

# CBD NEWS

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Forever Free

Puzzles & Trivia P25



**Christmas wonderland**  
*Photo by Murray Enders*

There's something for everyone in this year's Christmas Festival which has promised to be bigger and better than ever – with the return of fireworks, street feasts, and a spectacular drone show. *More on pages 13-15.*

## Relief for locals as SA border opens

WORDS BY *David Schout*  
HEALTH

Residents in the CBD and inner Melbourne are now free to visit South Australia after dubious vaccination data had threatened to deny long-awaited family reunions.

Just prior to its border reopening on November 23, the SA government agreed to accept residents from the City of Melbourne without the need to isolate for seven days.

SA Premier Steven Marshall said the issue had caused “enormous frustration” but confirmed inner-Melburnians could now enter the state.

Mr Marshall’s government had previously said that anyone from a local government area with a double vaccination rate of less than 80 per cent – of which the City of Melbourne, at the time of publishing, was one – would not be allowed in the state without undertaking quarantine.

However as reported in the October edition of *CBD News*, Melbourne’s supposedly low inoculation figures were almost certainly wrong.

Vaccination rates are based on 2019 population levels, which meant the significant exodus of Melbourne’s international students and overseas residents since the onset of COVID-19 was not reflected in the data.

Those who had long departed Australia were still statistically counted as “unvaccinated”, which left the City of Melbourne as the supposedly lowest-vaccinated LGA in Victoria.

Since October, state MP for Melbourne Ellen Sandell had pushed the state government to update the population data, and even called out Health Minister Martin Foley online.

“I’ve been asking for a briefing about this and for more information for several weeks but have not heard anything back, so I’m resorting to Twitter to help my

*Continued on page 2.*

## Pods plan at Queen Vic Market causes a stir but the CEO says it has “strong support”

*Queen Victoria Market’s (QVM) CEO has stood by a plan to put specialty stalls into pods to improve trader and customer experience despite opponents raising fears the iconic destination would be turned into a “shopping mall”.*

WORDS BY *Brendan Rees*  
COUNCIL AFFAIRS

The City of Melbourne is considering a proposal from QVM to improve the market’s trading format which would see 42 retail pods installed at sheds A-D while E shed would get food trucks, tables, and seating, at a total cost of \$3.4 million.

According to a council report, the changes aim to address some of the key challenges facing the market including falling trader occupancy, unmet demand for lockable trading, and a lack of customer seating.

Subject to approvals, QVM hoped to kick off works by September 2023 with a staged construction program over a seven-month period.

QVM chief executive officer Stan Liacos said he had been “buoyed by the strong support” from traders regarding the new plan, adding it was vital for the future viability of the market as traders “need help to continue to evolve”.

“The reality is we have declining occupancy for the traditional market stall market set-up, but I don’t have enough lockable spaces to meet current demand,” he told *CBD News*.

Mr Liacos said while the pods “are not fully designed yet” until ultimately approved, he described their format as “lockable retail-style pods”, like the current set-up in String Bean Alley.

But the proposal has drawn the

ire of the Royal Historical Society of Victoria (RHSV) and a market protection group with concerns it would impact the character of the landmark site.

“The ‘pods’ would obscure the open-air nature, the visibility, so integral to the space since its inception in 1878,” the RHSV wrote in a submission to the council.

“The proposal creates blocks of fixed compartments functioning like an extended food court.”

It continued, “the proposal is contrary to the spirit of the market, to its heritage nature and to the very aspects of the market which attract visitors. It proposes to replace the vibrant theatre of stall holders setting up stalls with fixed cubicles at which customers queue while staff sit inside.”

Friends of QVM president Mary-Lou Howie said the latest plans would “completely change the operations, authenticity and traditional significance of QVM”.

“These changes will transform the theatre of our market, which includes setting up and packing down each market day, into a static place very like a shopping mall,” she said.

“QVM is in desperate need of proper planning processes that will protect our heritage market and create a solid foundation on which to make it great again.”

Mr Liacos hit back at critics, saying “nostalgia is not the basis for a

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# Greens’ plan to “bring vibrancy and visitors back to our city”

WORDS BY *Brendan Rees*  
PHOTOGRAPHY BY *Murray Enders*  
PLANNING

Subsidised rent to attract businesses to the CBD, making the city more liveable for long-term residents, and funding iconic arts festivals and organisations have been proposed by the Greens.

With the CBD and Docklands having been hit hard by rolling lockdowns, the party said the pandemic had “fundamentally changed the nature” of the municipality and accused all levels of government of “just crossing their fingers and hoping things will go back to the way they were”.

Under a four-point plan, the Greens have outlined a vision to “reinvigorate” the CBD and Docklands to build a better city after the pandemic.

Using ideas from some of the best cities in the world, including Barcelona, New York, and Berlin, the Greens want to see rent reductions of up to 50 per cent for the first five years for businesses that sign up to long-term leases.

The party also wants to make the city more liveable for residents, which would see short stays regulated, greening laneways to create open spaces, limiting construction noise, reduced traffic, and implementing good quality apartment design.

Among its other proposals, the party is calling for up to 30 per cent of new houses in large housing complexes to be set aside for affordable housing, and wants arts festivals and organisations given five years’ worth of stable funding to ensure the city remains vibrant.

“We must also protect our arts communities and heritage buildings, yet right now one of our most iconic arts venues – the Nicholas Building – is about to be sold and is at risk of being turned into apartments,” the party said.

The state government announced a \$44 million package last month to “turbo-charge the CBD’s recovery as workers and visitors return



▲ Adam Bandt and Ellen Sandell.

to Melbourne’s heart”.

This included \$5m for the Melbourne Money scheme that would allow diners to claim 30 per cent off their bills – up to \$150 – between Monday and Thursday each week when they spend between \$50 and \$500 at cafes, bars, and restaurants where meals are served.

The government would also provide \$10.4 million to support outdoor trading and dining through permit fee waivers and new infrastructure, and initiatives to boost the night-time economy, and a further \$15.7 million will boost the city’s events calendar including an expanded Christmas Festival.

*“We must also protect our arts communities and heritage buildings, yet right now one of our most iconic arts venues – the Nicholas Building – is about to be sold and is at risk of being turned into apartments.”*



Another \$14 million would be invested to enhance public areas, refreshing familiar places with pop-up libraries and creative spaces.

An enhanced Business Concierge service to provide greater support for new businesses and help traders adapt to the post-COVID economy with funding of \$3.6 million.

But Ellen Sandell, Greens Deputy Leader and State MP for Melbourne, criticised all levels of government saying they “don’t seem to have a plan for the future, beyond short-term enticements or just crossing their fingers and hoping things will go back to the way they were”.

“Melbourne’s CBD has been very hard hit by

the pandemic. We should use this moment in history to envision what we want Melbourne’s CBD to be like longer-term and make it a better place to live as well as to visit,” she said.

“While 9 [am] to 5 [pm] workers may never return to the CBD at the same level, Melbourne’s CBD can and should be a great place to live, and a place to come for unique experiences you can’t get anywhere else.”

Under the party’s proposed plan, Ms Sandell said it would “bring vibrancy and visitors back to our city”.

The Greens’ plan comes as the Property Council of Victoria this month outlined its *Reviving Melbourne* plan to revitalise the CBD and fast track the state’s economic recovery.

The proposal included an additional \$50 million fund to revive the CBD, a minimum three-week return to offices, and free public transport for three months once Victoria hits a 90 per cent vaccination rate as well as reintroduction of off-peak fares.

The Property Council also wants to see the population boosted through increased skilled migration and a full return of international students in 2022, reduce the overall tax burden on new housing and fast track planning approvals for new projects.

Its other proposals include the introduction of a strategy to bring new businesses into the CBD to boost jobs and investment and expand and fast track planning permit approvals for key urban renewal precincts in and around the City of Melbourne.

The Property Council’s Victorian executive director Danni Hunter said Melbourne was currently at just four per cent of its pre-COVID office occupancy levels and had the highest office vacancy rate in 20 years.

“The CBD needs our attention and our love, but most importantly it needs its people and a plan, and it needs them now. With *Reviving Melbourne*, we have set out the steps needed to get our city back on track to again becoming a globally renowned destination to work, live and play,” she said ●

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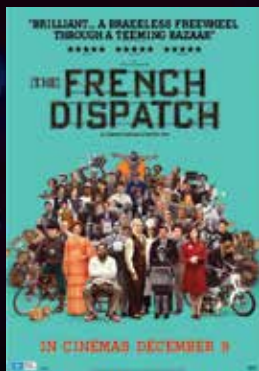
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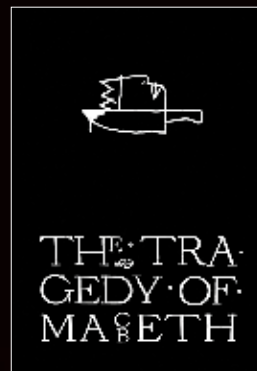
**The French Dispatch**  
December 9



**Spider-Man: No Way Home**  
December 16



**The Matrix Resurrections**  
December 26



**The Tragedy of Macbeth**  
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**Licorice Pizza**  
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**West Side Story**  
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**The Worst Person in the World**  
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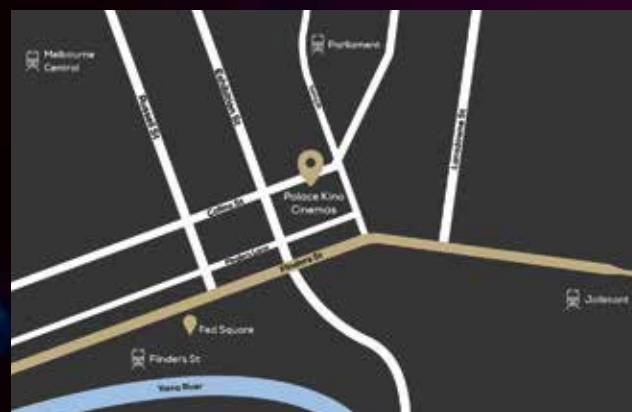
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PALACE CINEMAS





# Pods plan at Queen Vic Market causes a stir but the CEO says it has “strong support”

Continued from page 1.

genuine strategy to help our traders. Our traders need help to continue to evolve”.

“I ultimately listen and work on behalf of the traders. I can’t help a small handful of people who hold onto an inflexible nostalgic view of the past,” he said.

“Retailing and expectations continue to evolve and a genuine market should always evolve to remain viable.”

“The old style of one hour to set up and then one hour to pack down is just not cutting it.”

“This is only a small part of the market and ultimately, it’s about balance and variety right across our seven hectares. The proposals, I can assure you, have very strong support from our traders.”

Trader Tony Pierrakos, who runs a stall called Intone Photography, said while he welcomed the proposal, his only concern was the location of pods in shed A and whether it would be a “bit of a section away from the general merchandise”.

“At the end of the day these things can be moved. If it doesn’t work out, they can move them or get rid of them altogether,” he said.

Mr Pierrakos said he ran his shop out of a container, which he described as “lifechanging for me”. “I went from being inside the market for 10 years and pretty much making ends meet ... and then once I went out to the container, I succeeded drastically.”

Mr Liacos said he was conscious of the “potential concern” of the location of pods, which he reassured his organisation would “monitor”.

“We’ll do it in a testing way to make sure that we trial things,” he said. “It’s not just about pods, it’s about introducing a lot more street food vans in E shed. We simply don’t have enough street food in the market ... it’s important for us to try and bring some of our night market into the day market. It’s what people want, it’s about street food and they want fun.”

Charles Sowerwine, chair of the RHSV, said while he welcomed any proposal to attract more visitors to the market, he feared the plan



▲ Top: View from A shed laneway. Bottom: View from E-F sheds laneway.

would alter the market and take “away its historic functions”.

He added there had been “no business case” nor “any convincing study that shows that the market will suddenly draw lots more people” if it did more fast food and hospitality services.

In her submission to council, Dr Miriam Faine, secretary of the Friends of QVM, said the proposed new trading formats would “directly impact” the market’s heritage “by changing the traditional ad hoc nature of trading in open stalls”.

A council report said all the key elements of the project were “temporary in nature” and not fixed to any heritage fabric.

The proposal was to be considered at the council’s November 9 meeting but was deferred

until November 30 after Melbourne Lord Mayor Sally Capp said the report was “better considered at a later time when we have the full narrative around our plans and business case for the future”.

Friends of QVM have raised concerns that council meeting agendas and supporting reports were made only available to the public on a Thursday – leaving only two-and-a-half business days to read and make a submission based on the material before council meetings were held.

Meanwhile, the City of Melbourne has given approval for demolition to go ahead at the QVM’s food hall which will be revitalised under a refurbishment set to start in February 2022.

It comes as Heritage Victoria earlier this year

granted a permit for redevelopment works.

The new space is expected to open in July next year and offer a diverse range of cuisine styles and beverage offerings across takeaway, casual dining and restaurants.

Current food stall holders told *CBD News* in September they feared losing their jobs after expressions of interest were advertised. Mr Liacos said it “should be in a position to confirm selected operators early next year”.

According to its annual report, QVM posted a \$1.75 million loss, down from a profit of \$483,638 in 2019-20.

However, without a \$9.4 million grant from the City of Melbourne, the market would have ceased trading due to the impacts of the COVID-19 restrictions and lockdowns.

The report also revealed \$8.8 million was provided in rent relief for traders while discounted car parking to attract customers reduced its car park revenue by \$377,000. The cancellation of night markets cost \$1.15 million.

In a statement, the market’s CEO Stan Liacos said his team had “worked extremely hard this year to do everything” it could to keep the market open, support traders and “adapt to the rapidly changing and unpredictable environment”.

## QVM pop-up park now open

Noticing the potential for more open green space, 1.75 hectares of a Queen St open-air car park has been developed into a pop-up park.

The newly transformed space is an initiative of the City of Melbourne as a way to help reignite the city.

And Lord Mayor Sally Capp hopes the park’s close proximity to the Queen Victoria Market will aid in enticing “people back as the city reopens”.

In addition to encouraging people to explore merchandise stalls and enjoy their recently purchased gourmet produce on the grass, the park will also host live music and community events.

Endorsed and funded by the City of Melbourne and the Victorian Government, the \$2 million project is part of the \$100 million Melbourne City Recovery Fund ●

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# Injecting room: No sign of report as council yet to receive assurances

WORDS BY *David Schout*  
HEALTH

A report that will recommend the CBD location of Victoria's second safe injecting room will likely be pushed back into 2022, representing a delay of more than 12 months.

The report, by former police commissioner Ken Lay, was originally due by the end of 2020, but it has been delayed several times.

Mr Lay told the City of Melbourne in May his report to the state government would likely be completed in "eight to 12 weeks", and the government had also committed to a release by the end of the year.

But the state has since steered clear of committing to that timeline.

The report is significant as it will recommend the CBD site most appropriate for Victoria's second supervised injecting room, after a 2020 expert panel declared that the state's first site in North Richmond required help dealing with demand.

"No decision has been made regarding the final location for the Medically Supervised Injecting Room," a government spokesperson told *CBD News* in November.

"With around one person a month dying from heroin overdose in the City of Melbourne, there is a real and growing need for a community health and wellbeing hub. A second supervised injecting service will save lives and change lives."

It is strongly suspected the former Yooralla building at 244 Flinders St, which the government purchased earlier this year, was the new "preferred site" for the new supervised injecting

“

*No decision has been made regarding the final location for the Medically Supervised Injecting Room.*

”

facility, although this was yet to be confirmed.

The government said Mr Lay's report had been delayed due to COVID-19, which limited consultation with stakeholders.

More significant, however, is that the government scrapped its preferred injecting room site more than six months into the former police commissioner's consultation.

That facility — community health service Cohealth on Victoria St — was subject to strong pushback from the council due to its proximity to vulnerable residents and the Queen Victoria Market.

On May 25 this year, councillors voted seven to four to affirm its support for the government to house the state's second safe injecting room within the CBD.

In the most passionate debate at Town Hall in years, a motion by Cr Roshena Campbell to outright reject the facility within the municipality

was also defeated.

However, it has since emerged that assurances sought by the council that night have not been met by the state government.

Councillors requested that Lord Mayor Sally Capp write to Health Minister Martin Foley to seek an "ongoing and formal commitment" from the government that, regardless of the injecting room location, there would be "no impact on amenity to surrounding residents, businesses and other visitors" and that "impacted residents and traders are invited to participate in an ongoing consultation process" with the government.

It is understood these assurances have not been met.

The council also confirmed it had not seen Mr Lay's report.

While the decision to open a safe injecting facility in the CBD is ultimately a state government decision, as the key stakeholder the council's approval is vital.

A recent report from the Coroners Court of Victoria has revealed that on average, at least one person died in the City of Melbourne each month during 2020 from heroin-related causes.

In 2020, 13 people died from heroin overdoses within the municipality — the second-highest number in the state, behind Brimbank (17).

Victorian Alcohol and Drug Association (VAADA) executive officer Sam Biondo told *CBD News* in August that the evidence overwhelmingly supported medically-supervised injecting rooms (MSIRs).

