donate the first prize!"

And he also suggests gym equipment at tram stops so commuters can do some chin-ups while waiting for their tram.

Dr Khong has an infectious zest for life which, in part, stems from a serious illness 10 years ago which almost killed him.

He says western medicine saved him, but eastern practices sustain him.

While he regularly prescribes drugs to patients, the real prescription, he says, is wisdom and advice about how to live a full and meaningful life.

"While I was recovering from my illness, I had to hang on to something deeper and stronger to survive," he said.

"I consider myself my lucky to be here. My purpose is to now give back what I have learned."



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# WHAT'S ON COMMUNITY CALENDAR

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



**OCTOBER 9**  
**THOUSAND POUND BEND,**  
**361 LT LONSDALE ST**  
**ART FOR ANIMALS**  
 Forever Friends Animal Rescue (FFAR) is hosting its very first art exhibition and auction to raise funds for their rescue and rehoming work with homeless companion animals.



**OCTOBER 27 - NOVEMBER 2**  
**VARIOUS LOCATIONS IN THE CBD**  
**KNOWLEDGE WEEK**  
 The fifth annual Melbourne Knowledge Week (MKW) aims to make knowledge accessible and fun, showcase innovative projects. 9658 8381  
[www.melbourne.vic.gov.au](http://www.melbourne.vic.gov.au)

**SEPTEMBER 26 - NOVEMBER 16**  
**PRINCESS THEATRE**  
**ONCE**  
 Winner of eight Tony Awards, including best musical, Once is an original Broadway experience based on the much-loved Oscar-winning film.

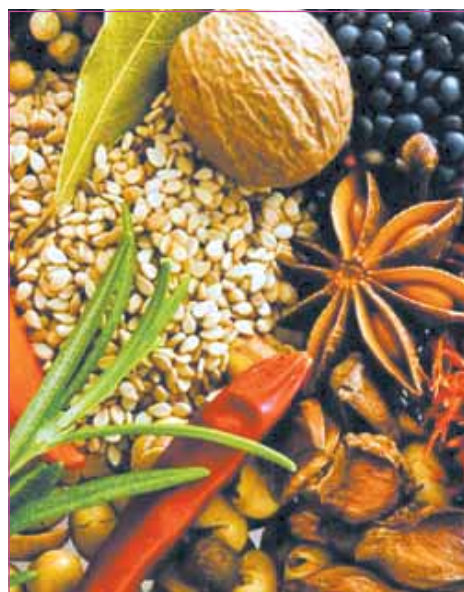


**SEPTEMBER 18 - OCTOBER 21**  
**WWW.SIGNAL.NET.AU**  
**SIGNAL SCREEN**  
 A series of screen-based commissions created by five talented young artists. Screenings commence after dark. Bookings are essential.



**OCTOBER 10 - 26**  
**VARIOUS VENUES AROUND FED SQUARE**  
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[www.melbournefestival.com.au](http://www.melbournefestival.com.au)

**FLAGSHIP VENUE:**  
**QUEEN VICTORIA MARKET.**  
**OPENING NIGHT: NOVEMBER 14**  
**2014 MELBOURNE MUSIC WEEK**  
 Melbourne Music Week (MMW) is back for its fifth year with a bigger than ever program of daytime and night time events crossing music, art, film and design. Featuring 250 local and international artists, 110 events and 40 locations.  
 Tickets are available from Dash Tickets via [www.melbourne.vic.gov.au/mmw](http://www.melbourne.vic.gov.au/mmw)  
 The full MMW 2014 program will be released on October 8.



**OCTOBER 25, 12PM - 9.45PM**  
**FEDERATION SQUARE**  
**FESTIVAL OF LIGHTS**  
 Experience the charms of Indian culture at the Diwali Festival of Light. With diverse stalls and activities exploring the different traditions, cuisines and crafts of India.  
[www.celebrateindia.org.au](http://www.celebrateindia.org.au)



**FIRST THURSDAY OF THE MONTH, 10AM**  
**MELBOURNE SUNRISE PROBUS CLUB**  
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**Joan on [rksalesaustptyltd@bigpond.com](mailto:rksalesaustptyltd@bigpond.com)**

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## PRAYER TIMES

<p><b>CHABAD OF MELBOURNE CBD</b>                  Suite 301, 343 Lt Collins St                  9525-9929                  Chabad of Melbourne CBD hosts regular lunchtime lecture series on various topics.</p>	<p><b>HILLSONG CITY YOUTH</b>                  Krimper Cafe, 20 Guildford Lane, Melbourne                  Every Friday 7pm-9pm</p>	<p>Filipino Community Mass: Second Sunday of the month at 2.30pm                  Indonesian Community Mass: Third Sunday of the month at 2.30pm</p>
<p><b>CITY ON A HILL</b>                  Sundays at 9am, 10.30am and 6pm.                  Hoyts Cinemas, Melbourne Central                  Collins Street Baptist Church                  174 Collins St                  9650 1180   <a href="http://www.csbc.org.au">www.csbc.org.au</a>                  Sundays services: 10.30am and 5.00pm</p>	<p><b>HOLY CROSS ORTHODOX MISSION</b>                  261/265 Spring St                  9639 0260   <a href="http://australianorthodox.org">http://australianorthodox.org</a></p>	<p><b>ST PAUL'S CATHEDRAL</b>                  Cnr Flinders and Swanston Streets                  9653 4333                  Sundays: 8.00am, 9.00am, 10.30am, 6.00pm (Choral Evensong)</p>
	<p><b>SCOTS' CHURCH</b>                  156, Collins St                  9650 9903   <a href="http://www.scotschurch.com">www.scotschurch.com</a>                  Sundays                  10:30 am (Indonesian), 11:00 am (Traditional) and 5:00 pm (Contemporary)</p>	<p><b>WESLEY CHURCH</b>                  148, Lonsdale St                  Weekly 9.15am (Gospel Hall, Cantonese/Mandarin Service), 11.00am, 7.00pm</p>
	<p><b>ST FRANCIS' CHURCH</b>                  326 Lonsdale St   9663 2495                  Sunday: 7.00, 8.00, 9.00, 11.00 am (St Francis' Choir) and 12.30, 1.30, 4.30, 6.00 pm</p>	

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