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# CBD NEWS

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## Questions remain on Swanston St disruption

**Swanston St will be a construction site for an unknown number of years, following the State Government's announcement last month of its preferred Metro Rail route.**

Speaking on April 16, Premier Daniel Andrews, also announced the Government's preference for "shallow tunneling" but couldn't say whether or not this meant a "cut and cover" methodology.

The Metro Rail tunnel will be only 10 metres below the surface. A "cut and cover" approach to tunneling would be significantly more disruptive to Swanston St than tunneling techniques.

Mr Andrews said the specific engineering methodologies and timeframes were yet to be determined. However, he said shallow tunneling would be cheaper for Government and better for commuters.

"In terms of whether it is a 'cut and cover' in a traditional sense, or whether there are other ways in which we can get this done, I'll leave that to the technical experts," he said.

Asked whether or not he agreed with comments that the disruption could be compared with the Berlin Wall, Mr Andrews said: "You've either got a vision for public transport or you run commentary like that."

He said the "heavy duty" planning could now begin because decisions had been made about the alignment and depth.

Mr Andrews apologised in advance to CBD



Premier Daniel Andrews and Transport Minister Jacinta Allan answer questions on the Metro Rail project.

locals for the disruption.

"There will be disruption for extended periods of time. We apologise in advance for the progress we are going to make in delivering on our election commitment and in delivering a world-class public transport system," he said.

The Government considered both Russell St and Elizabeth St alignments but settled on Swanston St.

Transport Minister Jacinta Allan said a shallow tunnel would result in fewer truck movements during construction.

She said "cut and cover" methodologies would be used at the underground stations but said specific details would be released later.

"But along the rest of the route between Melbourne Central and Flinders St, there

will be a shallow tunnel approach. So it's a smaller tunneling machine which will be underground digging away and, at either end of that, will be a big tunnel-boring machine that will be underground doing this work," she said.

Lord Mayor Robert Doyle said he understood that underground tunneling techniques would be used between the two Swanston St stations.

"There's going to be a large City North and a large City South station, so the middle part of Swanston St may not be affected at all. The tunneling may just go underneath Swanston St and trading may not be disrupted," he said.

On the question of compensation, Cr Doyle said it was too early to have the discussion.

"This is early days and the first discussion will be about what we think the disruption will look like," he said.

"And then there'll be a second discussion when you finally get a successful consortium to build the tunnel and, at that point you say to them 'show us the plan that will cause minimum disruption' and, at that point, we can start talking to traders about business continuity and compensation."

Cr Doyle said that, despite the disruption, the project needed to proceed.

"I know it will cause disruption to our city, but we just have to do it," he said.

"We worked with all the traders in Swanston St when we were doing work a few of years ago, so we know them all. We know how to contact them. We know how to talk with them. We know their businesses. And we'll certainly be doing that with the Government through the course of this project, but it's really important that we get on with building the Metro Tunnel."

Mr Andrews said he was grateful the Lord Mayor had offered to help in the consultation.

"I'm really pleased that the Lord Mayor has agreed to be part of the process. I think we can get better outcomes by doing that," he said.

"There will be disruption. It will be for months and, indeed, years. But we'll do everything we can to treat people respectfully and we'll do everything we can to minimise the disruption."

"You won't see the whole street closed all at once. It will be done in a staged way."

Mr Andrews said it was yet to be determined whether or not affected people would be compensated.

Continued page 2.

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## Questions remain on Swanston St disruption

*Continued from page 1.*

"We haven't determined that yet. But we will treat people fairly," he said. "Everyone impacted by this will be treated fairly and appropriately. I'm not interested in any other approach."

"And if compensation is recommended to us as something we need to entertain, then we will look at it in a balanced way."

The Victorian Employers Chamber of Commerce and Industry (VECCI) welcomed the announcement but urged the Melbourne Metro Rail Authority to consult with stakeholders, including Swanston Street traders

"VECCI has urged the Government to closely engage with business to ensure there is minimal impact on retail and professional business services in the CBD and the movement of goods and services in and around affected areas," VECCI said.

Mr Andrews said alternative public transport routes would be employed during the construction phase.



*It may be quiet at the moment but Jarrod Briffa says Godfrey St will be buzzing on May 8.*

## Social street party

**Godfrey St will be pumping on May 8 when the nation's social enterprises come together to celebrate the "third sector".**

Representatives from social enterprises and not-for-profit organisations are in Melbourne for a three-day conference from May 7-9.

The major social event is being organised by local social enterprise Kinfolk cafe.

Godfrey St will be closed for the day as 700

delegates descend on the tiny space. Kinfolk is providing the food and neighbouring Savoy Tavern is looking after drinks.

General manager Jarrod Briffa explained that Kinfolk led the way six years ago for numerous social enterprises which now inhabit Donkey Wheel House in Bourke St.

He said the building was run by a philanthropic trust and a board and is now seen as a unique achievement in Australia.

"What has happened here hasn't been done before so the conference delegates will be keen to learn all about it," Mr Briffa said.

## Land tax slug

**City of Melbourne property owners pay more to the State Government in land tax than they pay in council rates.**

In 2013-14, City of Melbourne research shows that locals paid \$215 million in land tax, contributing 13 per cent of the total statewide figure of \$1.6 billion.

The council's rate incomes was \$213 million, equating to some 5 per cent of the statewide rate figure.

And, in the same financial year, City of Melbourne property owners paid 100 per cent of the \$83.9 million that the state collected in congestion taxes.

A report to the April 21 Future Melbourne Committee revealed that over the last 10 years, City of Melbourne rate collections have increased by 81 per cent whereas the statewide land tax grab grew by 124 per cent and congestion levy collections increased 541 per cent during the same period.

## Drug lab in apartment

**A 59-year-old man is facing drug charges following the discovering of a "meth" lab in A'Beckett St last month.**

Police say they charged the Hong Kong national after the fire brigade was called to a fire in an apartment at about 3.30 pm on April 16.

The man has been charged with trafficking a commercial quantity of methamphetamine. He is due to face court next month.

## FIONA SAMUEL ANSWERS YOUR PHYSIO QUESTIONS.

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# Minister overruled on Forum site

*Hosier Lane residents and supporters celebrated a victory last month after the Victorian Civil and Administrative Tribunal (VCAT) ruled that former planning minister Matthew Guy did not have the authority to award a permit to a neighbouring development.*

Mr Guy awarded David Mariner's Forum Theatre Holdings permission to demolish the old Melbourne Theatre Company (MTC) building in Russell St and build a 32-storey tower.

The MTC building backs onto Hosier Lane and objectors say the continuity of the renowned precinct would be destroyed by the development.

The VCAT case was not argued on the merits of the development, but rather, whether or not the planning minister had the authority to issue the planning permit.

Under law, the City of Melbourne determines planning applications of less than 25,000 sqm.

The Mariner development had only a floor space of about 19,620 sqm but was boosted to 26,007 sqm by the inclusion of concurrent renovations proposed for the abutting Forum Theatre.

In her judgement, VCAT deputy president Helen Gibson said: "My conclusion is that the permit application was an application for two developments or projects."

"I find that the application in relation to the new hotel building is an application in relation to a project with a gross floor area of 19,620 sqm, which is less than 25,000 sqm. Accordingly, I find that the responsible authority for this development is the City of Melbourne."



Youth Projects staff and supporters celebrate the VCAT decision in Hosier Lane last month.

She recommended the application come back to the City of Melbourne for determination.

The council last year requested Mr Guy refuse the permit. It said the application was contrary to the heritage and urban design policies and planning controls of the Melbourne Planning Scheme.

At that time, however, the council accepted that Mr Guy had jurisdiction to determine the matter.

An officers' report to the May 14, 2014 Future Melbourne Committee said: "The Minister for Planning is the responsible authority for determining the planning application."

The VCAT application was brought by Carol and Alan Schwartz, Cbus Property & PT Limited, Hosier Inc and the City of Melbourne.

Residents group Hosier Inc welcomed the decision, saying: "We believe that

sustainable, well thought out development that enhances our community is needed and we welcome the opportunity to work together with the property owners and the City of Melbourne to ensure a positive outcome for any future proposal."

"We believe that any future proposal for this significant site should be appropriate to the location and should properly consider the existing cultural, commercial and social activities of the surrounding precinct."

Youth Projects CEO Melanie Raymond said the decision was a new opportunity to save Hosier Lane "forever".

"The impact at street level needs to be fully considered," she said. She said Hosier Lane was too valuable to Melbourne as a tourist attraction to put at risk.

Federal Melbourne MHR Adam Bandt said: "This is a big win for art, community and tourism."

## CBD rules the coffee comps

When it comes to coffee, the CBD has Melbourne's best, according to speciality coffee aficionado website beanhunter.com. Announcing its list of 100 Melbourne's best coffee places last month, seven of its top 10 were within the CBD. The top 10 were:

- 1 Patricia (CBD);
- 2 Brother Baba Budan (CBD);
- 3 Workshop Brothers (Glenhuntly);
- 4 Proud Mary (Collingwood);
- 5 Little Bean Blue (CBD);
- 6 Cup of Truth (CBD);
- 7 Oak Room (Ashburton);
- 8 LB2 Cafe (CBD);
- 9 Dukes Coffee Roasters (CBD); and
- 10 League Of Honest Coffee (CBD).

southgate

## Add a break back into your weekday lunch

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# Opportunists leverage lapsed domains

**Online entrepreneurs are taking advantage of lapsed domain names formerly associated with City of Melbourne-funded small business associations.**

The domain name of the former Melbourne District Central Network now points to a maternity wear e-commerce website based in NSW.

The Melbourne District Central Network was formed in 2011 but changed its name to City Precinct in 2013. Its domain name **melbournedcn.com.au** is now owned by a Michael Jenkins of Digivent Pty Ltd.

CBD News research shows that, in September, 2013, the old domain was successfully redirecting to the new City Precinct site but, by the middle of last year it was linking to a weight-loss website and currently links to the maternity-wear site.