"Unless you want people using [drugs] publicly, impacting the amenity negatively, and dying in the streets, having a good evidence-based facility will reduce all that," Mr Biondo said •

## CBD injecting room: Timeline

### June 2020:

Ken Lay AO APM appointed to undertake consultation and determine best CBD location. Report due "by the end of 2020".

### November 2020:

Government: Timeline "has not changed".

### December 2020:

Mr Lay requests to "extend consultation into the New Year - government accepts."

### May 2021:

Mr Lay tells the City of Melbourne that his report is likely to be completed "in the next eight to 12 weeks".

### November 2021:

Government won't commit to report being released by the end of 2021.

# New trees no noxious threat to CBD as council seeks to increase canopy cover

WORDS BY *Brendan Rees*  
ENVIRONMENT

The City of Melbourne has backed its decision to plant new trees in the CBD despite the species being deemed a "noxious weed" interstate.

Thirty-three camphor laurel trees have been planted on Exhibition St to replace London plane trees to increase canopy cover over the city and introduce the ecosystem benefits it provides.

But the evergreen tree, which can grow up to 20 metres tall, is declared a noxious weed in many areas of NSW due to its "prolific seed production and rapid growth rate as well as a lack of serious predators or diseases".

The City of Melbourne said the species was not listed as a weed under the *Victorian Catchment and Lands Protection Act 1994* and was "proven to adapt well to the highly constrained urban growing environment in the CBD".

"Camphor laurel trees have a



▲ RMIT urban research planner Thami Croeser has supported the council's move to plant camphor laurel trees in the CBD.

long history of being planted in Melbourne, with some very old and large specimens in the Queen Victoria Gardens," the council said.

"The large size of the camphor laurel is one of the main reasons this species was chosen in the City of Melbourne. Large trees provide the greatest environment service

benefits, wind mitigation and rainfall interception."

The council also added community consultation was undertaken as part of the Exhibition St project with the "majority" of feedback being supportive of the tree planting.

RMIT Centre for Urban Research planner Thami Croeser, who advises the European Union, said camphor laurels were a "good choice" for Melbourne's CBD, and could "handle the challenging growing conditions of highly urbanised areas".

"This tree has been in Melbourne for a long time, and it hasn't got out and become a menace," he said.

"You can go and see some beautiful old specimens in Queen Victoria Gardens, in the Domain parklands — these are not taking over nor is the landscape infested with camphors."

"Our streets are a bit dominated by plane trees at the moment ... so I'm glad to see the city is looking beyond that approach at some other options."

Mr Croeser said the city needed a diverse set of fast-growing trees

that could handle city conditions "if we want to hit a 40 per cent canopy target, and this is a well-tested option that can help us get there".

"Being in an urban environment really limits the potential of this tree to get out of hand, and this isn't really the climate that favours that kind of invasive growth that happens further north anyway."

When asked about its large root system and whether it would play havoc on roads and buildings, Mr Croeser said the laurels had been planted along the median strip, "which creates a natural barrier to roots because the road base is heavily compacted crushed rock, which roots can't penetrate".

According to the NSW Department of Primary Industries, eating the berries from the trees can cause nausea, vomiting, and respiratory distress. Allergic skin reactions can also occur.

A City of Melbourne spokesperson said its Urban Forest Strategy was aimed at mitigating urban heat and increasing tree diversity across the

municipality, "with tree planting playing a large role in this program".

"Currently, the CBD is dominated by 70 per cent plane trees, making our urban forest vulnerable to species specific diseases," the spokesperson said.

"By planting a diversity of tree species, we can also help build resilience in our tree population."

CBD resident group EastEnders president, Dr Stan Capp said while he would've preferred to have seen a different species planted, "it's very hard to argue" with the expertise of urban planner professionals and council officers.

"The only thing I would say, the evidence interstate is not as supportive and glowing as what is being portrayed, and there are so many other choices. I don't know why you would choose a camphor laurel ahead of these other trees," he said.

"If you've got a choice between something that's potentially going to be a problem than others, why wouldn't you take the other?" •

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# New campaign to lure residents into the CBD

*In 1978, architectural commentator Norman Day described Melbourne as “an empty useless city centre.”*

WORDS BY Jack Hayes  
COUNCIL AFFAIRS

Fast-forward 14 years with Melbourne battered by the “recession we had to have”, the then Kennett state government and City of Melbourne drafted a piece of planning policy that would eventually transform the city into one of the world’s most liveable.

“Postcode 3000” encouraged residential development in the CBD aiming to bring the total number of city units from (then) just 600, to 8000 over the following 15 years.

Another three decades on and the City of Melbourne has dusted off the trusted playbook with a new campaign aimed at luring new residents into the CBD yet again.

This is Your Local aims to showcase everything quintessentially Melbourne from our buzzing cultural scene, eclectic nightlife, green-spaces, exceptional employment opportunities and convenient amenities – all with the goal of encouraging new residents to make Melbourne “their local”.

The campaign will promote a host of incentives for new home buyers including a full stamp duty discount for new residential properties valued up to \$1 million within the City of Melbourne.

A 100 per cent stamp duty exemption is available for new residential properties that have been on the market for more than 12 months.

Additionally, first home-buyer’s purchasing an off-the-plan property will qualify for a duty concession if the home is valued at up to \$1 million until June 30, 2022.

Lord Mayor Sally Capp said with stamp duty savings in the tens of thousands of dollars, there had genuinely never been a better time to purchase a property in the city.

“Melbourne has a cultural heart like no other. It’s a wonderful place to live with everything you need within a 20-minute stroll from your home,” the Lord Mayor said.

“When you live in the city, everything is at your doorstep. Your local shops are the Queen Victoria Market, your local park is the Royal Botanic Gardens, and the MCG is your local footy ground.”

The campaign, which will be featured across varying forms of print, digital and social media, will see a partnership with REA Group and Domain to create an online hub with articles outlining the lifestyle and financial benefits of city living, as well as property listings eligible for Victorian Government stamp duty concessions.

With border closures and restrictions putting considerable pressure on the city’s property market, the council is looking to stem the bleeding and open the floodgates for new generations of CBD residents.

“The median price of units in Melbourne has fallen 7.5 per cent in the past year, while



▲ Clementine’s owner Melanie Ashe

the average time properties are on the market has jumped by 24 per cent compared to pre-COVID levels across the CBD, Docklands and Southbank,” the Lord Mayor said.

The campaign will also be targeted at next home buyers and investors looking to purchase in the next six months.

As part of This is Your Local, Melbourne’s liveability will be promoted to renters who want to make the most of the city’s universities, events, public transport and shopping.

Creative Melbourne lead and Docklands local Cr Jamal Hakim said the campaign emphasised what Melbourne did best, and that it would help drive an increase in buyers and renters flocking to the city.

“Whether you’re a first home-buyer, an upsizer or an empty-nester, nowhere else in Australia can you find the world-class arts, culture, hospitality and retail that’s on offer throughout Melbourne,” Cr Hakim said.

“My ‘local’ is the stunning Docklands precinct, where I enjoy making the most of the beautiful waterfront location, the iconic city views, and the shops that are just a stone’s throw away from my home.”

“I can’t wait to welcome an influx of vibrant new community members looking to make Melbourne ‘their local’.”

Local resident and owner-operator of Degraives St favourite Clementine’s, Melanie Ashe, told *CBD News* she believed, as a byproduct of lockdowns and lack of daytime CBD visitation, the connection between locals had flourished.

“I think it is a little untapped as far as people understanding how good it is to live in the city; at the moment it is just our little secret,” Ms Ashe said.

“I would love to see the development of a city-based community centre that allows locals to catch up and celebrates the residents and small businesses that make the city what it is.”

“It is a matter of connecting community and allowing it to grow, now more so than ever, it is time to build with one another and create that deep sense of belonging.”

The campaign is part of the \$100 million joint Melbourne City Recovery Fund between the City of Melbourne and Victorian Government.

**For more information:**  
[realestate.com.au/thisisyourlocal](https://realestate.com.au/thisisyourlocal)

“I would love to see the development of a city-based community centre that allows locals to catch up and celebrates the residents and small businesses that make the city what it is.”

**Have your say on what you “have missed most” in the CBD**

As the CBD emerges from lockdowns, the City of Melbourne wants to know what residents “have missed most” and “who you can’t wait to see”.

Through Participate 3000, the council is inviting residents in “re-discovering and making our Melbourne CBD neighbourhood the best it can be” through a range of engagement activities and a survey.

Activities include sharing a fill-in-the-blanks postcard and hosting a virtual tea party with your neighbours.

Rafael Camillo, president of Residents 3000, said Participate 3000 was a “great initiative” which allowed locals to have their say on the important issues like safety, waste, graffiti, street cleaning and planning/urban design.

“Let’s revive our CBD to be more inviting city for residents and visitors, we don’t want to go back to how it was,” he said.

The feedback and information gathered through Participate 3000 will influence the council’s development of a Neighbourhood Plan for the CBD. Consultation closes December 10 ●

**To have your say:**  
[participate.melbourne.vic.gov.au/participate-3000](https://participate.melbourne.vic.gov.au/participate-3000)

## Councillor misses out in federal politics bid

WORDS BY David Schout  
POLITICS

City of Melbourne councillor Roshena Campbell’s bid for Liberal Party preselection in the outer-eastern seat of Casey was unsuccessful in November, finishing third in a hotly contested count.

One of several candidates, Cr Campbell lost out to eventual winner Aaron Violi, a former adviser to Senator James Paterson, at the November 13 count.

Seen as a key seat in the upcoming federal election, Casey has been held by the Liberal Party for the past 37 years, the last 20 of which have been held by outgoing speaker Tony Smith.

Cr Campbell told *CBD News* that while she was disappointed by the result, she was looking forward to continuing her role as chair of the council’s city activation portfolio.

“Oh yes absolutely, disappointed but you know, in circumstances where almost the entire preselection process was spent in lockdown, it made it really difficult to meet preselectors,” she said. “I’m conscious of the huge challenges we’ve got and the work that needs to be done to bring the city back. So as these things go, I’m delighted about what lies ahead and what needs to be done in the city. I’m ready to roll my sleeves up and commit to doing that.”

While the first-term councillor said she had “no plans at the moment” to nominate for further pre-selections at either state or federal level, she did not rule out the prospect.

“A week later [after preselection] it’s not something that’s crossed my mind. There’s been a preselection since then and I didn’t nominate for that. So, at the moment I’m very focused on the work I’ve got in Melbourne.”

A former CBD local and current Fitzroy resident, Cr Campbell is a barrister with expertise in commercial law and corporate governance.

The mother of three has represented some of Australia’s largest companies as well as state and local government bodies.

She has acted in some of Victoria’s most significant litigations and a number of Royal Commissions, including for the Black Saturday bushfires.

Since being elected in November 2020, Cr Campbell has been a strong advocate for small business support during COVID-19 hardship.

She has also been an outspoken critic of plans for a medically-supervised safe-injecting room on Flinders St, describing the state government proposal as “nothing short of insanity”.

At a May 25 council meeting she called on the City of Melbourne to reject a safe-injecting facility on the basis it would “significantly hinder” the city’s COVID-19 economic recovery.

Cr Campbell has also been critical of the council’s cycle lane rollout that was accelerated during COVID-19 lockdowns.

Preselection success in Casey would have seen her quit as councillor less than 12 months into the role. Further, it may have seen her replaced at Town Hall by the City of Melbourne’s first ever indigenous councillor, as Wiradjuri man Professor Mark McMillan would be elected via countback ●

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# Huge height increase for office tower next to Melbourne Club

WORDS BY *David Schout*  
PLANNING

A proposed office tower at the “best business address in the country” is set to be almost 60 metres taller after new plans were endorsed by the City of Melbourne.

Developer Dexus submitted fresh plans for the proposed building at the “Paris end” of Collins St — said to be worth up to \$1 billion — and were given the green light in November.

The new skyscraper would sit directly next to the heritage-listed Melbourne Club at 36 Collins St, built in 1859.

And in an agreement with the men’s only club that allowed Dexus to secure a floor area increase and the creation of “airspace lots”, the club will not have to vacate the premises during construction.

Under the proposal, which still requires approval from Planning Minister Richard Wynne, the overall building height would increase from 101.5 metres to 159.6 metres.

The council’s planning chair Cr Nicholas Reece noted the “commercial ingenuity” of the deal between the developers and the Melbourne Club.

“As councillors we can only guess at the sum that has been paid to the Melbourne Club for the purchase of those air rights,” he said.

“What it has meant in the terms of floor area ratios and other requirements of our planning scheme—this development does have

considerably more room to move and now does comfortably comply, certainly in terms of height and bulk.”

Cr Reece said the site was particularly important.

“In terms of Australian corporate real estate, this is probably the best business address in the country and so it’s only right that we as councillors look for a building that achieves the absolute highest standards,” Cr Reece said.

An application for a 102-metre office tower on site was approved by councillors in March 2020, however under conditions that overshadowing of the popular public forecourt at Collins Place would be reduced — something that was rectified in the new proposal.

The proposed development also sits behind the 139-year-old Melville House, and a prior permit approved demolition to a rear portion of the heritage-listed site.

The Bates Smart-designed development would “respond to the character, texture and materiality of the adjacent heritage buildings” according to the director Julian Anderson.

“Importantly, the proposal does seek to re-inforce the existing and historic character of Collins St, which we know is one of sophistication, enduring elegance, grandeur and permanence,” he said.

The new development will also feature a new publicly accessible through-link that runs from Collins St, through the building into McGrath’s Lane, and then on to Little Collins St.

The through-link however is only accessible

from 7am to 7pm on most days.

“We believe [it] will enhance connectively and contribute to much greater permeability. Certainly, the intention is to create a more lively and enjoyable environment both within and around the building,” Mr Anderson said.

However, Stan Capp, the president of residents group EastEnders, expressed concern about the approved height of almost 160 metres.

“I think the overarching priority for this project is the protection of this precinct, its history and its heritage. The heritage professionals seem to have been satisfied about these matters,” he said.

“However, it will be far and away the largest tower on this northern side of Collins St between Exhibition and Spring streets, and in my view diminishes the nature of the block.”

A proponent of the City of Melbourne’s recently launched Melbourne Design Review Panel (MDRP), Dr Capp said he hoped applications like this would be put through that lens in future.

“I am far from an expert in design, but my initial reaction is to question why we need another 38-storey building that looks like a glassed cubic edifice, notwithstanding an attempt to disguise this with pleated glazing ... it seems to me that this proposal is the very reason that we need these new bodies to do their work. This project should have been an opportunity for them to have given advice prior to City of Melbourne deciding its position.” ●



▲ The proposed Collins St tower would site next to the 1859-built Melbourne Club and rise to almost 160 metres.

## Plans to restore 109-year-old hotel to former its glory

WORDS BY *Brendan Rees*  
COUNCIL AFFAIRS

A historic hotel dubbed an “eyesore” at a prominent CBD site could be restored to its former glory under an \$48 million plan to be considered by the City of Melbourne.

Developers have lodged plans proposing to revitalise the 109-year-old Sir Charles Hotham Hotel at the corner of Flinders and Spencer streets with the construction of a 17-storey tower above in what has been described as a “post-pandemic hotel”.

The 21-storey redevelopment would include a 150-room hotel, restaurant, courtyard, ground-level shops, an underground wine bar and co-working spaces.

It would also boast a rooftop bar and garden and an 11th storey outdoor terrace, under the application submitted by Shesh Ghale and Jamuna Gurung, property investors and founders of private education group, Melbourne Institute of Technology.

The plans seek to restore the 1912-built hotel, designed by architect Williams Pitt, “to its former significance as a prime historic building” with the addition of a four-level high podium and an “elegantly singular contemporary tower” which would not “distract from the robust heritage building below”.

The site of the four-storey hotel at 2-8 Spencer St is listed on the Victorian Heritage Inventory for its potential to contain historical archaeological remains associated with the settlement and growth of early Melbourne.

It is also recognised as having “aesthetic significance to the City of Melbourne and has served as hotel accommodation since the 1850s”.

Originally built as a three-storey building in 1855, the establishment of the Sir Charles Hotham Hotel coincided with the arrival of the new Governor of Victoria after whom the hotel was named.

During the 1980s and 1990s the hotel became known as the “Hotham Hotel”, providing cheap



accommodation for Melbourne’s homeless and needy, developing a reputation as a “dingy rooming house”.

By 2002 it was converted to a backpacker’s lodge, but the hotel’s Edwardian Baroque style architecture and Art Nouveau features and rounded corner turret have now fallen into a dilapidated state.

Melbourne Deputy Lord Mayor Nicholas Reece said the hotel had “long been an eyesore in one of the most prominent locations in our city” and was excited by the proposal to see it refurbished.

“This grand 1912 hotel has fallen into a significant state of disrepair and is in desperate need of a facelift,” he said.

“It’s exciting to see a proposal to transform this heritage site into a hotel, with plans to retain and refurbish substantial parts of the heritage fabric.”

“It’s vital any redevelopment of such a historic building delivers a high-quality design outcome while respecting the area’s unique character and heritage.”

“This application will be very carefully considered by council, including the extent of retention and integration of the significant heritage building.”

Proposed conservation works include the reinstatement of Melbourne’s former “largest bar” in the Lord Clyde Hotel ground level as well as an 1890s kitchen fireplace.

The design of the proposed hotel

will maintain “significant heritage fabrics” and “strikes an urban conversation with the historic building through a respectful yet confident and bold new addition”.

According to the plans, a new laneway through from Flinders St to Downie St would also be created for an “improved urban experience,” but this is dependent on “negotiation and agreement” with adjoining owners who currently have shared use of this laneway.

Under a “world-first” COVID-safe hotel, which would go “beyond base-minimum hotel standards”, the plans include “qualitative indoor air” features including solar control and operable windows to hotel rooms and corridors as well outdoor spaces.

Hotel rooms would also “accommodate for those wanting to swap working from home to working from a hotel” while access to nature would also form part of the post-pandemic hotel with internal courtyard “Terrariums”, an indoor miniature garden.

“The redevelopment of the Sir Charles Hotham Hotel will revitalise a significant heritage building at one of the four corner sites of Melbourne’s Hoddle Grid,” the plans stated.

CBD residents group EastEnders president Dr Stan Capp said, “I think development is good in the right place and for the right reasons and that we don’t prejudice any of our heritage values that we have throughout the city.” ●

## Push for pre-Christmas e-scooter launch

WORDS BY *David Schout*  
TRANSPORT

Electric share scooters could soon be available to ride on CBD streets, with the City of Melbourne aiming to launch a 12-month trial of the micro-mobility option before Christmas.

The council, which had previously committed to a spring 2021 start, would look to launch the 12-month e-scooter trial to “support pre-Christmas reactivation”.

However, questions remain whether the trial will begin in December, as no agreement has yet been made with e-scooter operators at the time of publishing.

“Management is aiming to launch the e-scooter scheme in December to support pre-Christmas reactivation, however the launch date will depend on the proposals received by the City of Melbourne,” a council report presented at the November 16 Future Melbourne Committee meeting read.

One operator told *CBD News* on November 17 that the tender selection process was ongoing.

In September the council was named by the state government as one of four local government areas selected to trial an e-scooter hire scheme, alongside two other inner-city councils (Yarra and Port Phillip) and the City of Ballarat.

The three inner-Melbourne councils have been in partnership managing the shared e-bike trial (Lime bikes) since December 2019.

The City of Melbourne has since released an independent analysis that showed it was by far the most appropriate local government area for an e-scooter scheme within Victoria.

It rated as 5.75 out of 6 on the Scooter-use Propensity Index (ScoopPI), which measured six factors which are significant drivers of shared mobility and e-scooters use.

The next-highest (the City of Yarra) rated 2.97.

While electric scooters have become commonplace on CBD streets in recent years, almost all — according to Victorian laws — are illegal, as they are both too powerful (greater

*“Management is aiming to launch the e-scooter scheme in December to support pre-Christmas reactivation, however the launch date will depend on the proposals received...”*



than 200 watts) and travel faster than 10 km/h.

As part of the trial, hired scooters will be permitted to travel at 20km/h on bicycle lanes, shared paths and low-speed roads (up to a maximum 50km/h speed limit).

They will not, however, be permitted on footpaths and riders must wear a helmet.

Lord Mayor Sally Capp said the time was right to properly assess the transport option in the Hoddle Grid and beyond.

“We think participation in trials like this are important for our city,” she said.

“As e-scooters become more popular — an absolute proliferation it seems over the COVID period — we know that various issues have arisen for users of the e-scooters, for pedestrians, for motorists and public transport users. And we know the Victorian Government is now considering the regulation of the use of e-scooters. By being involved in this trial, we give ourselves the best chance of being at the table to provide feedback ... that will go into consideration for the decision made on what will then impact our city in the years ahead.” ●



# Council endorses major revamp of landmark David Jones building

WORDS BY *Brendan Rees*  
PLANNING

The CBD’s iconic David Jones building is a step closer to being transformed into a retail and office tower after winning the City of Melbourne’s support.

A \$22.5 million redevelopment proposes to demolish parts of the heritage-listed Bourke St building to make way for retail spaces, modern offices, a supermarket, and rooftop terraces in what Lord Mayor Sally Capp described as a “significant investment” to revitalising the city.

Councillors unanimously approved the proposal at their November 9 Future Melbourne Committee meeting, but the applicant and owner of the Bourke Street Mall menswear store, Newmark Capital, would need the final nod from the state government for development to go ahead.

Newmark Capital wants to create new ground level shops and canopies to Bourke and Little Collins streets as well as additional structures from levels four to six of the building at 299 Bourke St. It would also see new entrances created at the southeast and northwest corners and repainting of the existing façade.

Under the plans, partial demolition would occur on the west elevation to create new openings to the ground floor and window openings at levels one to five of the 11-storey building.

According to a council report, the applicant has applied for a separate Heritage Victoria permit with the council having been advised that a decision would be made at the end of November.

“Council’s heritage advisor generally supports the proposal, noting the development is without substantial heritage impact, including the largely hidden upper levels and side wall alterations/entries,” the report said.

Melbourne Deputy Lord Nicholas Reece said it was a “really exciting proposal” which would see the Bourke St frontage replaced with a stylish shop front, metal canopies, and glazed facade as part of an enhancement of both the Bourke and Little Collins St frontages.

He said the application by Bates Smart architects “deserves very careful consideration” as “it’s hard to think of a more iconic retail location in Melbourne than the Bourke St Mall”.

“In fact, when people say, ‘busier than Bourke St,’ it’s probably this location that they have in mind,” Cr Reece said.

“The plans for three levels of retail office space and active frontages on both Bourke Street Mall and Little Collins St are very much welcome.”

He added that Bates Smart had “done an excellent job” with the design of the redevelopment which “certainly does meet with the design excellent standards that we now require on all applications in the City of Melbourne”.

However, Cr Reece flagged that the changes



proposed for the ground floor and shop front facades to Bourke St and Little Collins St would need “some further work”. “We’re really requesting, challenging in a positive way Bates Smart and the team at Newmark to think about how they can integrate those upper levels with the ground level shop fronts.”

Cr Reece also noted that the council would work with Newmark regarding a permit condition for an additional pedestrian entry at Union Rd which would aim to “improve activations and connections” with The Walk development at 309-325 Bourke St.

He said by “making the David Jones building more permeable to Union Lane, we can really ensure that this laneway becomes a vibrant hive of activity”.

“There’s commitment of goodwill there from the city of Melbourne to work with the applicant to see if we can satisfactorily resolve that noting that the permit condition remains around the additional pedestrian entry, but as I said with the commitment to working around the principle of laneway and activation.”

Heritage portfolio lead Cr Rohan Leppert, who described the planning application of a “high-quality design,” agreed with the Deputy Lord Mayor, saying it’s a “really interesting policy issue the proposed new entrance on to Union Lane”.

“On the one hand, we’d like to retain heritage fabric and on the other we would like to improve pedestrian permeability,” he said, but added the amended motion “allows for this question to continue to be resolved after issuing a permit”.

In addressing the council chamber at the November 9 meeting, joint managing director of Newmark Capital Chris Langford, whose



organisation acquired the landmark site for \$121 million last year, said they were “very proud” to have had the opportunity to refurbish the David Jones building.

He said his team had been “very careful to maintain and retain as much of the building as possible with limited structural intervention” and “preserving the integrity of the structure whilst activating the upper levels for office occupation”.

He said it was Newmark’s intention to be “shovel ready” with the refurbishment to start “as soon as practicable,” adding they had a “number of leasing deals well advanced and retailers and office tenants buying up to occupy the building from early 2023”.

“It’s been such a confidence filling response that we’re thrilled,” he said with their office leasing campaign also having recently launched and receiving “very strong interest”.

“I think it is a testament of the efforts that businesses and property owners are going to get people back into the city.”

Lord Mayor Sally Capp commended the proposal, saying it “shows confidence in the future of our city” and would deliver “value and vibrancy to our economy and community”.

“It’s a significant investment ... we’ve come out of being the city with the most days in lockdown of the municipality that’s had the toughest trading conditions of any across Australia,” she said. “I think this project is really symbolic of the significance of the future that people can expect here in the city of Melbourne, which is a city of possibility.”

Vaughan Connor, director of Contour Consultants, said it had been in “ongoing dialogue” with Heritage Victoria and “we’re confident that that version of plans will be supported

and that we no need to amend the planning permit”.

“All new works have been designed sensitively having regard to the inherent heritage significance and additional floor area is modest, visually recessive and will not compete with the host building,” he said.

“At ground level, there’s a need to strike a balance between public realm aspirations, heritage considerations, constraints associated with the existing building and also commercial leasing considerations.”

Rafael Camillo, president of Residents 3000, said while he welcomed the proposal, there was discussion on “what a loss it was for our locals” and he would await Heritage Victoria’s response to “partial demolition and works”.

“I like the idea of a rooftop overlooking the Bourke St precinct, considering that both sides of the building do not present any residential dwellings,” he said.

“It is the best location to be adding a rooftop, of course, without compromising the heritage of this beautiful gothic building. Hopefully, the new supermarket inside the complex would be providing the same high standard of produce as the David Jones food hall used to do.”

CBD resident group EastEnders president, Dr Stan Capp said he welcomed the proposal, saying it had been “carefully evaluated by the City of Melbourne team to ensure the retention of the heritage qualities that make it a special part of Melbourne”.

“So many times, we have seen the loss of uniquely Melbourne history and iconic buildings destroyed by bland overdevelopment and sadly destruction in some cases,” he said.

“I think this will complement the mall precinct and if somewhere the fabulous DJ food hall can be replicated then it will have my support.”

The David Jones store at 299 Bourke St was built in two stages in 1929-30 and 1938 as the flagship store of G J Coles Pty Ltd.

Earlier this year, Newmark Capital’s property general manager Angus Machutchison said once the plans were approved, the upgrade would begin once David Jones’ intended closure of its menswear occurred in 2022.

He said the building would play “its part in the revitalisation of Melbourne’s CBD, which has borne the brunt of COVID-19 restrictions”.

The redevelopment would also see existing infilled windows being reinstated at levels one to three on Union Rd while partial demolition is proposed for the west elevation to facilitate new openings at ground floor and window openings at levels two to three.

Melbourne Heritage Action group president Tristan Davies said the proposal was “another positive development, but we note a lack of detail about the important heritage interiors, notably the cafeteria, which imply it being left more or less as is, rather than being fully uncovered and restored as it deserves” ●

## Diwali Mela breathes new life into city’s events calendar

WORDS BY *Brendan Rees*  
EVENTS

After a year of uncertainty and rolling lockdowns, the community has come together to celebrate one of the biggest festivals on the Hindu lunar calendar.

More than 4000 people gathered at Queen Victoria Market (QVM) to bask in Diwali, the annual festival of lights from November 13 to 14.

The Diwali Mela event was rich in Indian food, dance, music, Bollywood and Bhangra dancing, dance workshops, face painting, henna stalls and traditional sari costumes.

There were also showbags and selfies with Kanga (a North Melbourne Football Club mascot) as well as free memberships to the Roo Squad.

Organiser Himanshi Munshaw Luhar from Foodie Trails said the two-day celebration was “highly energetic” with dance shops proving “extremely popular”.



“It was a little bit of breaking that seal being one of the first events to come back,” she said.

“We had a full stage line-up including stilt walkers dressed as an Indian prince and princess.”

City of Melbourne Cr Jamal Hakim, who addressed the crowd to welcome visitors, said the event was the first major Indian festival following the end of lockdown and after



the Diwali celebration, which was officially celebrated on November 4.

“It was a great celebration of our Indian communities, and an opportunity to showcase food, colour, and community. It’s success is a clear sign of Melbourne’s multicultural strength and support for our Indian community, who have faced discrimination during the pandemic,” he said.

“This is the first of so many

community festivals showcasing our multicultural communities – made even safer in open air spaces like the Queen Vic Market. In a new COVID world, we know how important connection and belonging is.”

Queen Victoria Market CEO Stan Liacos said his organisation was excited to welcome events back to “our iconic open-air sheds and outdoor laneways”.



“The return of events will see the market spring back to life and will bring together a number of small, local businesses as well as community groups to entertain and feed visitors across the summer months and into 2022,” he said.

Diwali is widely celebrated in India and is observed by Hindus, Sikhs, Jains and Newar Buddhists around the world ●



# City to come alive during festive season

WORDS BY *Brendan Rees*  
PHOTOGRAPHY BY *Murray Enders*  
EVENTS

After two tumultuous years, the festive cheer is set to return across the City of Melbourne which will be transformed into a Christmas wonderland.

There's something for everyone in this year's 2021 Christmas Festival which has promised to be bigger and better than ever – with the return of fireworks, street feasts, and a spectacular drone show to round off the year.

The festival will see the city dazzle under a glow of decorations, including a 16-metre Christmas tree at Fed Square, free activities and a shopping festival filled with offers and discounts.

There will also be an exciting line-up of new attractions including a carnival at Birrarung Marr, a floating art installation on the Yarra River, a Christmas night market at the Queen Victoria Market, a pop-up maze at Docklands, and augmented reality "Elfie Selfie" stations scattered across the city.

Old favourites like the Gingerbread Village and Christmas Square at Fed Square – the home of Santa's Workshop and free activities for families – will also return.

Lord Mayor Sally Capp said the city was enlisting the help of elves to ensure everyone enjoyed a wonderful festive season.

"Our friends from the North Pole are helping us ensure the city is the ultimate destination to celebrate the festive season with family and friends," Cr Capp said.

"This year's Christmas Festival is expected to generate more than \$15 million in economic activity – providing the city's business owners with a much-needed boost as they bounce back from lockdown."

"We've all had a tough year and we want to make sure everyone – shoppers, families and business owners – have the best Christmas possible."

The city will also host Australia's "largest ever" drone swarm show to ring in the New Year and reignite the Docklands precinct.

Crowds are set to be wowed by 350-drones lighting up the night sky over Victoria Harbour – the first to take place in the Southern Hemisphere.

The unique display, developed by drone art company Celestial, will take place on New Year's Eve, before the 9.30pm fireworks and again at midnight.

The swarm will also run twice a night from January 3 to January 30.

There will also be plenty of entertainment to celebrate the New Year with performances throughout the night, including comedy and circus acts, dance workshops, big bands and local DJs, as well as food trucks and a disco light installation.

Four ticketed celebration zones will be set up throughout the CBD to help manage crowds and adhere to health and safety requirements.

The zones will be at Docklands, Flagstaff Gardens, Alexandra Gardens and Treasury Gardens with family-friendly entertainment from 6pm and localised fireworks shows at



9.30pm and midnight.  
The City of Melbourne will partner with Melbourne Food and Wine Festival to host New Year street feasts which will be held across eight precincts and feature live music.

"Fireworks, street feasts and live music will add to the buzz, and we're thrilled to entice people to celebrate with us in a safe way," Cr Capp said.

Melbourne Food & Wine Festival and Food CEO Anthea Loucas Bosha said, "We can't wait to see people lining Melbourne's streets eating and drinking, and being cared for, by our world-class operators as we ring in the New Year."

The full New Year's Eve program will launch on November 25. Tickets to the celebration zones will be awarded through a Ticketek ballot, while tickets to New Year Street Feasts will be on sale via the Melbourne Food & Wine website.

*More information pages 14-15.*

# A library focused on nourishing the mind and body

WORDS BY *Kaylah-Joelle Baker*  
COMMUNITY

Elizabeth St is now a temporary home to a new pop-up library.

Strategically placed across the street from the Queen Victoria Market, the library focuses heavily on being a destination for foodies.

Opening on Saturday, November 13, the "Feed Your Mind" library is the first of the many themed pop-up libraries soon to be making their way around the City of Melbourne.

"The pop-up library series will provide active spaces for the community to relax, connect and exchange knowledge and ideas," Creative Melbourne portfolio lead Cr Jamal Hakim said.

Encouraging visitors of the library to explore the delicious range of produce and meals at the market, the Elizabeth St pop-up makes food a focal point through food-themed author talks and workshops.

Containing a collection of 1400 books, food-centric and not, the pop-up also contains a unique Make It Space for "creatives to gather and hone their skill sets". A creative space that will be highlighted within all the libraries.

"The Make It Space will offer sewing machines, laser cutters and badge makers as well as borrowable items including robotics kits, microphones and drawing tablets," Cr Hakim said.

Supported by both the City of Melbourne and the Victorian Government, the pop-up library series is part of the Melbourne City Revitalisation's \$200 million fund – an initiative aimed at helping to support the city's creative arts and culture sector and renew city spaces.

"These unique, themed pop-ups will attract new members while revitalising vacant shop fronts," Lord Mayor Sally Capp said.

The Feed Your Mind collaboration will continue to remain in place until mid-2022, and the first location is already being recognised by the Lord Mayor as an ideal space to "nourish your mind with knowledge".