The new owner of the domain ranks the URL at 265,800 within Australia, attributes 3440 monthly page views to it and, as recently as March 31, values the web traffic at \$839.29 per month.

City Precinct president Gerard Kelly said that, while this occurred before his time, the group let the domain lapse for financial reasons.

“Generally it was felt the domain name held no real value to us as we changed our name pretty quickly after going live,” he said.

“We had a transition period that we thought practical after the conversion where it did point to the new site. We have limited funding and we endeavour to gain the most benefit and value for our members.”

The City of Melbourne funds eight precinct associations – three of which are still incorrectly linking from their website to the old Melbourne District Central Network



The melbournedcn.com.au site in April 2013.



The melbournedcn.com.au site in July 2014.

domain name. The Carlton Alliance, North and West Melbourne and the Docklands Chamber of Commerce all link to the maternity wear site rather than the correct City Precinct URL.

The City of Melbourne attempted to reform its precinct program in July 2011 by forming a central Melbourne Business Precincts (MBP) organisation to undertake central administration and encourage co-operation between members.

Its website of the day said: “Comprising of representatives from each recognised precinct association as well as the City of Melbourne, the MBP Inc. Board administers the precinct funding allocation granted by the City of Melbourne and raised through sponsorship.”

“This funding is designed to support member associations with marketing initiatives such as promotions and events that drive visitation to each precinct, as well as business to business activity such



The old Melbourne District Central Network domain now points to this maternity wear e-commerce site.

as membership development, networking events and business development activity.”

The City of Melbourne abandoned the exercise in 2013 and also, it would appear, the domain names associated with the MBP.

During its operation, MBP had two websites. The domains of both are now owned by non-related parties and point to rogue websites.

**Melbourneprecincts.com.au** currently points to a website selling loans. The page is headed: “How to Loan Money to a Friend without Ruining Your Friendship”. This site is currently linked from Carlton Alliance Precinct Incorporation’s website. The domain is owned by Information Publishing.

**Melbournebusinessprecincts.org.au** currently points to a blog site headed “Melbournes Business” which was active between March and November last year. Among its stories are: “Petrol lawn mowers? Should I buy one?” and “The way of the superior man”. The domain is owned by NJ Rodda and JD Thomas.



Melbourneprecincts.com.au currently points to this site.



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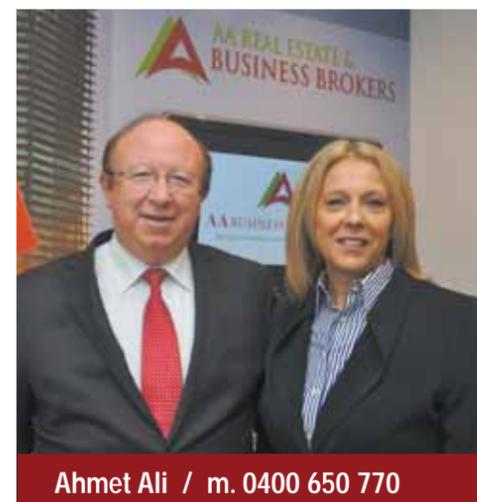
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# Super stops 'not so super'

*As Yarra Trams seeks permission to remove the last "safety zone" style stops from Collins St, not everyone is happy.*

The Collins St Precinct Group (CSPG) opposes the move, saying super stops impede emergency vehicles, discriminate against the disabled and don't actually speed up tram movements.

Yarra Trams plans to remove stops at Queen, William and King streets and replace them with a single longer, parallel platform on the eastern side of the William St intersection.

According to CSPG, the removal of two stops (and King and Queen streets) cannot be justified, considering the growth of the city.

"The logic of removing these two Collins St stops, completely escapes our committee, particularly at a time when the tourism attraction is such an important part of the appeal of our city," CSPG wrote to Yarra Trams.

The group believes that "parallel" tram stops on the same side of an intersection delays emergency vehicles.

"The continued use of the parallel platforms in our street, must be a major concern for emergency services, where easy access is essential," it wrote.

"Our members see and report examples of this problem occurring at the corner of Collins and Swanston on at least a weekly basis, where the MFB simply can't get through."

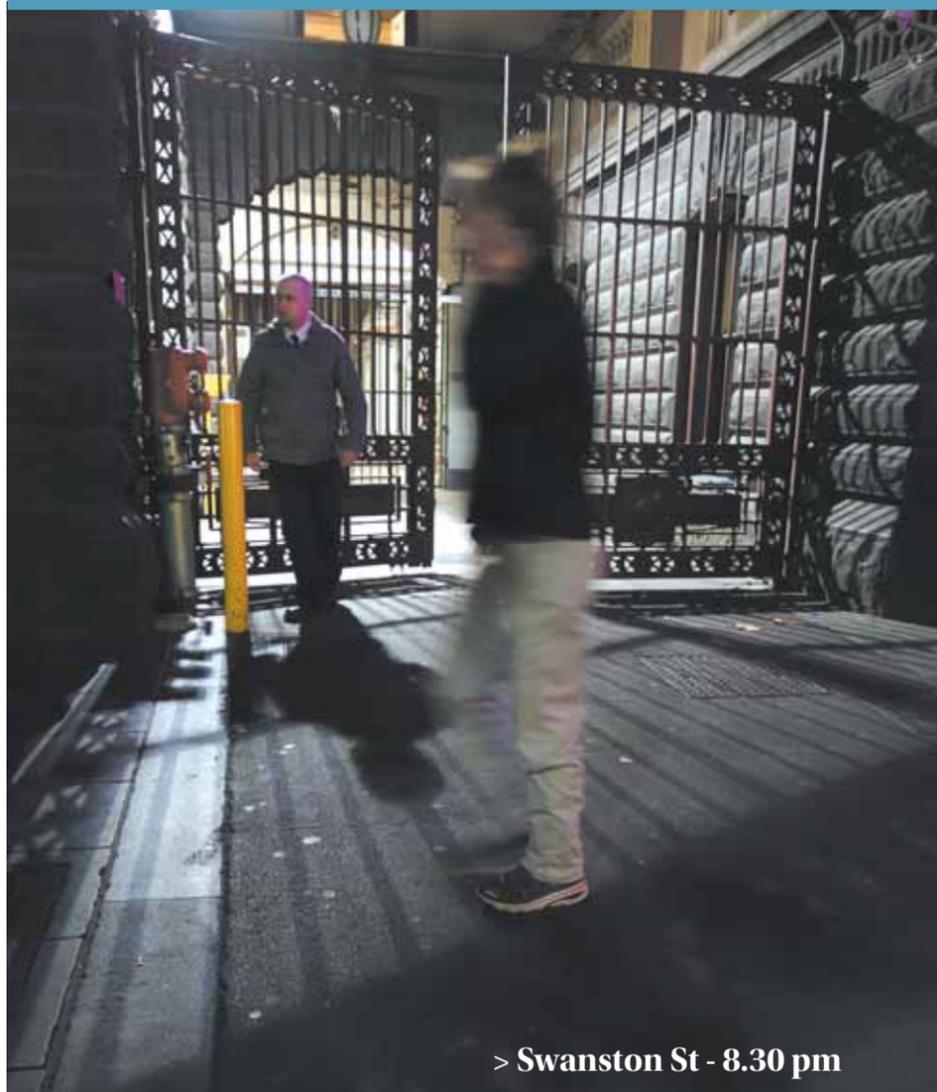
"Similarly, in Swanston with ambulances entering the city from the south and being delayed at Flinders Lane by the parallel platform congestion caused by the trams."

However, Yarra Trams rejects the claims, writing to CSPG to say: "The MFB and Ambulance Victoria have now provided written confirmation stating that they do not object to the construction of the proposed side-by-side tram platform stop in Collins St, despite acknowledging that the new tram platform stops generally can have the potential to create minor delays to their responses. The Victoria Police have provided verbal advice that they do not object to the tram platform design."

The precinct group claimed that the introduction of super stops in Collins St was meant to save three minutes traversing the Hoddle Grid, but had resulted in a time saving of only three seconds.

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May 2015

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> Swanston St - 8.30 pm

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1/16-18 Bennetts Lane - Undisclosed

# Sunlight motion approved

By Kara Bertocini

*City of Melbourne councillors last month initiated a review of the council's sunlight in public spaces policy.*

At April 14's Future Melbourne Committee, Cr Rohan Leppert initiated discussion saying that the current policy was inadequate and due for re-evaluation.

Councillors unanimously voted: "that management proposes to include a review the Sunlight to Public Spaces Policy as a Year 3 Action on the Council Action Plan for 2015-2016."

Cr Cathy Oke had previously brought the local policy to attention at February's meeting and highlighted that extensive review was necessary.

Cr Leppert said: "It is clear based on the language in this current report that it is inadequate. A review of this nature might cause some concern out there but we do need to start somewhere."

Councillor Ken Ong agreed, explaining that Melbourne had changed a lot in 10 years and that a re-assessment was beneficial to the growth of the city.

"The reality is, some parts of the city are not as well protected as other parts and it's timely that we have a good look at what we protect and what we allow in the various aspects and various parts of the city," he said.

Lord Mayor Robert Doyle also agreed with the motion but warned it must undergo serious investigation.

"I will support a review but I will oppose its results if it is not the result of deep analysis," he said.



The approved 2011 proposal.



The current proposal.

## A little ray of sunshine

*People who enjoy sitting in the sun in the small Little Collins St plaza opposite McKillop St will be disappointed to learn they are to lose about 90 per cent of the unshaded space.*

Under a plan that went to the City of Melbourne's Future Melbourne Committee on April 21, the plaza is to be redeveloped and will include retail on three sides.

The current plaza has 1000 sqm of sunlit space but this will be reduced to just 111 sqm under the proposal.

But it could have been worse. The report to the committee reveals that the owner of the land has a valid 2011 permit to take away all

of the public unshaded space.

The report says Dexus Wholesale Pty Ltd won't be proceeding with its earlier plan because the major tenant of 360 Collins St, Westpac, is relocating.

In a more modest application, Dexus proposes reducing the existing amount of office space by 3000 sqm but add an extra 1473 sqm of retail. Under its 2011 proposal, it was to add nearly 20,000 sqm of office accommodation.

Public open space on the privately-owned property will be halved to 631 sqm. Of this, 160 sqm will be landscaped (but shaded), 360 sqm of shaded public space and 111 sqm of unshaded public space.

The report to councillors said: "Whilst the proposal will result in the reduction in the accessible open space, it is supported given the plaza is located on private land."

## Sub-station demolition request

Citipower is seeking City of Melbourne approval to demolish its electrical substation in Chinatown.

The C-grade heritage-listed structure in Heffernan's Lane is understood to be unsuitable to supply increasing amounts of electricity to the growing area.

While council permission is required to demolish the building, no planning approval is required to construct a replacement.

As a "minor utility installation" the site is exempt from the planning approval process.

## Blind spot aids thief

By Rhonda Dredge

*The spatial poetics of Flinders Lane were working against Saff as he left his hairdressing salon in the Port Phillip Arcade one sunny morning a month ago.*

The well-known barber met his mates as he often does for a morning coffee at the corner of Centre Place and put down his backpack while lighting a smoke.

At 8.40 am a thief approached the barber and grabbed his blue Roman backpack, escaping with \$600 in cash, despite the fact that the spot was covered by two CCTV cameras.

A camera on the City Library across the street caught the thief in its footage from the waist down and another at the top end of the lane captured Saff chatting before the incident but missed the vital moment.

"A police officer saw three people walking towards Swanston St and everyone scatter but that's all," Saff said, who also lost his mobile phone, salon keys and a watch.

"It was a one-off backpack. It had my whole life in it," he said.

The mystery is still preoccupying Saff's coffee regulars. Electrician Robert Evans has a picture taken from CCTV. The thief was wearing shorts and white runners.

They suspect he escaped up a narrow passage in the Emirates building. However, footage from their cameras has been unable to provide any additional evidence.

It was a quiet morning and not much was happening in the street yet no one witnessed the bag snatch. Unfortunately for Saff, this was just the second time in 25 years that he had cash inside it.

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# Architects buy into apartment standards debate

*The Institute of Architects has bought into the debate around minimum standards for apartments, with Victorian president Peter Malatt saying the matter was a “wellbeing” issue for residents.*

“There are many apartments in Melbourne that don’t even have a balcony. I don’t think that’s acceptable. That’s not a house, when you can’t even step outside,” he said.

“You can’t live like that for more than 12 months. You’d go mad. Really, this is a public interest issue and it’s a wellbeing issue for the people living in these places.”

Mr Malatt said the new Planning Minister Richard Wynne was correct to be worried about apartment standards.

“It’s terrible. They’re building things that are practically uninhabitable and its not sustainable,” he said.

“You can’t just make things smaller and smaller and keep making bigger profits from smaller parcels of land. It’s just not sustainable. That’s the key thing that people in the development industry have to understand. Standards are actually in everyone’s long-term interests – including the development industry.”

“They need to get on board. The Property Council needs to get on board.

I’m sick of hearing the Property Council opposing standards. I think it indefensible. I simply don’t think there’s any moral or ethical basis for not wanting standards.”

Mr Malatt rejected the argument that the introduction of standards would adversely affect affordability.

“Standards were brought into Sydney more than 10 years ago and there was a little hiatus while people adjusted to it but the Sydney apartment market is now as strong as anywhere,” he said.

“There is no economic basis for opposing standards. I will not accept it on an affordability basis either because the market sets affordability – not the developer.”

Acknowledging that cheaper investment apartments, translated into cheaper rents, Mr Malatt nevertheless said standards still needed to be applied.



Peter Malatt

“It is providing a basis of rental properties within the inner city area which is beneficial for the student population, for people who work in the city and want to live close in, for professionals who want to live in the inner ring,” he said.

“And that’s all great, but they should be the kinds of properties that you get to spend five to 10 years in and happily make a home out of. They shouldn’t be dog boxes without a balcony and without opening windows and without bedrooms without any natural light or ventilation.”

He said he supported the generally acceptable default minimum apartment size in Sydney – 50 sqm for a one-bedder; 70 sqm for a two-bedroom apartment; and 95 sqm for three bedrooms.

He said the only acceptable departure from these minimums should be at the discretion of an independent panel of expert architects and urban designers administered by the

State Architect’s office.

“I think that the minimum standards should include minimum sizes. I think any departure from that rule should be given only if the development has an independent design assessment – by an expert panel put together by the Government Architect,” he said.

Mr Malatt said he understood the need for more inner-city accommodation and he was not anti-development.

“We do need the growth but it has to be done in a manner which is sustainable. It’s got to be done in a manner which is still okay in 20 or 30 years,” he said.

“Most of the developers are gone in two years. Once they’ve got their money they’re out of there. And half of the time they get the permit and they flip the site anyway and they don’t even build it. Someone else builds it.”

Mr Malatt said he believed Mr Wynne would pay more attention to the views of the City of Melbourne.

“The city should be a free economic zone to a large degree and I think the City of Melbourne recognises and is supportive of that. But development needs to be controlled and there needs to be public benefits,” he said.

“There can’t just be private benefits alone. There has to be consideration of the public interest in every permit.”

He said the previous government appeared to pay too much attention to interest groups.

“The Government needs to show leadership. People with decision-making power needs to show leadership and not just do what interest groups want them to do,” he said.

“I think that happened in the last government. I think that interest groups, from both ends of the scale – from Save Our Suburbs as well as off-shore developers – were given preference over sensible long-term planning objectives.”

## Setting the agenda

*City of Melbourne councillors want to set the development agenda by hosting three forums a year for developers.*

The proposal is one of 137 draft actions the council has released ahead of its budget considerations later in the year.

Cr Stephen Mayne says the proposal would wrest the initiative from the developer lobby.

“We want to control and influence the debate about developments, the quality of development and the planning rules in the city,” he said.

“Currently, we just respond to Property Council requests to speak at their conferences.”

“This will allow us to get on the front foot by hosting three forums in 2015-16 where we set the agenda and we invite them in and we show that we’re active in the debate.”

The draft action reads: “Plan and run three developer forums to improve communication with the development industry and increase our contribution to public debate about planning and major development applications.”

The council has released the draft actions in the interests of increased public transparency and participation.

The council’s website says: “The City of Melbourne aspires to be one of the most transparent local governments in Australia and now community members have an even greater opportunity to have their say on our actions.”

“The Annual Plan and Budget process has changed this year to allow high-level actions planned for 2015-16 to be released ahead of the draft Annual Plan and Budget in May.”

“This allows the community more time to think about actions proposed for the coming financial year and to make submissions earlier than usual through the online form, letter and in person.”

Sore back?  
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# Club is in 'kilter with life'

*Despite being 150 years old, the CBD's Kelvin Club is reluctant to define its identity.*

Rather, it celebrates the fluidity with which it can adapt itself to the present day.

President John Dall'Amico describes it as "progressively traditional", which would be confusing without an explanation.

Second in age only to the Melbourne Club, the Kelvin Club has the acres of illuminated billiard table felt, the leather lounges and the subterranean mood lighting. But it also possesses an attitude that has seen its membership more than double to around 500 in the last year alone.

It is actively inclusionary and sees itself as a local community asset.

Committee member Gerard Kelly says the club provides the sumptuous lounge rooms and open fire that CBD apartment dwellers don't have in their own homes.

Fellow member Su Baker agrees, saying that the club provides a public domain to complement nearby private living spaces.

"It offers one of the great benefits of urbanism," Prof Baker said. "It's really a hip, urban, community club."

Mr Dall'Amico said, despite the CBD having about 30,000 residents, it could be an overwhelming place and it was sometimes difficult to identify a sense of community.

"Despite everything that goes on around them, the residents still need to feel that the city is their space too," he said.

He said the demographics of the club had changed markedly in recent times.

Whereas, in the past, business professionals would use the club for lunches and retreat to the suburbs after hours, a lot of these members had retired and no longer came into the city.

"We're finding more and more residents are looking for a sense of community and they are finding it here," he said.

The club started in 1865 as the Fitzroy Bowling Club, included East Melbourne in its name in 1906 and moved into the CBD in 1927 when the Victoria Parade tram was routed through it bowling green.

Without a green, a name change was in order and "Kelvin" was chosen out of respect for 19th century Scottish mathematician,



From left: Jim Colbert, Gerard Kelly, John Dall'Amico, Floriane Touboul, John Lanica, Kevin Silberberg and Su Baker.

physicist and engineer Lord Kelvin.

Unofficial club historian Jim Colbert revealed that the most valuable asset the club had at the time was a pre-1906 liquor licence which allow unrestricted hours and an exemption from police supervision.

It's not hard to see why the club experienced a golden era of popularity in the days of six o'clock closing. With no licensing advantage following the radical relaxation of such laws in the 1990s, club membership has ebbed and flowed over recent decades.

Part of its charm today is that it retains its authentic feel as one of Melbourne's originals. But, unlike its exclusive cousins, the Kelvin Club is transparent and welcomes everyone.

Gerard Kelly says he knew of the club but assumed (incorrectly) that he wouldn't be welcome even if he wanted to join.

A social occasion at the club opened his eyes to a unique city oasis where people reached out to him.

"It's a bit like stepping into a bygone era, but the club has a very progressive mindset," he said.

Membership manager Floriane Touboul said prospective members were nearly always intrigued by the heritage aspects of the club.

"They are also looking for a sanctuary in the city – somewhere to bring their family and clients," she said.

The building itself was built as a warehouse in 1870 and later housed a printing company. From 1927, radio station 3LO occupied the building. When the club relocated there in 1946, it shared the building with 3AW, which occupied the second storey.

The club bought its premises in 1950 and assumed full use of the building in 1956.