"Budding chefs, university students and

“

*The Make It Space will offer sewing machines, laser cutters and badge makers as well as borrowable items including robotics kits, microphones and drawing tablets.*

”



parents with mouths to feed can all get involved with workshops and book clubs, and learn from our wonderful librarians," she said.

"I encourage all city visitors to get inspired at our pop-up library and then visit Queen Victoria Market to pick up some fresh fruit and vegies – what an iconic Melbourne experience."

The library can be found at 510 Elizabeth St between 10am and 6pm from Tuesday to Friday and 10am to 2pm on the weekend.

Further pop-up libraries will continue to be revealed over the course of summer ●



**CHRISTMAS AT SCOTS'**

**HANDEL'S MESSIAH**  
Friday 17th December, 730pm

**NINE LESSONS AND CAROLS**  
Sunday 19 December, 11am



**CHRISTMAS EVE SERVICE**  
Friday 24 December 1130pm

**CHRISTMAS DAY**  
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Your City of Melbourne community update

# CELEBRATE CHRISTMAS IN THE CITY

**Christmas is the most magical time of the year and the city is the best place to discover all the fun and festivities. Here's your guide to the City of Melbourne Christmas Festival.**

Christmas is a time for giving, and the City of Melbourne is giving families, residents, workers and visitors free events and activities to spread the spirit of Christmas.

This year's Christmas celebrations are bigger and brighter than ever with an exciting line up of new attractions, including a themed night market and a pop-up maze, right up until Saturday, 25 December.

The city will dazzle with the glow of thousands of decorations, including a 16-metre tall Christmas tree, as families and shoppers are welcomed back into the streets and shops.

This year's festival sees the return of time-honoured favourites like the Gingerbread Village and Christmas Square at Fed Square – the home of Santa's Workshop and free activities for families, and the young at heart.

Lord Mayor Sally Capp, who caught up with Santa to launch the festival, said the city will become the Christmas destination of the season.

"Our friends from the North Pole are helping us ensure the city is the ultimate destination to celebrate the festive season with family and friends as we bring the buzz (and bells) back to Melbourne," the Lord Mayor said.

"This year's Christmas Festival is expected to generate more than \$15 million in economic activity – providing the city's business owners with a much-needed boost as they bounce back from lockdown.

"We've all had a tough year and we want to make sure everyone – shoppers, families and business owners – have the best Christmas possible," she said.

The City of Melbourne has bolstered its Christmas line-up this year, adding a range of events, installations and activities to the program.

"Whether it's a Christmas catch-up at one of the city's famous eateries, a family trip to meet Santa at Christmas Square or some late-night shopping to fill the stockings, there will be something for everyone to enjoy in Melbourne this Christmas," the Lord Mayor said.

City Activation portfolio lead Councillor Roshena Campbell said the festive trading season is the most important time of the year for city businesses.

"Our city retailers have been disproportionately impacted by these lockdowns. The Christmas trading season will be critical to their economic recovery," Cr Campbell said.

"That's why the Christmas festivities will be bigger and longer than ever this year. We want shoppers and families to enjoy the best parts of the season that you don't get with online shopping. Our city will be filled with decorations, entertainment and rides to enjoy while supporting our retailers."

The Christmas Festival is part of a landmark \$200 million investment by the City of Melbourne and the Victorian Government to stimulate the economy and reignite the city.

For more Christmas Festival program information, visit [whatson.melbourne.vic.gov.au/things-to-do/christmas](https://whatson.melbourne.vic.gov.au/things-to-do/christmas)



## FESTIVE FAVOURITES

### Christmas Square at Fed Square

Make merry at Melbourne's Christmas wonderland at Federation Square. Christmas comes to life with festive decorations aplenty and the city's iconic 16-metre light-up tree. As the sun sets, the dazzling structure lights up with a gorgeous festive glow. Pop in to visit the big man himself and get a free photo at Santa's Workshop. New additions to the square include sparkling neon trees, giant bell swings, beautiful baubles and other glittering new decorations.



### Christmas projections

The city's famous Christmas projections are back at Melbourne Town Hall with five gorgeous adornments, complete with a countdown to Christmas clock. Make it a night to remember and visit the projections at Chapter House Lane and Hamer Hall too.



### Christmas Cinema

Carlton's Argyle Square has had a Christmas makeover with nutcracker soldiers, pretty festive lights, and even an icicle throne making it the perfect spot for a balmy evening movie and picnic with provisions from Lygon Street's famous delis, restaurants and gelateria. The Christmas cinema is screening silly season favourites like Elf, The Polar Express and National Lampoon's Christmas Vacation on Saturdays in December. Some bean bags and deck chairs will be available, or BYO picnic gear for the best spot. Film screenings start at 8.30pm.



### The Christmas Quest

The ultimate Christmas adventure awaits with Marvel Studios' Hawkeye. Head to the Melbourne Visitor Hub to grab your Quest Card and follow the clues to navigate through laneways and arcades to find the answers, with some help from your favourite Avenger. Decipher all the clues and complete the quest for your chance to win awesome prizes.



NEW CHRISTMAS FESTIVAL EVENTS

Christmas Carnival at Birrarung Marr

Enjoy festive thrills on the banks of the Yarra at the Christmas Carnival. Ride the ferris wheel, drive the dodgems or get the best view of the city lights as you spin 35 meters in the air on top of the Sky Flyer. Try your luck at much-loved carnival games and complete the experience with classic carnival food. Entry is free. Tickets for each ride can be purchased at the ticket box on site.

Floating art installation on the Yarra River

Santa and his Christmas dolphins have landed in the Yarra, with a 27 metre floating sleigh lighting up the river at Birrarung Marr. Created by the quirky minds at Melbourne creative studio, A Blanck Canvas. If you're lucky you may even spot Santa and his dolphins cruising the Yarra river throughout December.

Christmas night market at the Queen Victoria Market

Venture out under the starry lights of String Bean Alley for a festive night market. Bring the family or meet up with friends as you meander the open air laneway, picking up locally-made gifts and unique Christmas trinkets, before indulging in delicious street food from some of the city's best food trucks and carts and refreshing summer drinks at the Brick Lane Bar. There's festive fun for everyone, complete with Christmas carollers, fake snow, a giant gingerbread person to snap a picture with and even a special visit from Santa.



A maze to explore at Docklands

Help Santa find his elves. Make your way through this giant present-themed maze for a chance to win one of four amazing prize packs thanks to The District Docklands, including family passes to Imaginaria, O'Brien Ice House, ArtVo, Chipmunks Playland and more.

Elfie selfie stations

Snap a selfie with an elfie to unlock a magical Christmas world and create an animated augmented reality Christmas card to share with all your friends. Find Merry at Fed Square, Jingles in Bourke Street Mall and Jolly at Southbank. Can you get a pic with all three?



FLASH MAKEOVER FOR MELBOURNE'S LANEWAYS

When was the last time you got lost in Melbourne's laneways?

World renowned and locally loved, Melbourne's laneways have been transformed into an outdoor art gallery by teams of artists - ready for visitors to rediscover our colourful and creative city.

This is the largest revitalisation of CBD laneways in Melbourne's history, with more than 80 creatives commissioned to create works in 40 laneways.

As an added benefit, the program enhances public amenity and safety through increased lighting and other upgrades.

Creative Melbourne portfolio lead Councillor Jamal Hakim said arts and culture have always been an integral part of our city's identity.

If you love the sights and sounds of the laneways, you can also take home your very own piece.

The Flash Forward Store, at 261 Little Collins Street, is now open and stocked with records and one-of-a-kind artworks produced by the creatives behind Flash Forward.

Cement your reputation as the trendiest gift-giver ever with unique masterpieces by brilliant Melburnian creatives

You'll also be supporting these artists, with 100 per cent of the sale going directly into their pocket.

Flash Forward is a City of Melbourne project, supported by the Victorian Government's \$500 million Working for Victoria Fund.

For your ultimate guide to Flash Forward, visit [whatson.melbourne.vic.gov.au](http://whatson.melbourne.vic.gov.au)



Ulster Lane  
Work by Drez



Rainbow Alley  
Work by Gonketa



Tattersalls Lane  
Work by George Goodnow



Langs Lane  
Work by Shawn Lu



Bourke Place  
Work by Tayla Broekman

Information and events in this publication are current at the time of printing. Subsequent changes may occur. All photos taken in line with health and safety guidelines.

KEEP IN TOUCH

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You can also join conversations to influence plans for your neighbourhood through Participate Melbourne at [participate.melbourne.vic.gov.au](http://participate.melbourne.vic.gov.au)

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# Locked-out backpacker documents “amazing stories” of Melbourne’s city in new book

WORDS BY *Brendan Rees*  
COMMUNITY

When Jay Khan began his backpacking journey in Melbourne’s CBD just before the pandemic hit, he admits he felt like an “outcast” and a “misfit”, mainly because he was a “Pommie.”

“I received a lot of hate, and a lot of hurt all at once for the first few months living there,” he said.

“When lockdown got a little less restricted, I remember I visited 10 cafes just to find one that didn’t treat me differently to an Aussie.”

But the 25-year-old writer from the UK said he slowly found his feet thanks to the inspiration of a homeless man named John, who sits on a milkcrate asking passers-by for change outside the Westpac branch on Bourke St.

“He was the man who changed my life and made me embrace my strangeness and taught me how to smile through hardship,” Mr Khan said, which led him to meet “various characters of the street” and to also publish a book about his experiences he “never expected” to achieve.

As Mr Khan stumbled across more strangers, he said it “opened my eyes to a city full of amazing stories” and inspired him to write letters called “Dear stranger” which he posted on the walls across the city and documented on his Instagram account.

“I became a part of the street, as if I moulded into the alleyways limb by limb as time went on,” Mr Khan said in an interview with *CBD News* from England.

“My letters were written to share the wisdom and value my friends on the street had to offer to the world,” he said, adding he had hoped to make “somebody smile.”

“This project turned my life around. And turned Melbourne into an exciting fire-fuelled twisted playground full to the brim of true stories stranger than fiction, full of wisdom, philosophy, and pure unhindered magic!”



▲ Jay Khan, centre, with co-authors Robin Waldun and Jaidyn Attard. Photo: John Tadigiri.

Mr Khan eventually met two young men named Robin Waldun and Jaidyn Attard, both writers in Melbourne. They traversed the streets together “to find out everything about everyone, hear any story, every story, and write everything into a notebook”.

Fast forward six months and the trio wrote a book titled *There’s a Tale To This City*, which explores how the three authors came together with completely different backgrounds to “find meaning hiding behind every street corner” of Melbourne.

He said the reviews of the book so far had been “beyond my expectations” and was preparing to release a second book of Melbourne’s city covering the unrest of protests and “painting a picture with no bias, letting the reader decide what to think”.

Having arrived in the city a week before the pandemic hit Australia’s shores and its borders being locked out to the rest of the world, he said his year-and-a-half stay in Melbourne “taught me 10 years’ worth of school in one year”.

“I couldn’t go home even if I wanted to,” he said. “At one point people told us to swim home

because we were rats. England was hit heavily affected with the virus at that point, hence why we were called rats.”

“We couldn’t go anywhere. Flights were too expensive and constantly cancelled. I applied for every job under the sun until I found a construction job.”

Overall, Mr Khan, who is now opening a book publishing company back home, said he was “forever grateful” for his experiences in Melbourne despite his rocky start of having found himself feeling like an “unwanted stranger” because of his accent.

Mr Khan said he also “thrived” in the city’s gruelling lockdowns, saying he “embraced the madness and spilled it out on paper”.

“It was truly an inspiring time”, he said, adding his letter writing project “introduced me to the kind, empathetic, and beautiful people of the city”.

“I love Melbourne. It feels like a home I will forever miss.”

*There’s a Tale To This City* is available at online bookstores. To follow Mr Khan’s journey on Instagram visit @jaytheauthor ●

# Citywide posts \$4.1 million profit

WORDS BY *Brendan Rees*  
COUNCIL AFFAIRS

A City of Melbourne-owned waste management firm has posted \$4.1 million net profit during the past year, according to its annual report.

Citywide, which is chaired by former Victorian Premier John Brumby, attributed its growth predominantly to business acquisitions in the energy and utilities sector during the past year as well as investing in its digital transformation.

The company bought Gordon McKay and Frontline Electrical in November 2020 followed by Ultegra in April 2021, which it said, “together, the acquired assets and processes significantly contribute to the group’s ability to grow revenue”.

Citywide also has a joint venture with Citywide Asphalt Group, which doubled its asphalt plant footprint from one plant co-located in North Melbourne to an additional site in Laverton.

Despite the impacts of COVID-19, its revenue increased by 46 per cent during the past year, with Citywide saying the “investment represents strong recycling potential in conjunction with Citywide’s waste strategy”.

Citywide’s main customer is the City of Melbourne, but it also provides waste, environmental and infrastructure services for other councils, including Brimbank and Boroondarah.

The impacts of COVID-19 led to a revenue reduction of \$4.5 million in infrastructure and local government capital works, as well as Working for Victoria scheme projects during the 2020-21 year.

The report stated Citywide had provided a compensation guarantee of up to \$7 million to Fulton Hogan Industries Pty Ltd if the asphalt joint venture shut down permanently within seven years since starting operations in 2016 ●

# Slow to wake up on a Sunday

WORDS BY *Rhonda Dredge*  
ARTS & CULTURE

There’s a chance to catch up on culture again in the CBD by trying to act normal in the streets, arcades and underground passages.

In the two years since the virus hit, digital has enhanced its hold over our daily lives.

But in the Campbell Arcade, vinyl is still selling well, even on a Sunday.

You can peruse the boxes of second-hand records in this heritage-listed passage to Flinders Street Station and buy half a dozen for \$20.

Retro is big here, with new releases by producer and rapper Swizz

Beats and vintage label Tommy Boy Records.

An exhibition of alternative realities is on display nearby in the Dirty Dozen glass vitrines in the arcade, all with a cosmic theme.

The Metro Tunnel project has hacked into this excellent part of the city, home to a creative bunch of artists, writers and music hounds.

Rumour has it that the danger has been averted and the CBD’s best-loved record shop Wax Museum was open, having convinced the City of Melbourne to hand over the key.

The plan to evict them all for tunnel construction has been postponed over and over, the record guy explained, and what with structural

issues in terms of construction, they feel safe for the moment.

“All I know,” he said, “is that you’ll be able to access Flinders Street Station from here and a new tunnel down below.”

Not everyone is as devoted to their product as Wax Museum. Most places are still closed on a Sunday in the CBD.

There were only a few tables out in Degraes St to support the return of café culture and at the top of Bourke St there was just one café for two bookshops, putting pressure on wait staff to keep up literary chat.

In Flinders Lane, newcomer Brunetti’s was open for those visiting the library but other stalwarts such as

Journal and Duke’s Coffee Roasters were closed.

CBD resident Lura Wilson was celebrating her 30<sup>th</sup> birthday with a small cake from Brunetti’s topped with gold leaf.

She was hardly being extravagant with her festivities, having attended a performance of Absolute Riot on Friday night at The Toff and spent the rest of the weekend hanging around at home with her rescue cats.

She was waiting until next weekend to go out on a dance party with her friends, she said.

During the pandemic she started a company called Dustbunny Eco Cleaning Company in which she employed her girlfriends.



▲ Lura Wilson steps out for cake at Brunetti’s.

“I’m pretty outgoing,” she said. “I’m from the mid-west, Minneapolis. I’ve got an insane work ethic. It was hard not to work on my birthday.” ●

## Everyday Indonesian, served fast and tasty!

Inspired by the street-food vendors of Indonesia, Kaki Lima's cuisine is fast and fresh with a modern twist. Crispy chicken rendang and pork belly sambal matah are just two of the many delicious options to choose from.

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FIONA PATTEN

# Reason for optimism

*Hello. It is said a week can be a long time in politics. Well, it's been a month since my first regular column in Hyperlocal's fleet of newspapers. A long month. An important month. A month that showed politics at its best. And at its worst.*

WORDS BY *Fiona Patten - Reason Party Leader*

But I'm fundamentally optimistic!

We're heading for the festive season, after a second year of global catastrophe. While the relief at the end of 2020 was driven more by hope and the calendar, it is rational to crest 2022 expecting ongoing liberty now that vaccination has given us herd immunity.

The killer pandemic has been turned into a manageable epidemic by strong medical and community solidarity. SHOCK! HORROR! GOOD NEWS!

The media tends to give us a distorted view of the world, simply as a function of news being unordinary.

The truth is most people get up each day and are kind and decent to themselves and others.

The truth is, most politicians are motivated, by public interest and community service.

But it is also true that politics has been sullied by abuse and fearmongering, by misinformation and incitation, by cynicism.

This, of course, is about the dangerous manipulation of people with decent concerns about pandemic legislation. Politicians have been doing it on the very steps of Parliament. They have been inciting and legitimising conspiracy theorists and other extremists, creating a dangerous and volatile subversion of democracy.

IT'S NOT OKAY.

No doubt many of these protesters believed they were championing democracy.

The evident truth is that they were a mob manipulated by people prepared to lie and potentially incite mortal violence.