Some traditions remain, with a ban on phones in the bar and dining room and diners being called to attention every Friday at 2pm to toast Lord Kelvin.

But embracing change is the new tradition.

According to life member Kevin Silberberg, it's the club's willingness to change that will guarantee its future.

"If you don't change, you are completely out of kilter with life," he said.

## Charges from karaoke bar assault

*Melbourne North Crime Investigation Unit detectives have charged two men and a woman following an alleged assault at a karaoke bar in the CBD in January.*

The incident occurred at the licensed premises on Elizabeth St around 1am on 11 January and left a 25-year-old man and a 23-year-old woman with injuries.

A 26-year-old Melbourne man has been charged with affray, assault, recklessly cause injury, intentionally cause injury and assault in company.

A 26-year-old Carlton man has been charged with recklessly cause injury, intentionally cause injury, assault by kicking, assault in company and possess proceeds of crime.

A 23-year-old Melbourne woman has been charged with affray, recklessly cause injury, intentionally cause injury, assault in company and assault by kicking.

## Search for CBD robbers

Melbourne Embona Taskforce detectives are investigating after a man was bashed and robbed of his phone in Little Bourke St in March.

The 27-year-old man was walking home along Little Bourke St about 1.45am on Monday, March 9.

Police say he was approached by a group of about eight males who have demanded his mobile phone. The man has refused and was attacked.

While being held by the arms, he was punched in the face before they threw him to the ground and stole his phone.

They were last seen running north along Exhibition St.

## COMING UP @ ST MICHAEL'S

### Stress Less, Laugh More 6.30pm, May 7

Infamous comedian Anthony Akroyd presents a hilarious and educational evening exploring stress and laughter.

Tickets: \$20/\$30

### What Makes Couples Stick? 6.30pm, May 14

In conjunction with National Law Week this seminar is dedicated to exploring the psychological and legal minefield of relationships.

Tickets: Pay-What-You-Can

### Healthy Ageing Seminar 11am, 29 May

Join Dr Francis Macnab as he presents an informative seminar about healthy ageing. Learn strategies to help cope with issues that arise post-60.

Tickets: \$20 (Includes lunch)

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# A very special commendation

*It is fitting that in their tenth year, the founder of the popular Lord Mayor's Commendations is putting herself forward.*

For rare bookseller Kay Craddock, this year marks her 50<sup>th</sup> in business and the tenth as chair of the commendations advisory group.

It is only now that she has decided to step down from the chairperson's role that Ms Craddock is nominating herself for recognition.

"I didn't think it appropriate to put myself forward while I was heavily involved with the administration," she said. "And I have been doing it all this time because I think it's important, not because I was looking for any glory or self-promotion."

Ms Craddock said the idea stemmed from listening to talk-back radio in 2005 when callers were bemoaning the fact that long-standing businesses had left the city.

"What about the people who are still here? I thought," she said. "Isn't it a pity that the city doesn't make more of its success stories?"

It took a little while for the idea to mature and gain traction but, once embraced by former lord mayor John So, the

commendations have gone from strength to strength.

Current Lord Mayor Robert Doyle is also enthusiastic about the awards, which will culminate in a recognition ceremony at the Melbourne Town Hall later in the year.

The purpose of the commendations is to recognise small business proprietors who have operated the same business within the City of Melbourne for 10 years or more (bronze award). Silver commendations are awarded for 25 years or more, gold is awarded for 40 years and platinum for 50 years.

While Ms Craddock has been in business for 50 years, only 48 of them have been in the City of Melbourne.

She explained that she and her parents started the business in Essendon 50 years ago this month.

It was only two years later that she and her mother moved the business to the CBD.

"I'll be upgrading to a platinum award in 2017," she said.

It's amazing that the business survived at all, much less making it to 50, considering that her father died of a heart attack two months after they started.

"We couldn't close the doors, so mum and I threw ourselves into the business," she said. "I'm still throwing myself into the business."



Kay Craddock ... 50 years in business.

Although moving many times around the CBD, her business has been at its Collins St address for the past 26 years.

She explained that the lease (with options) was about to expire but she didn't expect to be wanting to renew it.

"I thought Mum would probably be dead by then. Wrong! (Her mother Muriel turned 103 last month.) And I thought that at 70 I'd be looking to slow down. Also wrong!" she said.

"And I also didn't think that the Lord Mayor's Commendations would still be going 10 years later."

Ms Craddock said it was the independent small business operators who gave a city its soul.

"I like to think they are the faces that make Melbourne marvelous," she said.

She said her favourite moment was being thanked by a generational award-winning family from the Queen Victoria Market.

"They'd never been to the town hall before and were so pleased to be recognised for their years and decades in business," Ms Craddock said.

"They brought me flowers and I protested saying that I had done nothing to deserve it. They said 'No, you have. You thought of this'. They were so overwhelmed that someone had said 'well done.'"

About 400 business proprietors have been commended during the past decade. Nominations for this year's commendations close on May 22 and can be made via the City of Melbourne's website.



## Getting to know city business

*Melbourne's volunteer guides know more about the city's quirky hidden businesses following an educational tour last month.*

Tour guide Zoe McDonald took about 20 volunteer guides on a 90-minute

familiarisation on April 13 to showcase City Precinct member-businesses.

City Precinct president Gerard Kelly said such a tour was held every three months to help familiarise the volunteer guides.

"But this time it was so popular that they asked us to do another one after only one week," Mr Kelly said.

Melbourne has about 400 volunteer guides representing the city in a number of roles.

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# Nurturing the nation's best address

*In Australia, you can't get better than a Collins St address – and there is a group of local business people who plan to keep it that way.*

The Collins Street Precinct Group is a diverse collection of people bound by the common purpose of promoting the CBD's premier street.

Long-serving group president Don Parsons explained that the group formed more than 20 years ago, inspired by the legendary Mietta O'Donnell.

He said the group was already in operation before the City of Melbourne formed its precinct program in 1995.

With more than 150 members, the group represents retail, hospitality, churches, hotels, health, galleries as well as professional services.

"We approach things from different angles, but we all agree that Collins Street needs to maintain its status as the city's premier street," Mr Parsons said.

As a member-based organisation, the group aims to bring more customers to local businesses as well as liaise with the City of Melbourne on policy issues.

"Our contact with the council flows in both directions," Mr Parsons said. "We communicate to members on behalf of council as well as responding on behalf of the group."

The group hosts networking events, a

breakfast series with speakers and also training opportunities to members.

For executive member Maria Cozzo, it's all about helping each other.

"We can do so much more as a united group than as individuals," she said. "When we are all helping other members in the group, we all benefit anyway. It's about being united and doing what is best for everyone."

"If you believe in something, then you've got to get involved to make things happen."

Ms Cozzo said the Collins St precinct offered so much to locals and tourists alike.

"We've got so much here – shopping, theatre, the best of everything," she said.

"The only real way to make something work is to engage with people," she said. "It's the old-fashioned one-on-one that works and that's what we do here in the precinct group."

The Collins Street Precinct Group is seeking new executive members. All financial members are eligible to nominate. Forms can be downloaded from the group's website ([www.collinsstreet.com.au](http://www.collinsstreet.com.au)) or ring **9639 4078**.

The group's annual general meeting is being held at Café DuOmo in The Block Arcade at 6.30pm on May 13.



*Collins Street Precinct Group executive members (from left) David Gorrige, Mario Cozzo and Peter Aloï.*



## GET INVOLVED WITH COLLINS STREET

### The Collins Street Precinct Group is seeking nominations for executive committee positions.

#### ORDINARY COMMITTEE MEMBER

Financial members are eligible to nominate as Ordinary Committee Members. The Annual General Meeting will be held on Wednesday May 13, 2015 at 6.30pm.

**Location:** Café Duomo, The Block Arcade (enter via Little Collins St, Block Place).

Please download nomination form: [www.collinsstreet.com.au/membership](http://www.collinsstreet.com.au/membership)

Nominations close on May 6, 2015. New members are welcome and are invited to the AGM

#### The Collins Street Precinct Group

Exists to promote Collins Street as part of the City of Melbourne for the benefit of owners and occupiers of properties and the operators of businesses within the defined Collins Street Precinct, with a view of maintaining and promoting Collins Street's unique image and position as the premier capital city street.



FOR FURTHER INFORMATION, CONTACT  
EXECUTIVE OFFICER TRACEY DAVIS ON 0477 770 787  
OR [ADMIN@COLLINSSTREET.COM.AU](mailto:ADMIN@COLLINSSTREET.COM.AU)

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# Crime prevention training for residents



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contacted on [president@residents3000.com.au](mailto:president@residents3000.com.au)

Leading Sen Constable McFarlane said vertical living presented a unique set of opportunities for criminals and challenges for owners' corporations.

"Some of these buildings have the same population of a small town," he said. "The management task becomes so much more important to make residents aware."

Leading Sen Constable McFarlane said residents often became blasé and left doors unlocked in the mistaken belief that they were secure.

He said common apartment-based crimes included theft from cars, theft of bicycles and motorcycles and mail theft (which led to identity theft and deceptions).

"Victoria Police are pleased to be working with Residents 3000 on this project," he said. "We'll soon have them up to a level of knowledge with which they can fulfill the role."

Leading Sen Constable McFarlane said OCs need not think that security audits necessarily lead to major costs for building alterations.

"We are finding that most of the recommendations coming out of the work that Residents 3000 has been doing can be achieved for zero cost or low cost," Leading Sen Constable McFarlane said.



From left: John Dall'Amico, Sue Saunders, Leading Sen Const Glenn McFarlane, Shelley Roberts and Ludwig Cugura.

## Local residents are stepping forward to learn how to keep apartment complexes safe.

A group of Residents 3000 members is learning crime prevention through environmental design and hope to soon to be able to conduct building security audits.

Group president John Dall'Amico explained that Residents 3000 and Victoria Police were working together to make inner city living more secure.