This is not okay. The cowardly abuse a number of us have received – the death threats, the rape threats, the

sniper threats, the vile denigration, threats to our families – is not okay.

As I write this, confusion reigns. The legislation was thought likely to pass, with my support.

But the return to the chamber after months of petulant, anti-democratic absence by a former minister dumped in disgrace by the ALP for misuse of taxpayers' money and bullying allegations has complicated the whole thing. It appears Adem Somyurek is cynically exploiting an opening for vexation and payback.

My colleagues and I on the crossbench have done all we can, at this stage, to deliver Victorians pandemic-specific legislation that ensures transparency and accountability not present in any other jurisdiction in the nation and potentially the Commonwealth.

BACK TO THE GOOD NEWS

The Legislative Council – in effect, the state Senate – passed my motion to elevate loneliness, a massive silent killer, to a government ministerial level to help coordinate efforts to save thousands of lives and billions of scarce tax dollars.

An epidemic of loneliness, exacerbated by the COVID-19 pandemic, is causing as many preventable deaths as obesity or smoking 15 cigarettes a day.

This was hardly a radical motion.

It emulates the conservative UK Government, which set up such a ministry several years ago. Japan, also a conservative population, has done likewise. Others will follow because it makes sense to progressives and conservatives alike.

Contentment is driven by three fundamental things; empathy, gratefulness and living in the present, rather than lamenting the past and/or feeling unduly unsettled about the future.

The antidote to debilitating loneliness is connection with people and communities.

AND FINALLY ...

Young people in state care were pretty much tossed out of the system, often ending up homeless or in the justice system, at 18. That was ridiculous, which is why I put up a Bill to change this and extend care to 21, and I am very pleased the government has adopted it. Imagine telling your children to leave at 18. We have managed to lift the age to 21 and are working on providing support beyond that.

May your festivities be lovely, and may 2022 bring some relief to us all ●

ABORIGINAL MELBOURNE

# A Very Koorie Krismas

*The city will be celebrating Christmas with an Indigenous twist this year thanks to the Koorie Heritage Trust (KHT) which is also throwing an end-of-year art exhibition showcasing more than 100 works by Aboriginal artists.*

WORDS BY *Spencer Fowler Steen*

KHT chief executive Tom Mosby said A Very Koorie Krismas at Federation Square would feature roving performances over three days celebrating indigenous culture as well as a Koorie Klaus wearing a Santa Claus outfit in the Aboriginal flag colours.

"Basically, Koorie Krismas is our way of contributing to the holiday season from a distinct Aboriginal perspective," Mr Mosby told *CBD News*.

"It's all about putting our indigenous communities in the centre of what's traditionally a European celebration."

Mr Mosby said there would also be a Koorie Art Show at Federation Square kicking off on December 4 showcasing artwork from more than 80 indigenous and Torres Strait Islander artists.

"It's an opportunity for people to see the style of art that's produced in Victoria which is different to other Aboriginal art in other parts of Australia," he said.

"People tend to lump Aboriginal art into one thing, like dot painting, but it's all unique here in Victoria."

The Koorie Art Show is an award exhibition, with \$38,000 up for grabs including a \$10,000 top prize sponsored by Creative Victoria for the best work of art. There will be a



best emerging artist award as well as a reconciliation prize.

Mr Mosby said all the artwork would be for sale, and included 3D sculptures, jewellery and printed photography.

"When people come to Koorie Klaus, it'll encourage people to come to see the art at KHT, so if people are looking for a Christmas gift, they can come in and pick something up from the gift shop."

[fedsquare.com/events/a-very-koorie-krismas](https://fedsquare.com/events/a-very-koorie-krismas) ●

**For more information:**  
[koorieheritagetrust.com.au](https://koorieheritagetrust.com.au)

TRADER PROFILE

# The best bratwursts in Australia

*If you're looking for the best bratwursts in Australia, look no further than Bratwurst Shop & Co at Queen Victoria Market (QVM).*

“”

WORDS BY *Spencer Fowler Steen*

If you've ever had one, you'll know it, and it's a claim owner Carl Greco is more than happy to stand by.

"We've been around for 50-plus years, we work very hard on quality, and we constantly try and stand back and work out how to improve," he told *CBD News*.

"We're by far the most famous bratwurst shop in Australia."

Mr Greco purchased the Bratwurst Shop & Co 31 years ago with his parents who were both QVM market traders who owned a fresh poultry shop for 10 years before that.

Over the years, Mr Greco said he hadn't



touched the original business concept, but had increased the variety of sausages from three to seven, including the original bratwurst, chorizo, black pepper and pork varieties, and the popular chicken sausage.

"The recipes have been handed down for

the last 50 years in the business, it's an original recipe, but now it's modernised. It's quality, Australian meat," he said.

As you could expect, Mr Greco said the eponymous bratwurst sausage was the most popular, with "literally everybody" from all walks of life

enjoying their products.

"We've served three or four generations of families," he said.

"We have no demographics; I've always said we're for people who want fast food with a little difference."

Mr Greco owns a smallgoods factory which allows him to control the sausage-making process from start to finish ensuring the lofty standards maintained over decades are upheld.

Out of the three owners of Bratwurst Shop & Co over its history, Mr Greco has been the longest standing.

He currently employs around 10 staff members, but said he was looking to hire two or three more employees for shop assistance for the expected resounding return to peak business after the pandemic.

To get in touch email [info@bratwurstshop.com](mailto:info@bratwurstshop.com) or visit the store at stall 99-100 in the Dairy Produce Hall ●

**For more information:**  
[bratwurstshop.com](https://bratwurstshop.com)



*Spencer Fowler Steen*  
JOURNALIST  
SPENCER@HYPERLOCALNEWS.COM.AU



PRECINCTS



Celebrate the festive season on Collins St

*After continued lockdowns for the past four months, the Collins Street Precinct Group (CSPG) and its members have been busy preparing for Melburnians to return to the city for the festive season.*

Charlyne Manshanden, executive officer of the CSPG, said, “the Collins Street Precinct and our businesses couldn’t be more thrilled to see familiar faces walking the streets again.”

“Every Melburnian knows the magic of visiting the city at this time of year. Doing your Christmas shopping, enjoying the beautiful decorations or simply catching up with friends and family.”

“With restrictions continuing to ease, and summer just around the corner there really is nothing like spending this special time of year on Collins St.”

Plus, to make this festive season even more special, *Moulin Rouge! The Musical* has officially opened at the Regent Theatre – a theatrical celebration of truth, beauty, freedom and, above all, love, *Moulin Rouge!* is more than a musical; it is a state of mind.

Featuring 70 songs, representing 160 composers and 30 music publishers, spanning more than 160 years of popular music from Offenbach to Lady Gaga, *Moulin Rouge! The Musical* is a musical mash-up extravaganza that celebrates the very best of Broadway.

The Collins Street Precinct is celebrating the arrival of the show with exciting touches of “rouge” happening throughout the precinct – keep an eye out and follow [@collinsstreet](#) on Instagram to stay up to date and how you can celebrate *Moulin Rouge* on Collins St!

Whether you’re doing your Christmas shopping, returning to the office, festive catch-ups, weekend staycations, seeing *Moulin Rouge! The Musical* or just spending a well-deserved day out – the Collins Street Precinct is the perfect place to celebrate the festive season in Melbourne.

For more information on how to spend a day on Collins St or to join the Collins Street Precinct Group as a member, please visit [collinsstreet.com.au](#) or follow [@collinsstreet](#) [#onlyoncollins](#) on Instagram ●

For more information:  
[collinsstreet.com.au](#)

HERITAGE

Happier days for heritage

*Christmas may have come early with news that the Sir Charles Hotham Hotel on the corner of Spencer and Flinders streets is finally getting the tender, love and care it’s deserved for decades.*

Owner and developer Shesh Ghale has submitted plans for restoration of the neglected corner, with a tower to the rear of the heritage-listed building including a hotel, basement bar, rooftop bar, co-working spaces and sky garden. In exchange, the long-dilapidated facade will be restored to its original red-brick glory, and excitedly the plans seem to include restoration of key interiors, which we feared could be completely destroyed by the kind of facadism so usual for heritage buildings in recent years.

Gale’s work in restoring the Argus Newspaper Building on La Trobe St after decades of dereliction also gives us confidence that another fantastic heritage outcome can be achieved here.

The hotel, built in 1912, was one of architect William Pitt’s last designs, after a long career defining Melbourne’s land boom architecture, which included designing landmarks such as the Princess Theatre, Rialto Buildings, Collins Street Stock Exchange and Federal Coffee Palace. Over the course of the past century it has gone from upmarket hotel for ship and rail passengers, to barracks for American sailors during World War Two, to its current state as a budget backpackers, with its corner turret always defining this edge of the Hoddle Grid. It notably still retains much of its Edwardian Baroque exterior, hidden under decades of chipped paint and signage, and also much of its varied Edwardian interiors, perhaps saved by its use as a backpackers for years. These include original fireplaces, green tiled corridors, ornate Art Nouveau ceilings, and a rare intact and ornate wooden staircase. We are especially pleased to hear about their potential retention, as they rate near the top of our list of unprotected interiors in the CBD, alongside many others that unfortunately the City of Melbourne has yet to formally protect. Another in our list is the Centenary Hall on Exhibition St, which is also being beautifully restored inside and out by its developers despite no



interior protection of its Art Deco lobby and hall. Although the lack of interior protection is unfortunate, the City of Melbourne does deserve much credit for its recent work with massively improved heritage guidelines. These have likely saved this site and others from total facadism in favour of proper retention of the heritage building and tower setback, providing the interiors with a chance to survive, and be used as an alive building rather than a two-dimensional prop.

Although we now wait until early next year for plans to become public to confirm the extent of interiors being kept, we hope for a substantial amount of them to be retained and enjoyed by many Melburnians in the future. Here’s hoping this signals a happy new year for heritage in our city ●



Tristan Davies  
PRESIDENT  
MELBOURNE HERITAGE ACTION  
CONTACT: [TRISTANDAVIES@GMAIL.COM](#)

RESIDENTS 3000

An end of year OCC health check-up

It unfortunately doesn’t take many chats with other CBD owners before you realise the unique challenges of being on an owners’ corporation committee (OCC) in the city. A range of upcoming changes to the *Owners Corporation Act 2006* (OC Act) have improved how OCCs will be able to operate. Yet what makes a good OCC isn’t just the law but the people in and around it.

Owners’ corporations are an essential element to maintaining our city’s infrastructure. But they can be exclusive and difficult groups for some residents. Unless they operate fairly and inclusively, they can sometimes fail to achieve more than the bare legal minimums.

What makes for a healthy OCC? Here are some questions to consider:

**Are you inclusive and representative?**

Are the only members present at your meetings investor proxies and elected owner-occupiers? What other owners and tenants could be given a role to play?

Getting into an OCC can be difficult, as proxy voting blocs sometimes dominate committees, particularly in larger buildings. Legislative changes are set to change proxy rules to make participation and voting fairer. But this won’t change the 12-person committee limit. And in a diverse suburb where most residents are young and renting, OCCs can involve more than the usual stakeholders.

Sub-committees can be a way to spread the workload among unelected owners and bring other skillsets and experience to the committee. Meanwhile, you could set up an advisory board comprising engaged renters, as we have in our building. We can easily make assumptions about how willing people are to be involved. But by treating all tenants as stakeholders, you can pave the path for everyone to be more mindful of both private and common property.

**Are you being safe and respectful?**

Does everyone feel welcome and safe to speak up and express their views? For some residents, the internal infighting and politics of their OCC is a turn-off. For others, abuse and bullying has led them to leave committees. No one should have to tolerate bad behaviour. The OC Act requires that OCC members act honestly, exercise duty of care and diligence, and not misuse their position. Dispute settlement and VCAT are options for higher level disagreements. But writing good committee rules and a code of conduct can help set and maintain behaviour standards early on.

**Are you social?**

While by no means mandatory, having a social element to your building can establish a base for neighbourliness and more effective OCC operation. Many buildings have a regular coffee

meet-ups to achieve this. WhatsApp groups and online document or survey sharing have allowed others to get feedback from more residents. By making food a central part of regular committee/community gatherings – from Diwali to the Melbourne Cup, there’s always an excuse – we’ve been able to make both friends and committee allies out of neighbours.

**Are you training and enabling?**

OCC members are volunteers who bring a variety of skills to your community. But facilitating engagement and meetings, and coordinating the use of these skills, all require development to unlock the potential of a building, not just that of a committee. There are providers of such training, but options are admittedly still too limited. Residents 3000 supports previous articles in *CBD News* that have already highlighted the need for the City of Melbourne to support residents by providing better access to information and training for OCCs.

**Are you informed and connected?**

No OCC or resident needs to do this important work alone. Whether you’re an owner, renter or investor, if you or your OCC would like to connect with other committees and residents and be informed through briefings on matters of shared interest, get in touch. In 2022, Residents 3000 will be establishing a

CBD owners’ corporation network to support locals in collaboration with like-minded residents’ associations and groups. Contact [OCN@residents3000.com.au](#)

For more information about recent OC Act changes, go to the “Inform” page at the Residents 3000 website.

**Final event for 2021**

Residents 3000 would like to invite you to our final event for 2021 at the Kelvin Club (14-30 Melbourne Place off Russell St) on Thursday, December 2. This is your chance to meet with your neighbours and other city residents in person for a property market update from Donazzan Boutique Property, followed by a social evening to see in the festive season. We look forward to seeing you there! Registrations begin at 6pm for a 6:30pm commencement ●



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COUNCILLOR PROFILE

# “Happily exhausted”: Lord Mayor absolutely loves her job

*The final subject of our Councillor Profile series doesn’t need much of an introduction. Lord Mayor Sally Capp has become the face of our city during her three-and-a-half-year reign in the top job, and she continues to prove why she’s the right leader during a crisis.*

WORDS BY *Sean Car*

Irrespective of the news medium, the event or the local encounter, Sally’s glowing and calming presence has been felt positively right across Melbourne and beyond during the pandemic as the city has grappled with world-record lockdowns and economic devastation.

But never one to panic, Sally has always exuded coolness during the crisis and through an innate ability to connect with all walks of life and champion all things Melbourne, she’s provided the energy and drive needed to lead the city through its current challenges.

“I’ve had to be a very fierce advocate for our city over the last 20 months in particular, really push my way into state and federal government as well but be willing to stand up on issues and projects that are important for the city,” she told *CBD News*.

While some may be tired of hearing the phrase, “bring back the buzz”, to Sally and her fellow councillors, it’s become a mantra engrained into every aspect of the City of Melbourne’s recovery effort, and for good reason.

And in the pursuit of “the buzz”, it’s the responsibility of a leader to sell more than just hope, but to deliver outcomes – something she sees as one of the key strengths she has brought to the role of Lord Mayor.

“I’m a pretty practical and pragmatic person. I’m really keen to know that the work we do here makes a difference in the community,” she said.

“I think it really helps that I’m not a politician per se. I came into this role just to focus on Melbourne and put all of my efforts and energy into that, I’m not distracted by much else.”

“If it’s good for Melbourne, then we should do it.”

As referenced, Sally doesn’t see herself as a politician “per se”. She entered the arena after a decorated career in the private sector, which most recently saw her serve as Victorian executive director of the Property Council.



Beginning her career as a solicitor, she’s held senior roles with ANZ and KPMG, was the first woman to hold the post of Agent-General for Victoria in the UK, Europe and Israel, and was CEO and COO of the Committee for Melbourne and Victorian Chamber of Commerce and Industry, respectively. She’s also a mad Collingwood supporter, having been the first woman to serve on the club’s board.

It’s that strong blend of real-world experience that is perhaps why, in her words, she sees herself as being able to relate to people more readily through strong communication, “being myself” and “leadership in action”.

And through not only being the first woman directly elected as Lord Mayor of Melbourne, she said she had sought to further change perceptions of the role by always being “accessible and approachable.”

“It’s being someone that others can relate to. I think a lot of people can see themselves in me, which is a nice thing and vice versa,” she said.

“So, when I do meet people it’s often one of the first things they say to me is that even they feel like they can approach me in the street. It’s not always nice things they say to me, but they can approach me!”

“We are a local government at the end of the day. It is important that I can represent the city up and out but it’s absolutely important that, in doing that, I’m representing who we are as a community and what our aspirations are. That can only come by being really embedded in the community.”

Having initially risen to power unconventionally in a by-election following the fall of former Lord Mayor Robert Doyle in 2018, she said the biggest learning she had taken from her first political campaign was that “it’s dangerous to make assumptions”.

While her Property Council tag may have raised the eyebrows on a few voters from the outset, she said she was proud that the feedback she generally received from locals was that she had since proven those perceptions wrong.

Just as comfortable at a business lunch as she is a residents’ group meeting, she said she valued the importance of always being curious, asking questions, and “to investigate and explore issues.”

“You almost have to be indefatigable in doing that because we end up with a better outcome,” she said.

“Now I don’t mean extending to over analysis leads to paralysis at all, but I do think making sure we’re taking all of the advice we’re given internally and externally, but that we check in with the people we represent, is absolutely vital.”