Mr Dall'Amico said members were attending a familiarisation session on April 27 conducted by crime prevention officer Leading Sen Constable Glenn McFarlane.

"We expect that these sessions will lead to some formal training and qualifications for Residents 3000 members," Mr Dall'Amico said.

Residents 3000 has already conducted some building audits on behalf of interested owners' corporations (OCs).

Mr Dall'Amico urged OC members to get in touch with Residents 3000 if they wanted to participate in the program. He can be



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### Snap Melbourne, Little Collins St

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Melbourne, VIC, 3000

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Email [melcollins@snap.com.au](mailto:melcollins@snap.com.au)



### Snap Melbourne, Flinders Lane

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FOKUS

# It's not just about lunch

In Melbourne, lunchtime means more than munch time.

In the country's fashion capital, get retail-inspired in your lunch break with some of our city's independent, local and oh-so-full-of-character fashion stores.

### Et Al

Find Et Al on Flinders Lane for women's fashion designed in Melbourne from a passion around workmanship that emanates contemporary, eccentric style while complementing the female form. Pick

up a unique piece that reflects your own personality in a sophisticated space that is artistic and expressive.

### Lady Petrova

We know Melburnians love their black, but Lady Petrova provides relief from the drab monotony with garments that are functional yet full of character for the dreary cooler days. Her pieces are bright, light and fun with elegance, femininity and a touch of the ethereal. Step into another world and into some colour at Lady Petrova, down Scott Alley.

### Madame Virtue

One for the label lovers, take a step back in time at Madame Virtue down Crossely St at Melbourne's top end. Featuring Haute Couture and Prêt-à-Porter, new and vintage, hand-selected pieces are at the ready for you to admire and behold. Pick yourself up a vintage Chanel, book an appointment for a personalised fitting, or indulge in a new season Alexander McQueen. Exquisite.

### Lord Coconut

With pieces exclusively designed for gentlemen, Lord Coconut is more than an accessory store for the guys. Along with individual jewellery items, designer cufflinks, lapel pins, tie bars and rings, browse through a hand selected range of artworks from sculpture to interesting taxidermy.

### FOKUS

Fact: the sun still shines in autumn (hooray!). Finish your look with a pair of sunglasses that reflects your Melbourne personality and style. FOKUS is an independent eyewear boutique for men and women, offering optical frames and sunglasses plus locally designed and crafted accessories. Love vintage? Love timber? These frames and more are waiting for you down at Centre Place.

### Erikas

Erikas at 437 Little Collins St is more than just a brooch bazaar. Proprietor Hilda has a great eye for original women's fashion and stocks an eclectic mix of styles. Drop in at lunchtime and you might just find that something really special you were looking for.

## HIGHLIGHTS



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[slv.vic.gov.au/inspiration-by-design](http://slv.vic.gov.au/inspiration-by-design)



# Make the most of May

Make the most of after five in May with fundraising for charity, live music and a week of very good beer across the city.

## Good beer in the city

Now in its fifth year, Good Beer Week is hitting Melbourne again this May with a huge range of events happening in the city alone between May 16 and 24.

Learn the art of making biltong at the Hotel Spencer before a five-course degustation dinner (\$95) of Western Victoria grass fed Angus beef paired with craft beer with an African twist.

Join Queen Street Rescue for Crafty Cans and celebrate the fashionable return of the tinny while you munch down on bar food crafted out of canned produce (\$25). Get into some "goatfusion" at East End Den as teams contend for the best aromatic infusion using Mountain Goat Beer and a chance to win a gift card at the Goat Brewery Bar (\$30).

Find out everything you need to know about Good Beer Week in the city on their website.

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



Good Beer Week.

## It's time for Eat Street 2015

If you love a good party filled with excellent food and a highly worthy cause to get dressed up, Eat Street is the event for you. The high-end foodie fundraiser will be held at the Sofitel Melbourne on Collins on May 19 and will feature some of Melbourne's best culinary talent and drink experts.

Running for more than 15 years, Eat Street has raised over \$1million for different children's charities and this year is partnering with Variety to celebrate 40 years of helping Aussie kids be kids. Aptly, this year's theme is Around the World in Forty Dishes, promising a broad range of cuisines from hawker food to French and with beverages to match.

Guests will graze their way through the evening on entre-size signature dishes from over 30 of Melbourne's finest including Cumulus Inc, Union Food, Estelle Restaurant, Saint Crispin, Flower Drum, Huxtable, Pei Modern and No. 35, plus added sweetness from Le Petite Gateau and Ganache.

Sip on a broad range of beverages from Perrier Jouet, Campari, Dal Zotto Wines, Cascade, Diageo and many more, all inclusive with your ticket. Join Eat Street 2015 on their journey around the world for a cause. Tickets are \$160 each or book a group of 11 people and only pay for 10.

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



Eat Street.

## Nights at Ruby's Music Room

Switch off after five and kick back to the sublime, toe tapping sounds on offer each night at Little Lonsdale's local jazz resident, Ruby's Music Room. Enjoy tunes from the Steinway D Grade Piano with regulars like Peter Voglis (every Tuesday 6pm to 8pm), or Dana Czerski with Nicolai Sanadza on the cello on May 23. Experience Macedonian contemporary jazz band, Jazzobell Deux, as led by pianist, vocalist and composer Andreana Jovanovikj-Micanova, at Ruby's on May 8. Or just go along and see what's playing on the night while you enjoy a drink and a bite in this vibrant city venue.

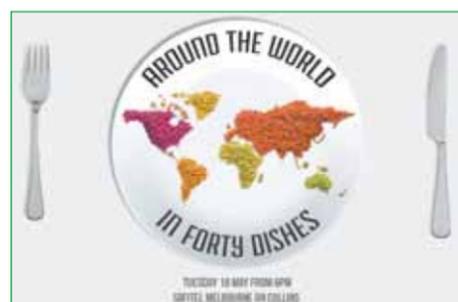
## HIGHLIGHTS



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## EAT STREET 2015

Around the World in Forty Dishes brings together over 50 of Melbourne's best chefs serving entrée sized dishes served hawker-style and top beverage companies offering their finest produce.

**May 11, 6pm - Sofitel Melbourne on Collins**  
[www.eatstreetmelbourne.com](http://www.eatstreetmelbourne.com)



## LA CITTA

Warm and inviting, and with an extensive list of wines by the glass La Citta is the perfect place for dining on Degraives.

**11 Degraives Street**  
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## GOOD BEER WEEK

The independent, not-for-profit Good Beer Week celebrates and promotes the craft beer scene in Australia.

**May 16-24**  
[goodbeerweek.com.au](http://goodbeerweek.com.au)



## COOKIE

It's difficult to pick a favourite venue in Curtin House, but with Cookie open until 3am and the kitchen open until 11pm 7 days a week it may just win.

**First Floor, 252 Swanston Street**  
[cookie.net.au](http://cookie.net.au)



## SPEAK PROPER

Phonetics is amazingly useful if you're trying to learn a second language, or if you've ever had an argument with somebody about the "correct" way to pronounce something.

**May 5 - 8:15pm to 9:30pm**  
[lanewaylearning.com](http://lanewaylearning.com)



# Festival of Steve

Gentlemen, get those beards ready – the Festival of Steve is back for another year. A celebration of the modern man, the Festival of Steve returns to Melbourne on May 23 and is looking more handsome than ever before.

Held at the classic Kelvin Club, this festival of menfolk will feature a collection of Melbourne's finest fashion and lifestyle masters, street art from BabyGuerilla, tastings, dude food and DJ entertainment from Andrew McClelland. There'll also be a series of expert panel discussions exploring a variety of men's related topics. Panellists will include bespoke tailor, Carl Nave, owner of Lord Coconut, Mark Boldiston, and Sally Mackinnon, men's stylist at Styled by Sally.

Settle in with a whisky and a trim while you enjoy services and wares from a comprehensive list of exhibitors, including Belmore Shoes, Carl Nave, Clementines, Drink this City, Embiggen Books, Fokus, Genesis, Mr.Farfalle presented by Harold & Maude, Lord Coconut, Mattt, Melbournalia, Men & Co., Men's Biz, Mork Chocolates, Mr Wares, Oscar hunt, Styled by Sally, Vanessa Lucas - Ceramics, and Wondersnack.



Festival of Steve

Hosted by the Melbourne City Precinct, entry is free, with the party kicking off from midday.

## Mother's Day in town

The city has a beautiful, calm vibe on Sundays which makes it an ideal destination for celebrating Mum's Day. While we can appreciate her every day, Mother's Day helps us officially recognise and thank the person we call mum - and the city has you covered.

Get your joggers on and participate in the Mother's Day Classic to walk or run your way towards honouring those touched by breast cancer while raising money for research.

Afterwards, enjoy an a la carte Italian lunch or dinner at Campari House and get a free glass of Chandon Rose for mum with any dessert. Pamper her at one of the city's many day spas like Orchid Day Spa on Hardware Lane or Miss Fox on Little Collins St which offers the Arabian Gold Indulgence Ritual over the course of 6.5 hours.

Or book her a slice of the sweet life with a fabulous Sunday high tea at venues around town such as Om Nom on Flinders Lane, Little Collins Street Kitchen (featuring La Belle Miette macarons) or at the Market Lane Bar within Rialto. For indulgence and down time, you needn't look further than the city this Mother's Day.

## Ethical shopping at Markit@FedSquare

Get down to Federation Square on Sunday, May 24 for some serious art and craft market action with over 100 creative and talented souls showcasing and selling a range of jewellery, homewares, clothing, ceramics, stationery and artwork and prints.

Making this even better, all products being either handmade or ethically and sustainably manufactured using locally sourced materials, you could never feel guilty for this kind of retail therapy. From 10am to 5pm.



## HIGHLIGHTS



### ART BOOK FAIR

The National Gallery of Victoria is hosting the inaugural Melbourne Art Book Fair, gathering together some of the most creative Australian and international book designers

**May 1-3**  
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[2015.hraff.org.au](http://2015.hraff.org.au)



### MAYWEATHER VS PACQUIAO FIGHT

\$30 per ticket (includes breakfast) @ Royal Melbourne Hotel, 629 Bourke St. on May 3, doors open from 10am.

**Tickets [www.p4entertainment.com.au](http://www.p4entertainment.com.au)**  
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### FESTIVAL OF STEVE

The Festival of Steve is a free event for fellas, about fellas - style, fashion, design, food, drink and plenty of other good stuff. Kelvin Club, Melbourne Place,

**Saturday May 23rd. 12pm to 11pm**  
[www.festivalofsteve.com.au](http://www.festivalofsteve.com.au)

History



# Our first Princes Bridge

*First Princes Bridge, Melbourne: first stage of demolition 1884*

The Princes Bridge location has long been the major crossing point of the Yarra, firstly using punts and then a wooden bridge from 1845.

The large single span granite and basalt bridge in the photo was opened in 1850 providing toll free access to the south side of the city. It was the first permanent bridge over the Yarra and was the longest stone arch (length 45.7 metres) ever built in Australia.

The discovery of gold in Victoria, 1851, led to an enormous increase in the population and shipping which meant the bridge quickly needed to be replaced.

The photo shows the demolition of the substantial first Princes Bridge. The present 1888 bridge is longer and spanned a river widened in order to mitigate against floods.

The photograph was taken by Charles Nettleton (1826-1902). He was one of the

great outdoor photographers in Victoria from the time of his arrival in 1854. The Royal Historical Society of Victoria (RHSV) has many fine examples of his considerable output.

The RHSV is the peak body for local history in Victoria. It has an active program of exhibitions, monthly Tuesday night talks, a book shop specialising in the history of Victoria, and collections for research.

Everybody is welcome: see our events at [www.historyvictoria.org.au](http://www.historyvictoria.org.au)



**Kate Prinsley**

Kate Prinsley is executive officer of the Royal Historical Society of Victoria

Pet's Corner



# An Italian Cavoodle at heart

*As Bourke Street Mall hustles and bustles, Kim Mujgan and her 8-month-old puppy Cavoodle Rafael watch the world passing by.*

The two live in the city and say that spending time outdoors is what they love most.

"We love spending time in the city going for walks. He's very friendly and very nice to people," Kim said.

Kim and Rafael also love venturing up to Fitzroy Gardens and chasing birds and even stopping for some good quality Italian food.

"He loves Lygon St and Italian food,

especially lasagne. We like to call it dog's lasagne," Kim said.

Rafael has made a couple of friends at the park near Lygon St and is known to be quite the social butterfly.

"He has a few friends there - one of them is called Rocky and the other is called Milo. They meet every night and play chasey. They're very social puppies," she said.

Rafael comes from a loving home and even gets to sleep in Kim's bed every night.



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# How to obtain records from your owners' corporation

*In any given month, I will be contacted by several lot owners requesting assistance in 'getting answers' from a committee or owners' corporation about certain decisions made.*

The most common question that owners want to ask are the "why" questions. Why did the committee make this decision? Why did it not seek alternative quotes? Why were other owners not consulted?

Inevitably, the advice that I give to these owners is always the same: by all means, ask the questions, but don't expect any answers. There is nothing in the Owners' Corporation Act to compel the manager, the chairperson, the secretary or the committee to answer the "why" questions?

However, what the owners' corporation must do when requested, is supply certain documents and records for the inspection of owners, and within a reasonable time.

Again, the legislation makes it clear that the owners' corporation does not have to send the documents to owners. An owner or their agent must make an appointment and physically attend the manager's office. There, they will be entitled to review the documents and records of the owners' corporation and, if

they pay a fee for photocopying, they can take copies of the records for their own purposes.

There are certain practical considerations to take into account here. Firstly, many owners' corporation managers will only keep certain records on-site, with the remainder stored in archives and in storage.

Therefore, a request to review "all financial records of the owners' corporation over the last three years" may not be able to be accommodated without at least 7-14 days prior notice.

To avoid disappointment at the appointment, owners should always specify the class and category of documents, with the date range when making the appointment. This will give the OC manager sufficient time to retrieve the records for the owner.

On this topic, I'm always asked to determine what is a reasonable time period for inspection of the documents, as the OC Act states that an owners' corporation must make records available within a reasonable time.

The answer is that it depends on the nature of the request and the type of documents requested. For instance, if an owner only wishes to see the accounts for the last six months, then that information should be at the fingertips of the OC manager, and it would be reasonable to provide access at reasonably short notice, perhaps a few days.

However, if an owner is requesting a range of documents dating back two or three years, then as mentioned earlier, it could take 14 days to retrieve the archive boxes, with a further two days for sorting through the documents to find what is requested.

Another point to be raised is the issue of whether an owners' corporation can provide private information, such as the telephone numbers and email addresses of owners and residents.

The answer is that an owners' corporation must provide the roll or register of owners upon request. The roll is to contain the "names and addresses" of owners.

A number of computer programs will also include telephone numbers and email addresses in the same document, however owners' corporations need to be aware that this information must be redacted before the roll is handed over.

Otherwise, there may be a breach of privacy under the Privacy Act, and an owner that suffers a breach of privacy may seek to hold the owners' corporation responsible for handing over their private information.

In the next issue, we'll discuss the concept of privilege and the release of those privileged and "sent in commercial confidence" documents.



**Tom Bacon**

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

## Development

# The year of the goat kicks off with a boom for Asian developers

*The frenetic pace of market activity from some of Asia's largest developers is showing no sign of abating in Melbourne's CBD.*

Some offshore developers have taken the opportunity to capitalise on a red hot market by offloading sites whilst others are entering joint ventures with Australians as a means of accessing local know-how.

Singapore-listed Aspial Ltd's development arm, World Class Land, recently took advantage of a booming market when it sold its development site at 383 King St for a significant profit. Acquiring the property for \$41.5 million in late 2013, the group recently sold the site to Haileybury College just 18 months later.

Not to be outdone by its Singapore rival, Chip Eng Seng's CEL recently sold its vacant site at 170 Victoria St for \$64.8 million, doubling the price it paid just two years ago. The site, containing a permit for a 72-storey apartment tower, was sold to yet another international buyer.

In another positive outcome for CEL, the Victorian Civil and Administrative Tribunal (VCAT) recently ruled in favour of the developer in its bid to defend an application to cancel its permit for 150 Queen St.



The neighbouring Chow Family's Colonial Range had lodged an application with VCAT to have the permit revoked on the grounds the new development would overshadow its 27-level development at 140 Queen St. VCAT dismissed the application allowing CEL to proceed with its plans for a 71-storey, 555 apartment tower.

Also receiving a positive outcome was Singapore-listed Hiap Hoe Ltd. The Minister

for Planning approved a revision to the existing planning permit to increase the number of apartments and also allow for the inclusion of a hotel. The group signed a term sheet with Starwood Asia Pacific last year to operate an Aloft® branded hotel at the 380 Lonsdale St site.

In a new trend of international JVs, Malaysian developer Asia One has teamed up with Salta Properties to develop a \$300

million residential tower on Exhibition St. Having acquired the site in March last year, it became clear that local know-how would be critical to the success of the development and so Asia One has partnered up with the experienced local developer.

The site, located at 63 Exhibition St, has yet to receive a planning permit but is expected to make way for a 64-level residential tower.

Jeff Xu's Melbourne based Golden Age Group has recently entered into a joint venture with another Melbourne developer, Asian Pacific Group. The pair will develop a 57-level luxury residential tower above the heritage-listed Makers Mark building at 466 Collins St.

All this activity reinforces the belief that the CBD development boom has a long way to run.



**Andrew Clugston**

Business Advisory Partner  
Pitcher Partners  
Accountants, Auditors and  
Advisors.

## Getting Married? Your Will may become invalid

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Health & Wellbeing



**Jump for Healthy Bones**

We decided this month to focus on bone health and John Contreras, has written about why it's important to consider bone health when choosing your exercise regime.

We know that osteoporosis is a significant health problem in our elderly population. However, did you know that our elderly skeleton is being determined even in our teens? Our bones stop growing in our late teens or early twenties, but bone density still increases until our late twenties. Which means that during this time, maximising our life-long bone density by keeping up regular exercise is really important to how we will go when we're old (queue the memories of being a lazy 20-something where more time was spent sitting at the pub than exercising!)

The bad news for those of us in our mid-thirties is that our bone density will naturally start declining. Research has shown that high impact and resistance exercise can minimise the natural effects that would occur with aging and maximise our long-term bone health.

Visit [www.vivaphysiotherapy.com/blog](http://www.vivaphysiotherapy.com/blog) for more info.

John works at Viva Physiotherapy as a physiotherapist, personal trainer and master Pilates trainer.

# 24 Hours for MS

Just yesterday I found a book mark from the MS Readathon 1990 - a reminder that every year as a child, I dedicated myself to raising money for this terrible disease. If you're looking for an opportunity to contribute in a more active way, this 2nd and 3rd of May will see the 24-hour mega events held at the Melbourne Sports and Aquatic Centre.

There are three events to choose from - mega swim, squash or racquetball. The event sees teams of 14-15 people who continually swim or play over a 24 hour period where each

team must have one member in the pool or on the court. People of all ages and abilities can take part with each team encouraged to determine their own roster - some people swim for 10 minutes and others 4 hours!

Living with multiple sclerosis is a 24 hour, 7 day a week challenge. A MS 24 Hour Mega Swim is a feat of endurance that reminds us of this challenge. MS 24 Hour Mega Swims are exciting events that bring communities together. See [www.megaswim.com](http://www.megaswim.com).



**Check your Vitamin D this Winter**

With autumn in full swing and winter just around the corner, this is when we start to hibernate and to avoid the cold Melbourne weather. Office workers however have been identified in the "at risk" category when it comes to Vitamin D deficiency due to their long hours spent indoors.