And having taken over a quite different Town Hall in 2018, she has also very much been the public face of cultural change at the City of Melbourne as the organisation recovered from allegations of sexual misconduct against Mr Doyle, and the ensuing Freckelton report.

By fostering a culture where “people can call out things where they see it” and “feel safe to actually speak out”, she said a lot of work had been put into addressing workplace issues,

which in turn, had also created an environment of improved accountability.

“I think that sort of culture also helps with accountability and there are times over the past three-and-a-half years where I’ve had to say we were wrong. Or I got it wrong,” she said.

“It’s appropriate we’re held to account as an organisation, as individuals and we should welcome that because, let’s face it, nobody’s perfect and nobody gets it all right the first time around. But it’s about being in a relationship with our constituents where they can call us out on issues, and that we listen and respond.”

Despite not being a politician as such, she said her greatest political strengths were “that I don’t give up” and that, while acknowledging the inherent difficulties, she was a “a big consensus builder”.

As for the biggest buzz she gets out of being Lord Mayor?

“Overall, it’s people. I really get a lot of energy from being around people so that gives me a real buzz.”

While the pandemic and the city’s recovery remain front and centre on her radar of issues, she said continuing efforts in ending homelessness and solving the housing crisis were close to her heart. So too, responding to climate change.

And while she wouldn’t buy into questions about running at the next election or not, she said she “absolutely loved her job” and despite its skewed work-life balance, she was “happily exhausted”.

“I’m fitting a lot of life into 24 hours in the day,” she said. “It’s my absolute joy to be frantically running around town attending as many things as possible.” ●



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METRO TUNNEL

# Eat, drink, shop, play: Melbourne’s newest precinct NOLA is on the rise

*With Christmas coming, it’s the perfect time to explore our city’s newest precinct, NOLA, between Swanston, La Trobe, Elizabeth and Victoria streets (“North of La Trobe”).*

Whether you want to eat, drink, shop or get a haircut, NOLA has something for everyone – from hidden gems like upstairs bar Loch & Key or board game cafe Go Marché, to old favourites such as the Oxford Scholar and KBOX Karaoke.

NOLA is a designed to give a leg-up to businesses impacted by construction of the Metro Tunnel’s new State Library Station. Workers are building the underground section of the station first, so need multiple access points to the site, ranging from La Trobe St to Franklin St.

Since its launch, NOLA has brought events such as the Silent Disco Tour (in collaboration with City of Melbourne) to the precinct, helped

promote a growing list of local businesses through online and in-person channels, and installed bright and colourful artwork with neon lights on the temporary fencing around the construction site.

Ebony Manusama, landowner and business support advisor at Rail Projects Victoria, which is delivering the Metro Tunnel, said it was a privilege to help businesses through a difficult time, including the pandemic.

“We’re defining a community identity that has the potential to last beyond the Metro Tunnel Project,” she said.

While the COVID-19 lockdowns of the past two years have hit some CBD businesses – including in the hospitality sector – particularly hard, Ebony said now that the city was opening up, foodies were flocking to the precinct.

“Thanks to RMIT University’s presence, there are heaps of eateries that cater to students, with tasty meal deals and a variety of cuisines to choose from,” she said.

“All you need is a tenner and a hungry belly!”

When it opens in 2025, the Metro Tunnel will



▲ Photo credit: Tim Harris.

create capacity for more than a half-a-million additional passengers per week to travel during peak times across Melbourne’s train network.

The streets and laneways around the new State Library Station will get a makeover as part of the project, with new outdoor public spaces, wider footpaths, new bike lanes and extra bike parking spaces.

Passengers will be able to interchange between the City Loop and the Metro Tunnel, with a direct connection from Melbourne

Central Station to State Library Station.

You can keep up to date with what’s happening at NOLA online at [nola.melbourne](https://nola.melbourne) or head to Instagram (@nola\_precinct) or Facebook (NOLA Precinct) ●

For more information:  
[metrotunnel.vic.gov.au](https://metrotunnel.vic.gov.au)



HISTORY

“Youth and Beauty meet at River Festival”

*So ran the headline in The Herald newspaper, reporting on a day when the Yarra River was “aglow with colour and life”.*

It was Derby Day, Saturday, October 30, 1920. The world had begun to emerge from the sombre years of World War One followed by a devastating influenza pandemic. Melburnians were ready to party. And what a party this was!

Postponed from the weekend before due to grey skies and rain, this “great aquatic festival”, as *The Age* described it, played out in fine weather and attracted a huge crowd of more than 100,000 people.

The Henley Regatta, styled after the Royal Regatta at Henley-on-Thames in Oxfordshire, was a day for the young. The older generation, it seemed, was at the Derby Day horse races at Flemington Racecourse. Along the Yarra, sights were firmly set on the spectacle, the sight and sounds, the decorated boats and fashionable young people, dubbed Henley boys and Henley girls by the Press, sailing past the crowds on their decorated boats or promenading along the banks of the river.

For many, the rowing races themselves



paled into insignificance in the face of the excitement of the spectacle. In this photograph, the scene is dominated by crowds of boats and people and the atmosphere of celebration is palpable. The Yarra, proclaimed *The Herald*, was transformed into a “broad ribbon of flashing colours, a garden of bright flowers, a delight to the eye”. The decorated boats, “picturesque pleasure galleons” were festooned with garlands of flowers, flags, pennants, lanterns and streamers. One boat, a large swan created using cottonwool, floated gracefully along on the current, surrounded by motor launches, canoes and other small boats, all with multi-coloured and lavish decorations.

The day belonged to the young, hordes of

young men in blazers and boaters, the Henley boys, seeking to attract the attention of Henley girls. Yet there were reminders of Australia’s traumatic recent past in the attendance of wounded servicemen from the Caulfield Military Hospital and the Anzac Hotel, brought to join the festivities by Red Cross volunteers. Their presence reminded everyone that the war years had exacted a toll that could not be overlooked easily.

In a quintessentially Melbourne way, the crowds were divided along class lines. Melbourne’s north-south social divide was evident even here with those of the working class (*The Herald* called them “the thrifty and needy”) making the north bank their base and those

with social aspirations, (*The Herald’s* “more expensive brothers and sisters who strolled and talked and flirted beneath the benedictions of green leaves”) on the south bank. Despite these differences, everyone enjoyed their day out.

The party atmosphere continued long after the races ended. Bands played, people danced, and fireworks lit up the skyline. As the *Ballarat Star* told it, “boats ablaze with Japanese lanterns crept like fireflies up the river, mirroring their beauties in the waters”. The *Star’s* reporter wrote that at night “the Derby Crowd, with their pockets full of notes or sorrows, joined in the throng, making the night one of the most memorable and crowded in Henley’s history”.

Melburnians were moving into a period of hope for a better future, a more settled future where peace, prosperity and fun would shape their lives, the sort of future epitomised in the celebratory mood you see here in this image from the Royal Historical Society’s images collection ●



Dr. Cheryl Griffin  
ROYAL HISTORICAL SOCIETY OF VICTORIA

WE LIVE HERE

Owners’ corporation laws tweaked

*The Victorian Government’s long-awaited amendments to owners’ corporation (OC) laws are now coming into force.*

The government has been under pressure for some time to stamp out a number of inequitable practices indulged in by many developers for several years.

With around one in five Victorians being part of an OC, strata management problems have impacted millions of people.

Ostensibly to address numerous resident concerns from this growing quarter, the government has enacted a raft of updates aimed at purging the worst excesses of an underregulated property development industry.

Is yours a Tier 1 site?

OC law in Victoria now recognises that different size developments need different rules. Different-sized developments have been stratified into Tiers – not to be confused with COVID exposure site classifications!

Most inner-city apartment developments will fall into Tier 1, covering buildings with more than 100 lots, or into Tier 2 which covers those with 51 to 100 lots.

Tier 1 buildings will need to conform to “higher standards of accountability”.

VCAT beware

The new laws might result in a bit more action down at Victorian Civil and Administrative Tribunal (VCAT) or the Magistrates’ Court.

In some situations, an OC is no longer required to pass a special resolution to begin legal proceedings. Under the amendments, OCs will be able to initiate proceedings for claims up to \$100,000 simply by passing an ordinary resolution.

This is surely a reform that will warm the cockles of any lawyer’s heart.

Insurance – cui bono?

Under section 23A of the new laws, an OC can pass on the cost of increased insurance premiums caused by a wilful act of a lot owner. This could have enormous significance for the short-stay industry where insurers charge a premium for the increased risk associated with transient guests.

Similarly, the insurance excess for a claim for out-of-control party damage to common property can be sheeted home to the culprits rather than being subsidised by all lot owners. Certainly, the 2021 amendment makes it clear that owners and occupiers of lots are considered responsible for their guests’ behaviour.

Is this really cui bono (“who benefits”) law to help residents recover increased costs?

In this aspect, the 2021 amendment betrays a spectacular lack of concilience with the short-stay amendment of 2018. These two amendments – enacted three years apart – overlap very untidily. Our fear is that this newly-minted legislative ambiguity could lead to a precedent-setting court case that will only add to the contentment and felicity of lawyers, and not provide any benefit at all to residents.

Proxy farming blocked? Nope.

Long the bane of residents in developer-dominated OCs, bulk proxy farming is being reined in under the new legislation.

The Victorian Government says the restriction is intended to prevent the practice whereby an individual gathers as many proxies as possible and “wields an unfair and disproportionate influence”.

This part of the amendment, section 89D, has a massive loophole, being a five per cent limit on the number of lot owners for whom you can hold proxies, rather than a limit on lot entitlements.

Under the amendment, a lot owner could hold the proxies of just a handful of owners with large holdings and still “wield an unfair and disproportionate influence”.

This part of the amendment is surprisingly regressive, favouring large landholders over individual lot owners.

Track record on reforms: not so good

Will the new rules help residents much? We’ll wait and see. The government’s track record in solving issues for apartment dwellers is, sadly, quite poor.

For example, the changes introduced in the

*Owners’ Corporation Amendment (Short-stay Accommodation Bill)* introduced in February 2019 were meant to help prevent short-stay apartments being used to host unruly parties. The meagre changes supposedly permitted VCAT to:

- Impose fines of up to \$1100;
- Award compensation of up to \$2000 for loss of amenity; and
- Stop apartments that have been used for unruly parties from being rented out as short-stay accommodation for a period of time.

How has that worked out? Not well.

Firstly, our monthly reporting in this column about unruly parties – replete with coverage of drunken abuse, gross behaviour and police call-outs – has continued unabated, with short-stay party chaos defying the OC legislation and COVID restrictions with frightening energy.

Secondly, we keep checking the court records: Not in one instance can we find a case where VCAT made a finding that awarded any of the remedies to any resident.

Way past the deadline

We are now approaching the anniversary of a major deadline missed by the state government.

In 2018, the government committed to a post-implementation review of the *Owners’ Corporation Amendment (Short-stay Accommodation Act)*. The government promised the review within two years of the commencement date of February 2019. That means the review was due before February 2021.

While we understand that lockdowns and restrictions have interfered with normal government operations, this review is of the utmost importance. The Act as it was enacted has been a dismal failure and an embarrassment to the government. And it needs to be fixed before the pre-pandemic problems flood back. There is an opportunity right now to learn from the disaffected stakeholders and discover how to solve otherwise intractable issues.

This is the written commitment dated August 14, 2018, from the Director of Policy

and Corporate Services in Consumer Affairs Victoria:

“Thank you for your email of July 27, 2018, to the Hon Marlene Kairouz, Minister for Consumer Affairs, Gaming and Liquor Regulation, regarding the regulation of short-stay accommodation in Victoria. The Minister has noted your correspondence and asked Consumer Affairs Victoria (CAV) to respond on her behalf ...

“As noted in the government’s response to the Parliamentary Inquiry into the Act, a post-implementation review will be undertaken within two years of commencement to examine the effectiveness of the reforms (including issues raised during the Inquiry) and determine if any further legislative changes are required.”

We also asked about this promised review when we met recently with the current Minister for Consumer Affairs, Melissa Horne.

It is now nearly three years after the Bill was enacted and we hope sincerely that the new Minister will prioritise this important review. Let’s make 2022 the year of change for the better.

Campaign donations

As a not-for-profit organisation, donations from individuals and buildings keep our campaigns going. To register as a supporter of We Live Here or to donate, please visit **welivehere.net**. We Live Here does not accept donations from commercial tourism interests ●



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## BUSINESS



## Sixty years in the making

*Retaining brand heritage while expanding the popular confectionery business are top priorities under new ownership of The Chocolate Box.*

That history and heritage has been prominent since the first store opened in 1958 on Burke Rd in Camberwell by Rose and Richard Adler and is still proudly Australian-owned, and celebrating more than 60 years in chocolate.

The business was purchased in December 2020 by Paul Ryan, and his vision has been focused on keeping its all-important heritage while updating the retail concept, digital offering and product selection, while growing the brand nationwide. He has experience working for a global retailer, which holds him in good stead to lead The Chocolate Box into the future.

While 2021 has been a challenging year for the business, it's seen some major achievements and growth, opening brand-new stores in Potts Point in Sydney and Church St, Brighton.

The store was one of the first retail tenants in Collins Place when it opened in 1981 and is still there today, having recently moved to a brand-new location within the centre.

All new stores have opened under the new retail concept design which is reminiscent of delicious chocolate drizzles

representing the artisan nature of chocolate-making. The chocolates are complemented with bespoke boutique hand-applied-style packaging to create that special chocolate experience, all bringing a contemporary feel to the ever-growing customer base.

As part of an improved customer experience, The Chocolate Box recently launched a new website to ensure customers receive the best user experience both online and in-stores.

The Chocolate Box range is continuously evolving to showcase boxed assortments, panned/enrobed chocolate sweets and nuts, confectionery, chocolate novelties and more.

And with Christmas around the corner, it currently has a magnificent Christmas collection for all your corporate gifting needs, specialised gifting, hampers or simply to treat yourself ●

**For more information:**  
[chocolatebox.com.au](http://chocolatebox.com.au)

## A big summer ahead at The Kino

*With the world of motion picture in hibernation for the best part of two years, an influx of pent-up film is set to grace our screens in the coming months, shaping as a blockbuster summer ahead at Kino cinemas.*



Calling Collins Place home for more than 30 years, The Kino has championed everything silver screen, whether it be its renowned arthouse and foreign language titles or cinematic heavy hitters like the *James Bond* franchise, since its opening night in 1987.

Now, in a post-lockdown world, The Kino is continuing its old ways with an action-packed schedule guaranteed to scratch even the most discerning movie buff's itch.

With the release of the latest instalment in Bond film franchise, *No Time to Die*, earmarking a return to cinema in Melbourne, The Kino founder and co-owner Frank Cox, said the film was just the tip of a very large iceberg of outstanding films to hit screens this summer.

"The response we have seen so far from Melburnians keen to get back into our newly refurbished cinemas has been wonderful," Mr Cox said.

"Once you are in our cinemas, research suggests it is the safest place to be if you are indoors. Our air gets turned over six times every hour, and although nothing is foolproof during a pandemic that is great confidence for our patrons, staff and wider public."

Mr Cox told *CBD News* one of the lasting assets throughout The Kino's lifetime had been his incredibly knowledgeable and eager to educate staff, many of whom are often studying film or the arts.

They will be there to welcome the highly anticipated release of *Dune*, a feature adaptation of Frank Herbert's science fiction novel, about the son of a noble family entrusted with the protection of the most valuable asset and most vital element in the galaxy.

The film features Timothée Chalamet, Rebecca

Ferguson, Oscar Isaac and Josh Brolin, and will usher in the summer months with opening night on Thursday, December 2.

*Spider-Man: No Way Home* is next off the blocks, promising to provide something for the entire family.

The newest iteration in the long-running series features Tom Holland as Spider-Man.

Moviegoers will then be treated to the nostalgia driven return of *The Matrix Resurrections*, the long-awaited fourth film in the ground-breaking franchise that redefined a genre.

From visionary filmmaker Lana Wachowski the new film reunites original stars Keanu Reeves and Carrie-Anne Moss in the iconic roles they made famous, Neo and Trinity.

Mr Cox said his cinemas, as part of the Collins Place complex since its inception, was the perfect, secure and safe movie experience Melburnians had been craving for months.

"To complement a huge summer of new releases, we also have the 2021 Italian Film Festival currently running until December 12 and the Japanese Film Festival running until December 5," he said.

"Foreign films and festivals have long been a feature of The Kino, and we will continue to showcase the very best in foreign language film."

If visitors of The Kino were worried about exorbitant city parking prices, they, with the help of Collins Place, will put your worries at ease with free parking for the first two hours and the next four at \$5/hr. ●

**For more information:**  
[palacecinemas.com.au/cinemas/the-kino](http://palacecinemas.com.au/cinemas/the-kino)

## Wrapping up a big year with Donazzan Boutique Property

*The whirlwind of a year that is 2021 has left almost no stone unturned in its effects throughout the CBD, good or bad.*

We basked in the glory of a largely COVID-19 free summer, we ushered in lockdowns 3.0, 4.0, 5.0 and finally 6.0, there were calls to "arm ourselves", there were protests, there was a lot more in between, and then there was freedom.