The recommended daily intake of Vitamin D is surprisingly high for Melbourne in the winter. Osteoporosis Australia recommend 25 minutes of daily sun exposure for those with fair skin (to the head, neck and arms) and around two hours daily for those with dark skin. These requirements are at odds with the strong sun-smart message to wear a hat and sunscreen and avoid the sun that was delivered to us as children.

It is important to weigh up your own situation between your vulnerability to the sun vs Vitamin D intake. Get out in the sun at lunchtimes during the winter and consider commuting in a way that gives you exposure at non-peak UVB times such as cycling or walking. If in doubt, see your GP for a test.



**Kathryn Anderson**

Is the principal of Viva Physiotherapy, Flinders Lane. Ph: 9663 2043 [www.vivaphysiotherapy.com](http://www.vivaphysiotherapy.com)

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# Land-use policy frenzy

*The week beginning April 12 was one of the busiest for land-use policy not just in the CBD but right across the metropolitan area.*

Kicking off the busy week was the Premier and Treasurer's announcement that they had come to an agreement with the East West Link consortium to purchase the companies for \$1 and that the State Government will not attempt to claw back the \$339 million already incurred by the consortium.

The following day the Premier and the Public Transport Minister front a press pack on the steps of the State Library of Victoria to announce the alignment for the Melbourne Metro project had been chosen – Swanston St.

Then on the Friday of the week, the Planning Minister announced the expansion of the Fishermans Bend Urban Renewal Area from 250 ha to 455 ha. This was made possible by applying the same planning controls as the existing four precincts in Fishermans Bend to the area north of the West Gate Freeway and west of the Bolte Bridge.

So much to process, so little time.

Alongside the media conference outside the State Library, the Government released a short one-minute video which outlines a few more specifics of the tunnel which will run under Swanston St. It was explained that the twin-tunnel will have trains running approximately 10 metres under the surface of Swanston St.

When building a station, the simplest way to do it is with a cut-and-cover methods and this appears to be how the new station platforms at Flinders St and Melbourne Central will be built. According to an article in *Sourceable*, the tunnels between the two main CBD stations will use a tunnel-boring machine to carve out the subterranean tracks.

No matter which way you look at it, disruption will occur and the Government will reportedly begin consulting with affected parties toward the end of the year. I'm very much looking forward to seeing the individual station designs.

In earlier planning approval news, the

Planning Minister handed down his first big high-profile rejection.

The project in question was 85 Spring St located next door to the Windsor Hotel. The project had been revised in 2014 when Grocon lodged a new proposal that featured a sloping roof residential tower designed by Denton Corker Marshall.

In all honesty, it was bizarre to watch the press coverage. The commentary homed in on the political implications of Planning Minister's decision, yet scant mention was made of all the objections the City of Melbourne put forward. And it was the City of Melbourne's advice which the Planning Minister said he leant on when making his decision.

In mid-April a second attempt by Goodyear Properties to raise a tower from a high-profile Elizabeth St site hit a stumbling block with a report to the Future Melbourne (Planning) Committee asserting the proposal should be objected to, with multiple concerns cited.

The project located at 441-451 Elizabeth St is designed by Peddle Thorp and consists of 445 dwellings over 49 levels. The 156-metre tower proposal is to retain the Royal Saxon Hotel and Menzies International buildings and will include six retail spaces at ground level.

From the renders I've seen, it's not the most interesting tower proposal in the northern part of Elizabeth St and perhaps my colleague Mark Baljak best summed it up: "Compared to other recent Peddle Thorp designs, 441-451 Elizabeth St is middle of the road at best."



**Alastair Taylor**

Is a director of Urban Melbourne - [www.urbanmelbourne.info](http://www.urbanmelbourne.info)

# Hot-desking it in the city



*He threw himself into the mix near Flinders Lane, passing peddlers of small magazines, spruikers for cheap snacks, portraitists, men with talking birds and women making fancy animals out of scraps.*

The poetic gestures of the people of the streets were aimed at drawing in the passers-by but unfortunately for them, this pedestrian was on a mission.

He ducked into a shady arcade, passing tinkers and tailors, haberdashers selling buttons, others mending dresses, books in unusual typographies, odds and ends, before arriving at a nondescript door. A number had been hand-painted on it in a circle.

There was a clear light from the window as he entered. He sat at a desk and began the complex task of turning the moments he had collected into something more substantial.

The internal space of the room was well lit, rounding shapes and making them easy to read. Moody recesses in the hard-plastered wall accentuated the spatial qualities of the room. The white tiled floor was patchy – clean in some places, grungy in others. A mop was propped up against the wall in a bucket.

The door opened soon after and she entered with a swish and a flutter as if she had lost something precious during her journey but wouldn't reveal what it was. He suspected it was her sense of humour when she saw him

sitting at the desk she so desired.

Welcome to the world of the hot desk. Post-doctoral pop-ups, they are called in some quarters. Clever landlords act like recruitment officers, making offers but should the average punter be wary?

Do the desks create genuine opportunities for creative partnerships or is it a vast underground industry of middle-men and women edging themselves between artists and their texts? Hot desk landlords appear to be altruistic and there is no evidence to the contrary yet ...

A hot desk may feel like a free ticket to Dubai. It isn't exactly the destination you want, but it is on the way.

"When is the desk available?" you ask your potential new landlord.

"Tomorrow," he replies.

You get the feeling that, like an Emirates deal, the offer will close the day after.

You say you'll take the desk. It's in the Nicholas Building and just that morning you've seen a guy in the foyer wearing black and white checked shoes, wood grain socks and a floral suit with a high white collar. It looks like your kind of place.

You pay a month in advance to secure your foothold in the city then begin to delve more deeply into the building's semiotics. Soon you are pining for city lights and cathedral spires but you are the rat on the second floor who specialises in anecdotes about hot-desking to make up for the lack of a view.

**By Rhonda Dredge**

Talk to the web experts about an inexpensive responsive website renovation



IF YOUR CUSTOMERS CAN'T SEE YOUR WEBSITE ON THEIR PHONE

**YOU ARE LOSING BUSINESS!**

## Councillor Profile

# Rabble-rouser finds his niche

By Shane Scanlan

*Cr Stephen Mayne had outgrown the City of Melbourne almost before he got there.*

With peerless credentials in media, business and politics he has effortlessly grasped the role of capital city councillor and has already left an indelible mark by making the council more publicly accountable.

And while there are plenty of good political performers in all spheres of government, very few of them are as independent as Cr Mayne.

Independence can't be bought. In fact, it comes at personal cost and must be crafted and honed over many, many years.

Now in his mid-40s, Cr Mayne draws on many life lessons to acutely understand the wider political process and, most importantly, his role within it.

"I've come to realise that my core strength is as that independent person on the site, not being the chairman. I'm a good contradictor, a good contrarian - constructive, but also prepared to take them on if necessary," he said explaining that the Senate might be his next contest.

"If there was any more ambition, it would be a Xenophon-style independent senator," he said. "I don't think I'd ever run for lord mayor because I don't think I could do the job."

"I'd love Xenophon to set up his party and I'd love to run for Xenophon. He is the Don Chip of today. He's in the middle. He's sensible. He's a known quantity."

Cr Mayne has spent most his career questioning and holding the authorities to account - both as a journalist and as a shareholders advocate.

As a journalist, his independent streak eventually made him unemployable and led to the establishment of the nation's premier alternative online news site Crikey.

"I was a natural rabble-rouser and I had high energy levels so I could keep it up.

I basically had no other option because I couldn't get a job back in the mainstream," he said.

Three trips to the Supreme Court to defend defamation writs, losing his house, starting a family, renting, moving house five times in 30 months and 100-hour working weeks were eventually rewarded with a \$1 million sale price for Crikey.

Shareholder advocacy and activism followed a similar path.

Cr Mayne was a councillor at Manningham before contesting a seat at the City of Melbourne. Again, the experience was heightened by the intensity of the engagement and so the learning came quicker.

"It was brutal. It was the Somme and I took them on. I admit that I provoked them and probably went in a bit too hard myself," he said.

The experience has led to extremely harmonious relations with fellow councillors

at Melbourne.

"I am probably the only councillor who hasn't had an ongoing dispute with another councillor. I get along well with everyone and I treat every issue on its merits and I'm not doing deals," he said.

"The council gig is the perfect gig for me at the moment," he said. "You are in government. But you're not in charge. You're working with others to get a better outcome for the city."

"It's better being on council than being in opposition (as a party politician), because I think you just get sucked in with political point scoring and negativity."

Cr Mayne likens his role as a councillor to the work he used to do as a shareholder advocate.

"Being not afraid to speak truth to power - that's probably at the core of it," he said. "Being fearlessly independent and outspoken but, fundamentally, you're not like a green group trying to send a mining company broke."

"You're not there as a shareholder to destroy. You want the company to succeed. You want there to be profits but you also want good governance, fair treatment of minorities, inclusion of all stakeholders, good transparency and accountability. When you have all these things, you get better performance anyway."

"If you do that, any institution from your kindergarten to your federal government will perform well."

Cr Mayne is attracted to politics by what he calls a "psychic wage" - an enjoyment that falls outside financial remuneration.

"I think I'm good at it and there's a lot of intellectual stimulation from the diversity of council," he said. "No two days are the same, and I like politics."

"Being a councillor allows you to bring together that knowledge of politics, business and media and, hopefully, contribute positively to the city."

"And I am really enjoying it the most because of the stuff I'm managed to achieve on the transparency and accountability front."

"When people look back I hope they will see a series of practical, real transparency measures that will set the standard for the sector," he said.

Cr Mayne said he has been so successful in getting council to adopt transparency measures that he had almost run out of new ideas.

Such transparency and governance measures include: Audio recording of council meetings; public questions at council meetings; banning meetings between councillors and developers without an officer present; an extra member on



the audit committee; the people's panel; disclosing the lease register; disclosing more valuable buildings; putting all registers online; recording executive pay in annual reports; and slashed discretionary spending for councillors.

Cr Mayne summarises his position as: "Don't be afraid to lift the skirt and tell people what is going on. Be as open and transparent as you possibly can."



**In next month's Councillor Profile we look at:**

Cr Susan Riley

## FASHION ON THE STREETS



**ERIN KINSEY, 15**

Student

**WHAT ARE YOU WEARING?**

I'm wearing a flower crown that I bought off my sister. She got it as a gift but didn't want it. The shirt I also stole from my sister. This skirt I got from my mum last year.

**WHAT BRINGS YOU TO THE CITY?**

I'm going to science works on an excursion.

**WHERE ARE YOU FROM?**

The Macedon Ranges.

**WHAT IS YOUR FAVOURITE ITEM OF CLOTHING?**

Hats. I love hats. My pink beanie is my favourite.

**WHAT MAKES A GOOD OUTFIT?**

I think it's mostly about being yourself and doing what makes you happy.



**MIA LILLIS-MAYNARD, 16**

Works at Woolworths

**WHAT ARE YOU WEARING?**

I'm wearing a knee-length navy dress from Dorman. The jumper is from Cotton On. I think I just found it in my cupboard and chucked it on because it was super freezing. My necklace I made myself.

**WHAT BRINGS YOU TO THE CITY?**

I wanted to go to Lush. I also visited the NGV to see what was happening there.

**WHERE ARE YOU FROM?**

I was born in Alice Springs but moved to Melbourne three years ago. Now I live in Vermont.

**WHAT IS YOUR FAVOURITE ITEM OF CLOTHING?**

I have this dress that I got from an op-shop years ago. It's very 70s or 80s. It's long, blue, with sparkles and sequins all over it.

**WHAT MAKES A GOOD OUTFIT?**

I just really like uniqueness, a bit of colour as well. Most importantly it's about wearing things that make you happy.



**DANA CLARKE, 27**

Traveller

**WHAT ARE YOU WEARING?**

I bought this shirt in Thailand. The hat is from Sydney. My scarf was a gift from one of my close friends back in California.

**WHAT BRINGS YOU TO THE CITY?**

I'm just checking out the CBD before having a look at a flat in Fitzroy.

**WHERE ARE YOU FROM?**

I'm from California. I'm here on a working holiday.

**WHAT IS YOUR FAVOURITE ITEM OF CLOTHING?**

It's a toss up between shoes and sunglasses. I like to have my glasses match with something else, hence the pink in my top.

**WHAT MAKES A GOOD OUTFIT?**

Whatever you feel comfortable in. Wearing something that matches how you want the world to see you is also pretty important.



## The 'trickle down effect' explained

*Where does fashion come from? This might sound like a silly question, but fashion is actually influenced by almost everything.*

A lot of inspiration comes from a company called WGSN (Worth Global Style Network).

WGSN is a trend-forecasting service that compiles lists of all possible future trends, and relates them back to the fashion and textiles industry. (For example, a random computer gaming trend could be affecting the prints that will hit clothing stores in a year.)

Many global companies use WGSN or similar trend forecasting services to try and predict what will be popular in the future. They will also compile their own trend research notes, attend trade shows and go on buying trips to see what's popular on the opposite side of the world.

If a large company picks a trend and it appears on the catwalks, the smaller companies also pick up on this trend and run with it. This is often described as the "trickle down" effect.

It's also the reason why you might see a print from a Louis Vuitton fashion show suddenly appear in Zara. Zara is actually a great example, because they are one of the quickest labels to pick up on trends. (Let's face it, they have to be - they

change their stock weekly!)

The obvious difference here between the various brands is in the quality - fashion houses with a smaller budget will cut corners. For example, a zip detail on a high street garment might be turned into a motif on a cheaper item.

Then there is the "trickle up" effect. The "trickle up" effect is a trend that starts from the street. Bloggers have had a significant impact on this.

Fashion companies now have direct access to street photos from all over the world - and if one person with a large following starts a trend, they'll know about it!

So the next time you laugh at a silly cat meme that's trending online, it's worth considering if it might affect your purchase decisions in a few months.



**Laura Timberlake**

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

## Street Art



## She's a Good'n

*Goodie burst onto the Melbourne street art scene last year.*



**Lorraine Ellis**

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

When I first chanced upon a piece by her, I was awestruck by her talent and the quality and quirkiness of her work.

Surrealism/realism of imagery is her preferred style. She strives to get it right and logical – as close to reality as possible and then she pulls the image apart to reinterpret it by twisting and breaking it.

It's this approach that has her wondering "how far is too far?"

Originally from Canberra, Goodie finished her fine art course in 2012. Landing a scholarship prompted a move to Melbourne to further studies at the VCA.

Goodie started by painting murals and

soon learnt that this was a way she could earn a living.

Between art courses, her adventurous spirit took her to South America: Peru, Argentina and Bolivia. Here she painted and traded art to exist.

"Art takes you to places you wouldn't necessarily access," she said.

Her street art career started with paste-ups and she has progressed from using markers to aerosol.

"Once you start using spray you never go back. You can paint on any surface and in terms of speed and realism it is the ideal medium."

As for her future, last year Goodie experimented with sculpture. She cites Patricia Piccinini and Ron Mueck – their use of complex resins – as two of her influences.

She may also broaden her horizons by teaching or set designing.

If there was a prize for best new and most promising street artist, this young woman would have my vote.

It should be noted that Goodie has an upcoming solo show of her water-colours – *Let's Get Lost in Our Routines*, April 22-May 20 at E55 Bar, basement, 55 Elizabeth St, Melbourne.

## ARE YOU MISSING OUT ON THE CBD NEWS?

AS WE ARE PAYING AUSTRALIA POST TO DELIVER CBD NEWS INTO EVERY LETTERBOX WITHIN POSTCODE 3000 EACH MONTH, IT IS DISTURBING TO LEARN THAT SOME BUSINESSES AND RESIDENTS ARE MISSING OUT.

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**CBD NEWS**



# WHAT'S ON COMMUNITY CALENDAR

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



## Melbourne Sunrise Probus Club

First Thursday of the month,  
10am - The Docklands Library,  
Dock Square

Probus Clubs for men and women over 50. Keep your mind active, meet new friends, share interests and enjoy activities. Contact Joan on

[rksalesaustptyltd@bigpond.com](mailto:rksalesaustptyltd@bigpond.com)



## World Laughter Day

May 3, Federation Square

Come to Federation Square for World Laughter Day, a fun and free event that aims to make the world a happier place.

[www.laughterclubsvic.org](http://www.laughterclubsvic.org)



## Safe Steps' Candlelight Vigil

May 6, Federation Square

Safe Steps Family Violence Response Centre's Candlelight Vigil pays tribute to the women and children who have lost their lives to family violence.

[www.safesteps.org.au](http://www.safesteps.org.au)



## 65 Roses Day

May 31, Federation Square

65 Roses Day is a celebration day held to raise awareness and funds for cystic fibrosis.

[www.cysticfibrosis.org.au/vic/65-roses-day](http://www.cysticfibrosis.org.au/vic/65-roses-day)

## Eastenders Coffee Club

Third Tuesday of the month

Come along and join the company of friends and neighbours. Meet new people and be informed.

10am, Pomodoro Sardo Restaurant, Cnr Lonsdale St and Jones Lane.

[www.residents3000.com.au/2015/02/16/eastenders-coffee-club-2/](http://www.residents3000.com.au/2015/02/16/eastenders-coffee-club-2/)

## Mother's Day Classic

May 10, Alexandra Gardens

The Mother's Day Classic fun run/walk has become a calendar must-do for thousands of families, friends and community groups who wish to support funding research into breast cancer, Australia's most common female cancer.

Each year, more and more family groups are finding the Mothers' Day Classic a fun and meaningful way to celebrate Mother's Day.

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



## Sarah and Friends Foundation High Tea

May 31, 2015, Grand Hyatt

Come to the Sarah and Friends Foundation High Tea, a sumptuous fundraising event, at the Grand Hyatt Melbourne.

<http://www.sarahfriendsfoundation.org/hightea.html>



## PRAYER TIMES

### St Michael's

120 Collins St, Melbourne, 3000

Ph: 9654 5120

Church times:

Sunday Service at 10.00am

Free organ recitals at 1.00pm on Thursdays.

If these times are not convenient, you can call the office during office hours (Monday to Friday 9.00am to 5.00pm).

### Chabad of Melbourne

Suite 301, 343 Lt Collins St

Ph: 9525-9929

Chabad of Melbourne CBD hosts regular lunchtime lecture series on various topics.

### City on a Hill

Sundays at 9am, 10.30am and 6pm.

Hoyts Cinemas, Melbourne Central

### Collins Street Baptist Church

174 Collins St

Ph: 9650 1180

Sundays services: 10.30am and 5.00pm

### Hillsong City Youth

Krimper Cafe, 20 Guildford Lane, Melbourne

- Every Friday 7pm-9pm

### Holy Cross Orthodox Mission

261/265 Spring St

Ph: 9639 0260

### Scots' Church

156, Collins St

Ph: 9650 9903

Sundays 10:30 am (Indonesian), 11:00 am (Traditional) and 5:00 pm (Contemporary)

### St Francis' Church

326 Lonsdale St | 9663 2495

Sunday: 7, 8, 9, 11 am (St Francis' Choir) and 12.30, 1.30, 4.30, 6.00 pm

Filipino Community Mass: Second Sunday of the month at 2.30pm

Indonesian Community Mass: Third Sunday of the month at 2.30pm

### St Paul's Cathedral

Cnr Flinders and Swanston Streets

Ph: 9653 4333

Sundays: 8.00am, 9.00am, 10.30am, 6.00pm (Choral Evensong)

### St. Augustine's Catholic Church

631 Bourke St. Melb.

Ph: 9614 1722

Sundays Mass 10.30am & 8.00pm

Mon-Fri Mass 1.05pm

Mon - Fri Confessions 12.30pm



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