Throughout all of it, Melbourne's property market, not so quietly, ticked along.

The fluctuations in property and rental prices experienced due to lockdowns, border closures or pandemic anxiety, are seemingly water off a duck's back when it comes to Melbourne's boutique real estate market.

Donazzan Boutique Property owner and founder Gina Donazzan told *CBD News* her area of the market which specialises in boutique, high-quality property ranging from studio apartments to whole-floor residences or two-level penthouses, had remained a consistent source growth and performance, despite the external chaos.

"From our perspective, the notion of a booming property market is something that is seen more readily in the suburbs and regions," Ms Donazzan said. "In the city what we have continued to see is the quality properties in excellent locations tend to remain unaffected by things like recessions or pandemics."

"We are still seeing people coming from the leafy suburbs and wanting to downsize. Or people who want a Melbourne base where they have easy access to travel, where they don't need

to mow the lawns, bring in the bins or mail, they can just lock up and leave."

According to Ms Donazzan, separate to the shared frustration of life in lockdown, the categorisation of essential services is one, she believed, should have been extended to the real estate industry.

With people stuck between selling their property and buying a new one, Ms Donazzan said there had been many instances of people caught in the middle of having sold but were unable to view property to find their next home. Having a client held up in a hotel, spending tens of thousands on accommodation for months, due to the restrictions on viewing property during lockdown was short-sighted and unfair.

An experience that is not just limited to CBD's sales market, renters have, in some cases, been left without safe and secure accommodation because the industry hasn't been able to service them properly either.

Although there has been much talk about a mass Victorian exodus, which has seen its population decrease by 43,000 from pre-pandemic levels, Ms Donazzan said as Melbourne began to tread out of lockdowns, the allure to city living had never been as appealing.

"It's encouraging to see that people have the faith and belief that Melbourne will bounce back, because that's why we are here as well, we believe," Ms Donazzan said.

"I have a recent buyer who is a wonderful and accomplished young fashion designer from Sydney, she decided to make Melbourne her home. I had the pleasure of taking her through a few properties and then selling a home to her, and I think it just illustrates Melbourne is still an incredibly desirable place to live."

Ms Donazzan makes no apologies in wanting every last dollar for her vendors, and



experienced and considered buyers appreciate that. Honesty and transparency are some things she has built her name on for more than two decades in the industry.

With a temptation to list properties throughout successive lockdowns, as anticipating vendors looked to make the most of a strong performing market, Ms Donazzan's patient and methodical approach, has paid incredible dividends for her clients.

According to Ms Donazzan, there is no one else in the CBD that sells in the timeframe she does.

With an average selling campaign lasting four weeks, the Donazzan Boutique Property team is more familiar with a selling period in single digit days, and regularly selling a newly listed home within a week.

"Putting property on the market during lockdown, when they aren't ready, or

until everything is perfect, just doesn't work. We won't rush the property to the market," Ms Donazzan said.

"Our campaigns are four weeks. We always say in the ad, 'unless sold prior' because people can buy straight away if they wish, they don't have to wait until the end date of the campaign or auction day. They love the flexibility"

"We will only ever take on so many properties at the one time, for us it is about achieving the best possible outcome for my clients and to keep that standard for every property."

Now, with a commitment to the CBD and its wider community like never before, Ms Donazzan and her team are looking to broaden their reach and impact within the city, illustrated by their sponsorship of resident community group Residents 3000.

"We want to show we are here for the long haul. It's not about making a quick buck and getting out," Ms Donazzan said. "Talk is cheap, I want to show our commitment to the city, because our clients show their commitment to us."

"Melbourne is still alive, and with one of the richest cultural identities in the world, I can't wait to see what is in store next." ●

**For more information:**  
[donazzanboutiqueproperty.com.au](http://donazzanboutiqueproperty.com.au)



Jack Hayes

BUSINESS EDITOR

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# Masks off in the office please!

“Dance floors were being created, doors were being flung open, art openings were being scheduled and gigs booked to celebrate the end of masks in the CBD.”

Garden State on Flinders Lane was expecting a surge for their dance floor and FortyFiveDownstairs a crowd for their opening. But nearby, concierge Fernando Rehan had a more modest aim, to fire up office workers as they returned. He'd booked a guitarist for a lunchtime gig at 8 Exhibition St to create just the right mood for conviviality in the rather large, empty foyer of his workplace. While other employees have crept out of the lockdown desperate to change their jobs, Fernando is staying on, keen to catch up with workers in the 35-storey office tower. He was so excited about having them in the building that he'd selected a performer from a list of 30 buskers and the talent for Friday, the first day the city's workforce was unmasked, was Seb Szabo. Fernando was greeting workers at the door as

if they were arriving for a function. He knows half of them by name. There were 2500 prior to the lockdown. Now it's down to 30 per cent. The major tenants at 8 Exhibition St are Ernst & Young and CBRE, mostly finance and real estate but they're fun people, according to Fernando. "Law firms are very serious. You couldn't have buskers there. Are you crazy?" He is similarly scathing of tech geeks. He said three IT firms are not coming back until 2022. "They're geniuses but you can't start conversations with them. Everything is set up for them at home with five or six screens." Fernando's convivial approach to being a concierge was quite novel when he began three years ago, determined to define his performance against the image of dour security guards checking your credentials. "I don't sit behind a computer," he said. "I was in hospitality. Instead, it's about offering a type of hotel service in a corporate building from nine to five, Monday to Friday." He arranges transport, tickets to theatres, flowers and functions, just like a hotel concierge. There are free cocktails on a Thursday. "The secret is personality," Fernando said. "You can't buy that. You can't teach it." Concierges have had one of the most difficult gigs during the lockdown, allowed to remain at the desk as essential workers, but hardly seeing a soul for days on end. Large cavernous spaces can seem creepy at the best of times but when there are fears of a virus passing through the air-conditioning, they are particularly other-worldly. Seb was grateful for the work. He, too, was ready to go with the lifting of the bans on gigs with the release of a new single at the Night Cat on Thursday.



He recorded an entire record last year and released it in July, but this lockdown has been harder, he said. "The experience was so different. Last year there was a lot of writing and online performances then the novelty wore off. This year there was a lot of fatigue." In retrospect, he said that July wasn't a good time to do a release. "In an ideal world I would have waited. The songs were about travelling down the Great Ocean Road." ●



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MUSIC

## Melbourne Music Week returns

*There is plenty of musical action happening with the return of Melbourne Music Week (MMW) to the City of Melbourne from December 3 to 12. Venues in the CBD will be brimming with exceptional musical talent.*

Billy Davis features in The Operatives, a full-bore collection of skilled funk, soul, hip hop, RnB musos who will play every night at the MMW Club. Khiarra, Southside Denny, Swerv, cOOkie, Emma Vollard will join Billy Davis with special guests each night. The classic MMW Safari returns on Sunday, December 12, with a stack of venues involved day and night. At the Cherry Bar, 68 Lt Collins St, soul singing superstar Kylie Auldist headlines the afternoon show, playing as well will be Phil and Denzil Para. Just like a movie. Another MMW show to check out in the CBD is the HEAVY SPECTRA event at Max Watts on Swanston St. This is a total ultimate sensory overload show of incredible experimental musos such as Bonnie Mercer, Robin Fox Archival Set and a bunch of musos who adore The Night Terrors. Head to the MMW website for more details. The Smith Street Band witnessed the almost biblical, apocalyptic storms that tore apart buildings and trees a while back. Around their studio, nestled in what was a closet Wombat Forest, the scene looked as if giant creatures had randomly pulled out a bunch of trees in the forest, and after ripping them out of the ground had hurled them 40 feet away. Like a scene out of a *Sharknado* film. Recovering from cleaning up the carnage around the studio which survived, Will Wagner and The Smith Street Band return to play The Forum Theatre at Flinders St

on January 13, 2022. This show is part of their East Coast Tour Summer 2022. After playing a gig for the first time in months and months at Castlemaine, Melbourne troubadour Ryan Downey and his band returned to the live stage at the brilliant Night Cat venue. This was a rescheduled launch show for Ryan Downey's *A Ton Of Colours* full length vintage album. Downey is an angular, stylish rock 'n' roll singer, with a crooning baritone edge that is reminiscent of Bryan Ferry *Boys And Girls* era. Songs are Dante-esque, James Joycean. A dash of Jarvis Cocker. There's a bit of *Television* in the guitar interplay happening with Downey (who at one stage was playing a Tash Sultana Fender) and the other guitarist who was playing a cream Stratocaster. There's a whole lotta tartness to the music and lyrics, with a bite like *Are You Real?* via Tubeway Army. Beautiful melodies, with interesting middle eight sections. There's a definite fantastic chemistry happening between the guitarists. Whatever it is, it's brilliant. Downey has Grace Kelly on guitar. She's very stylish in her phrasings this guitarist, very complementary to Downey's sonic approach. Guitars from a town called Walker. The Night Cat audience were thankful witnesses to the dream of live music being played to a Melbourne crowd again after all the lockdowns. Hannah Blackburn and Band provided superb in support of *A Ton Of Colours* launch. This is the new season, Robbie Flower and Max Gawn's team have the flag and the bands and musos return. Melbourne is the music capital of Australia. Ryan Downey knows that ●



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# The anti-aging secret for your muscles

The idea of getting older is disliked by all of us. So much so that the “anti-ageing” industry is experiencing growth right throughout the world. You’ve probably heard about “anti-ageing” for your skin, but what about for your muscles? If you want to stand tall and stay active as you age, read on.

“As we age, we begin to lose muscle mass. In fact, after the age of 30, we begin to lose as much as three to eight per cent per decade and this rate of decline is even higher after the age of 60,” physiotherapist Nick Nicolaidis said. “As we lose muscle mass, we become more susceptible to falls and injury which contributes to a loss of independence and a poorer quality of life.”

“Sarcopenia is a condition that affects 10 to 30 per cent of older adults living in the community and as a physiotherapist I am often surprised that so few of my clients have heard of it.” Sarcopenia is defined as the gradual reduction in skeletal muscle over a period of time and is found in individuals over the age of 50.

The main symptom of the development of sarcopenia is weakness. This may lead to a loss of stamina, difficulty balancing, worsening

ability to complete activities of daily living, decreased sport performance and consequently, an overall loss of confidence.

The best way to fight the effects of sarcopenia is to keep your muscles active – if you don’t use it, you lose it! Combinations of aerobic exercise, resistance training and balance training can prevent and even reverse muscle loss.

Resistance exercise places tension on your muscle fibres resulting in growth signals that leads to increased strength. Improvements in strength, muscle mass and function can be achieved at any age, even right into our 90s.

Despite the clear efficacy in increasing muscle mass, 87 per cent of older adults describe perceiving at least one barrier to their participation in physical activity. These barriers often surround concerns over these adults’ own physical competence and safety in completing exercises. The majority lack confidence in their physical ability and feel self-conscious in traditional gym environments.

Kieser is a unique physiotherapy and strength training facility. We aim to shift the paradigm of traditional fitness training by taking away the barriers for clients of all ages, providing older



clients with a safe and supportive environment in which to improve their strength and physical function. “This is one of the reasons why I love working at Kieser,” Mr Nicolaidis said.

Kieser has a clinic 300 metres from Southern Cross Station at the corner of King and Collins streets ●

**To learn more about Kieser, call 9448 9999 or visit:**

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STREET ART



# Street art crisis

*COVID has been bad for Melbourne, it has made a struggling city fall to its knees.*

With restaurants, galleries, crafts shops, everything, shutting down because of COVID, Melbourne has become a shell of its former self. But to be honest, street art has ended up far worse off than the city.

Many of the artists were locked out of the city for much of the past two years, this has meant that artists that might normally come into the city to make art have not been able to. And has left the city walls to just a few artists.

Unfortunately for a variety of reasons these artists don’t understand the rules of Melbourne Street art, the most important one is “don’t go over something if you’re not going to be better than it”.

Artists like L-rollo who got stuck in Melbourne because of the pandemic, has systematically destroyed Hosier Lane, one mural at a time. He started at the bottom and has now taken around half the lane with his uninspiring artworks, making Hosier Lane less interesting than at any other time.

In normal times his work would have been gone over straight away by Melbourne artists. But the artists were not allowed into the city. This guy from overseas has come to Melbourne and destroyed one of Melbourne’s most important icons. And I am not even sure he is aware of it.

There are other artists taking over Hosier, “Painter, Painter” – an interesting artist who is at risk and spends much time in Hosier. She has taken over the Movita’s wall, at the front of Hosier. She does re-do this wall and she paints often with her hands. She isn’t going over

everything, she has taken an area and she tends to stick to that space.

In a strange way it’s nobody’s fault that Hosier is in terrible condition. There have been many opportunities to fix Hosier Lane and bring it back to its former glory. It would take time energy, commitment, and money. Something I don’t think any government body will provide. Even though Hosier is world famous and attracts people from all around the globe and has its own economy.

I have a feeling that it is probably in the building owners’ and governments’ best interest to let it become tarnished, as they then will be able to develop it and make heaps of money.

Like the following current lanes that have been completely or partially destroyed ...

Union Lane, Loveland, Blender Lane, Centre Place, AC/DC Lane, Caledonian Lane, Duckboard Place, Presgrave Place and more.

These are important laneways, and this list is extremely alarming. It seems that wherever artists create a street art precinct, that within a few years it has been usurped by gentrification. I love Melbourne and I hate that we let the fat cats make millions of our culture while destroying it. Street art is an important part of Melbourne’s culture, it is a democratic art created by the young to make the city a more interesting place.

Dr Adrian Doyle  
Doyleart.com ●



*Adrian Doyle*  
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SALVOS

# Unintended consequences

*My grandmother was quite elderly when I was young, so my memories of her are vague, apart from two enduring and detailed recollections involving her.*

The first was whenever she prepared lunch for us, it was always the same gastronomic delight – white bread smothered with dripping. It’s a wonder I didn’t have a heart attack at the tender age of six.

The second memory was that our grandmother would often fly into a fit of rage whenever we turned the lights on in the lounge room without closing the curtains first. My grandmother was clearly a product of the era in which she lived. As a single mother to four young children living during the Great Depression of the 1930s, she had become inculcated with this deep sense of, “making every penny count” hence the cheap and hearty lunch option of bread and dripping.

My grandmother also lived during World War Two, with three of her four children serving in the Australian Defence Forces. Hence, her vigilance around making sure the curtains were closed before the house lights were turned on, “just in case the enemy was nigh”. This notion that we are often a product of the era that we live in has got me thinking about the unintended consequences of living through a pandemic.

Just recently, our family, like so many other families, gathered together in a cafe together for the first time in many, many months. One of the things that struck me was that our 20-month-old granddaughter reached into her Grandma’s handbag and pulled out a pair of cleaning gloves. This sight of this was odd but clearly a sign of the times. Suddenly, our granddaughter put the cleaning gloves on, picked up a serviette and began cleaning every chair in the cafe for the next 45 minutes. Her efforts were so meticulous that the head waiter offered her a job! Our granddaughter then picked up my glasses case and used it to “sign in” our family via the cafe’s QR Code!

It was all innocent fun, until I spoke with a psychologist who said that her and her colleagues have seen an increase in the number of children they are seeing who are battling obsessive-compulsive disorder (OCD). In most of these cases, the child is driven by an overwhelming fear that the COVID-19 virus is lurking virtually everywhere. This appears to be another sign of the times in which we live.

Another concern about the period in which

we live is what the impact of a lack of physical contact will have on us, especially our children. We have socially distanced, but in doing so, we, and many of our kids, have missed out on hugs and cuddles, handshakes and affectionate and appropriate physical contact. We have to ask the question, what will the unintended consequences be on us, our kids and future generations?

With six lockdowns being imposed on our city, the CBD had become akin to a ghost town. It has been encouraging in recent times to see businesses reopening and crowds of people starting to grace the city’s streets and laneways, albeit in fits and spurts. However, many of us have stopped accessing the city for work and shopping. We have worked from home for nearly two years, and we have become used to shopping locally. What will be the unintended consequence of this behaviour on our CBD?

The state government announced a \$50 billion suburban rail link during the last election. Work on making this vision a reality continues unabated. Suburbs like Ringwood, Box Hill, Dandenong, Frankston, Laverton and Mernda continue to grow as potential mini-CBDs. The suburban rail link has created a perception that it is part of a plan to de-centralise the city. The question has to be asked is this the case and if so, what is the future for the city? Is the plan to see the city return to pre-COVID conditions or is there a vision for something different? Or is there no future vision? Is what happens to the CBD being left to the unintended consequences of the construction of the suburban rail link?

I do not believe we should be fearful of what lies ahead for the CBD. Rather, we should be thinking deeply and strategically about what sort of city we want going forward rather than leaving the outcome to be decided by the unintended consequences for a vision for outer suburban Melbourne ●



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# Publicly accessible common property: Contested vertical spaces

“  
*Vertical villages are familiar with the challenges of common property, but might these spaces be more contested than we think?*”

Collectively owned by lot owners, common property includes items such as gardens, passages, pathways, driveways, stairs, lifts, foyers and fences. And as we high-rise dwellers are aware, there are many and varied challenges that come with common property, with issues of access, maintenance and alterations featuring all too frequently at our visits to VCAT.

However, we vertical villagers may not be the only ones entitled to utilise our common property.

It has come as a surprise to many a new owner that their common property may also be accessible to the public.

Known as “publicly accessible, privately-owned”, these are resources which (as the label suggests) are open to the public, despite being private property.

In terms of our vertical villages, we have several different types of public-private resources, with the most common being publicly accessible spaces. These can include our external stairways, passageways, parklets and play areas. And

as they are our common property, the owners’ corporations (OCs) typically pay for cleaning and maintenance, which can be costly if these spaces are in high use with significant wear and tear.

Next is the public art placed in our vertical villages. The rationale is that public art provides numerous benefits for the community (as well as the developer and property owner), contributing to the cultural, social, physical and economic life of the city. However, agreements negotiated by developers may see vertical villages required to ensure ongoing access to these pieces, while also bearing the “reasonable costs” of cleaning and maintaining these public artworks.

A third type of public-private resource in our vertical villages are public facilities, such as toilets and drinking fountains. While these may be less common, this category makes up for this by being much more problematic. Horror stories of escalating cleaning costs, repairs and security shows this type of public-private resource as very onerous to manage and burdensome to fund.

So, why the demand for public-private resources in vertical villages?

From a government’s perspective, this is a viable solution to their dwindling municipal budgets. By having a developer “squeeze” a public resource into a small part of a project, simultaneously solves their problems of finding available space and funding for installation and ongoing maintenance.

However, the public’s perspective is often less rosy. Issues raised here stem from the ongoing debate about the “proper” public-private divide, with claims that the private provision of public resources erodes the public realm. Locally there are criticisms that many of these spaces in the CBD are not discoverable and/or not easily accessible. There are also questions over the owners’ ability to restrict use of these



resources, such as requiring certain behaviours or denying access at certain times (e.g. for private functions).

This now goes to the terms of the agreement – and how well these have been negotiated!

In the case of commercial developments, these agreements are undertaken by the developer, typically in conjunction with the building owner and/or major tenants. As these parties will have ongoing involvement with satisfying the conditions of their agreement, it is understandable that care will be taken to ensure a well-considered arrangement is struck.

However, the situation is different for residential buildings. As our OCs are not yet operating, it is the developer who negotiates the agreements, which are then passed onto the OC and subsequent owners. Regrettably, this

has seen many onerous conditions placed on apartment buildings, which have to be borne by the OC.

However, some OCs are beginning to ask whether these overly burdensome arrangements can be changed. Vertical villages (unlike commercial offices) are not revenue generating. The money to operate, maintain, repair and update comes directly from the pockets of the owners – not operating businesses ●



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CRITIC

## Looking for the buzz

*Some galleries in the CBD are planning great events, such as viewings at the Sofitel Hotel, to celebrate reopening.*



Others have continued their exhibition program, combining online with gallery viewings.

All are working slowly towards recapturing the buzz.

Sarah Scout Presents in Collins St is still dealing with the aftermath of Spring 1883.

The seventh annual art fair was forced out of the Windsor Hotel at the last minute because of the lockdown.

The gallery is still so upset about the impact of the art fair situation on their artists that they’ve kept the exhibits hanging.

Their current exhibition *Spring* would have occupied a suite at the Windsor in August but it’s still available for viewing.

“It was only open for two days,” gallery director Kate Barber said. Now it will be on view until summer.

The fair is usually an anarchic coming together of Melbourne’s art community in a prime position with galleries choosing intimate pieces that will look good propped up against basins and beds.

The organisers were forced to make some last-minute decisions about the fair. The previous one had been postponed and they didn’t want to repeat the experience.

“A new COVID regulation was introduced in a review of hotels,” Kate told *CBD News*. “They were redefined as residences, and we couldn’t have people in the rooms. We moved it off-site instead.”

Galleries opened booths in their own spaces but then another lockdown was introduced, and

they were only open for two days.

Kate predicts that all galleries will now use a blend of online presentations with on-site exhibitions. Clients have got used to being able to digitally walk through the spaces.

“Our clients now want the whole experience online,” she said.

Sara Scout openings have always had a buzz, and everyone is holding their breath for the next one.

The lockdown, with its on-again off-again manner of restrictions, forced galleries into more sober meet-the-artist events rather than the traditional convivial openings that we all love.

Both Sarah Scout Presents and Tolarno Galleries had Saturday afternoon sessions with bookings required. The focus was more on the art than the socialising.

Now everyone is ready for both! Kate puts the buzz (widely claimed in relation to the CBD but rarely actually fulfilled) down to visitors feeling like they’re at a “private party”.

“There’s always something happening in another room you’re not sure about,” she said ●



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# 吸引游客 恢复活力

绿党提议通过租金补贴以吸引商家来中央商务区(CBD)，让市中心更适合长期居民居住，并为一些标志性的艺术节和组织机构提供资金。

*Brendan Rees*

绿党指出，由于CBD 和 Docklands港区受到疫情连续封锁的严重打击，疫情流行“从根本上改变了市政府的性质”，并指责各级政府“只是祈祷，希望能恢复到原样”。

根据一项四点计划，绿党提出了“重振”CBD 和 Docklands港区的愿景，以便在疫情后建设一个更美好的城市。

绿党提议，借鉴包括巴塞罗那、纽约和柏林在内的世界上一些最佳城市的措施，希望对那些签署长期租赁的商家企业在最初五年的租金减少高达 50%。

绿党还希望让城市更适合居民居住，规范短期居住和绿化巷道，以及创造开放空间、限制建筑噪音、减少交通并实施优质公寓设计。

在其他提议中，绿党呼吁大型住宅区的 30% 新房将用于经济适用房，并希望为艺术节和相关组织提供五年的稳定资金，以确保这座城市保持活力。

绿党还指出：“我们还必须保护市区的艺术社区和遗产建筑，但是，现在最具标志性的艺术场所之一的Nicholas大厦即将出



售，并有可能将改造成公寓。”

州政府上个月宣布了一项 4400万澳元的一揽子计划，鼓励“上班族和游客返回墨尔本市中心，加速 CBD 的复苏”。

这其中包括Melbourne Money补贴计划的 500万澳元，该计划允许用餐者在每周一至周四期间，在市区咖啡馆、酒吧和提供餐点的餐厅消费 50 至 500 澳元，可以从账单中返回 30% (最高 150 澳元)的餐饮费。

# 市政批准改造地标大楼

受墨尔本市政批准，中央商务区标志性David Jones大楼将改造成零售和办公综合大楼。

*Brendan Rees*

这项耗资 2250 万澳元的改建计划将拆除列入遗产名录的 Bourke街建筑的一部分，为改建零售空间、现代办公室、超市和屋顶露台腾出空间，市长 Sally Capp 称此计划为振兴本市的“重大投资”项目。

在 11 月 9 日的墨尔本未来委员会会议上，市议员们一致同意批准了该计划，但是 Bourke 街男装店的申请人和业主Newmark Capital的申请计划需要州政府的最后同意才能得以实施。

Newmark Capital 希望在 Bourke 街和Little Collins 街上建造新的底层店铺和檐篷，并在位于Bourke街299号的大楼四层至六层增建其他建筑。

在东南角和西北角将修建新入口，以及重新粉刷现有的立面墙。

根据计划，西立面墙将部分拆除，以在底层开设新的入口，并在这栋 11 层建筑的一至五层开设窗户。

根据市政的一份报告，该处的申请人已单独向维多利亚遗产局申请许可证，市政已被通知 11 月底作出决定。

报告指出：“市政的遗产顾问普遍支持该计划，并指出该开发项目对遗产没有实质



性影响，包括大部分隐藏的上层和侧墙改建以及入口的改建。”

墨尔本市副市长 Nicholas Reece 表示，这是一项“非常令人兴奋的项目提议”，大楼在 Bourke街的正面将替换为时尚的店面、金属檐篷和玻璃幕墙，作为 Bourke街和Little Collins街正面凸显的一部分。

# 植新树无危害 增多树冠覆盖

墨尔本市政支持在CBD种植新树木的决定，尽管该树种在其他州被视为“有害杂草”。

*Brendan Rees*

在Exhibition街上种植了33 棵樟树月桂，以取代伦敦梧桐树，增加市中心的树冠覆盖率并提高其生态系统效益。

但是这种可以长到20米高的常青树在新南威尔士州的许多地区却被宣布为“有害杂草”，原因是它“种子产量高，生长速度快，而且没有严重的天敌或疾病”。

墨尔本市政表示，根据《1994 年维多利亚集水区和土地保护法》，该树种并未被列为杂草，并且“被证明能够很好地适应 CBD 高度受限的城市生长环境”。

市政称：“樟树月桂在墨尔本的种植历

史悠久，维多利亚女王花园中有一些非常古老和大型的树样。”

“大尺寸的樟树月桂是墨尔本市政选择这一树种的主要原因之一。大树提供了最大的环境服务效益，防风 and 拦截降雨。”

市政还补充说，社区咨询是Exhibition街项目的一部分，大多数反馈都支持植树。

为欧盟提供建议的皇家墨尔本理工大学(RMIT) 城市研究中心规划师 Thami Croeser 表示，樟树月桂是墨尔本中央商务区的“好选择”，可以“应对高度城市化地区具有挑战性的生长条件”。

他说：“这种树在墨尔本已经有很长历史了，并没有成为一种威胁。”



“在维多利亚女王花园的主要园区里可以看到这些美丽的古老树种，并没有被取代，也没有被樟脑侵扰的景观。”

“目前我们的街道梧桐树占居有些多，所以我很高兴看到这座城市正在寻找其他一些选择。”

# 滋养身心的图书馆

一个新弹出式图书馆在Elizabeth街建成。

*Kaylah-Joelle Baker*

该图书馆巧妙地设立于维多利亚女王市场的对面，致力于成为美食家的目的地。

图书馆于11月13日星期六开放，其主题“滋养心灵”是许多弹出式图书馆中的第一个，类似的主题图书馆将很快在墨尔本市内出现。

市政创意墨尔本组合负责人Jamal Hakim议员说：“弹出式图书馆系列将为社区提供活跃的空间来放松和联系，以及进行知识和想法的交流。”

通过鼓励图书馆的游客探索市场各种美味的食物产品和膳食，Elizabeth 街弹出式图书馆提供以食品为主题的作家讲座和研讨会，使食品成为焦点。

该弹出式图书馆收集了 1400 本以食物为主题的书籍，其中还包括一个独特的制作空间Make It Space，供“创意者聚集和磨练他们的技能”。所有图书馆的空间将突出显示创意。

市议员Hakim指出：“制作空间”将提供缝纫机、激光切割机和徽章制作机，以及可借的物品，包括机器人套件、麦克风和绘图板。”

在墨尔本市政和维多利亚州政府的支持下，弹出式图书馆系列是2 亿澳元墨尔本城市复兴基金的一部分，该基金旨在帮助支持



本市的创意艺术和文化并更新城市空间。

市长Sally Capp说:“这些独特的弹出式图书馆将吸引新成员，同时重振空置的店面。”

“滋养心灵”的协作活动将持续到2022 年年中，第一个活动地点已经被市长视为“用知识滋养你的心灵”的理想空间。



# What's on: December - January



## LOVING THE CITY TO LIFE

Wednesdays and Thursdays 12pm-2pm

A busking festival running weekly until Christmas outside the Salvation Army on Wednesdays and the Scot's Church on Thursdays, come and support city buskers and enjoy a free cup of coffee.

[lovingthecitytolife.org](http://lovingthecitytolife.org)



## FLASH FORWARD LANEWAY FEST

Ongoing

Flash Forward is the epic new creative program taking over 40 city laneways with music, murals and more from the best local talent. For more information visit:

[whatson.melbourne.vic.gov.au](http://whatson.melbourne.vic.gov.au)

## THIRD TUESDAY OF MONTH @ 10AM

EastEnders meet-ups

Representing residents living in the CBD's eastern quadrant, EastEnders host monthly meetings at the Gorman Room, 27 Little Lonsdale St. For more information contact president Stan Capp.

[eastendersinc@gmail.com](mailto:eastendersinc@gmail.com)

## RESIDENTS 3000 @ KELVIN CLUB

The final event for the year on December 2 at the Kelvin Club, 14-30 Melbourne Place. All residents are welcome to attend for some "Christmas cheers" with the event including a guest presentation from Donazzan Boutique Property, who will provide a property update.

[residents3000.com.au](http://residents3000.com.au)

## TUESDAYS RACV CLUB @ 7.40AM

Rotary Club of Central Melbourne

If you would like to visit our meeting, please contact us by email on [rotaryclubcentralmelbourne@gmail.com](mailto:rotaryclubcentralmelbourne@gmail.com) or phone 0455 858 996 and request attendance details.

[rotaryclubcentralmelbourne.org.au](http://rotaryclubcentralmelbourne.org.au)

## WALKING WITH NEIGHBOURS - LAST THURSDAY OF EACH MONTH

Residents 3000 hosts monthly walks around the CBD and surrounding areas each month on Thursday evenings at 6pm. For meeting times and information contact:

[walks@residents3000.com.au](mailto:walks@residents3000.com.au)



## LANEWAY LEARNING

Cheap, fun classes in anything and everything. Weekday evenings in cafes, bars and other spaces around Melbourne. Classes usually have about 20 people to keep it friendly. Online classes available.

[melbourne.lanewaylearning.com](http://melbourne.lanewaylearning.com)



## NEIGHBOURHOOD GARDEN CLUB SECOND SUNDAY OF EACH MONTH

Hosted by Residents 3000, come at 4pm for one hour at Green Room, L1 Central House, Baptist Place Laneway and enjoy a range of different gardening activities with your neighbours.

[gardenclub@residents3000.com.au](mailto:gardenclub@residents3000.com.au)

## Business Directory

### PROPOSAL TO UPGRADE MOBILE PHONE BASE STATION LOCATED AT MELBOURNE CBD

**Telstra plans to upgrade an existing telecommunications facility located at 342-348 Flinders Street, Melbourne VIC 3000 [www.rfnsa.com.au/3000054](http://www.rfnsa.com.au/3000054)**

1. Telstra are currently upgrading existing mobile network facilities to allow for the introduction of 5G to Telstra's network. As part of this network upgrade, Telstra proposes the installation of NR850 (5G), NR/LTE2600 (4G/5G) and NR26000 (5G) technologies at Melbourne CBD locality and surrounds.
2. The proposed upgrade comprises of the removal of one (1) panel antenna, reconfiguration of four (4) existing panel antennas, relocation and reconfiguration of one (1) existing panel antenna, relocation of one (1) existing 5G panel antenna, installation of one (1) panel antenna, and installation of three (3) mm Wave antennas (each no more than 2.8m long). The proposal also includes the installation of associated ancillary equipment. All internal equipment will be housed within the existing equipment shelter located at the base of the facility. Telstra regards the proposed installation as a Low-impact Facility under the *Telecommunications (Low-impact Facilities) Determination 2018* based on the above description.
3. In accordance with Section 7 of C564:2020 Mobile Phone Base Station Deployment Code, we invite you to provide feedback about the proposal. Further information and/or written submissions should be directed to Brenda Perez-Torres, Aurecon Australasia via email to: [Brenda.perez-torres@aurecongroup.com](mailto:Brenda.perez-torres@aurecongroup.com) or via post to: Brenda Perez-Torres, Aurecon Australasia Aurecon Centre PO Box 23061 Docklands VIC 8012 by 5pm on 9/12/2021.

## Accounting

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## Selling & Leasing the best homes in the CBD.

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Alexander**

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Docklands  
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## Shopping

### PROPOSAL TO UPGRADE EXISTING MOBILE PHONE BASE STATION WITH 5G AT THE FOLLOWING LOCATION

**402 – 408 La Trobe Street, Melbourne VIC 3000**  
[www.rfnsa.com.au/3000263](http://www.rfnsa.com.au/3000263)

- The proposed upgrade to the existing facility consists of the following works; removal of six (6) existing panel antennas, installation of five (5) new panel antennas (each no longer than 2.8m), installation of eight (8) new 5G panel antennas (each no longer than 0.81m), installation of associated ancillary equipment, including twenty-one (21) new Remote Radio Units and two (2) new GPS antennas, reconfiguration of existing equipment on the facility and within the equipment shelter and removal of some existing Remote Radio Units and a GPS antenna.

Optus and Vodafone regard the proposed installation as Permit Exempt in accordance with the *Telecommunications Facilities – A Code of Practice for Telecommunications Facilities in Victoria 2004* based on the description above.

In accordance with Section 7 of C564:2020 Mobile Phone Base Station Deployment Code, we invite you to provide feedback about the proposal. Further information and/or comments should be directed to: BMM Group, 1300 260 834, [submissions@bmmgroup.com.au](mailto:submissions@bmmgroup.com.au) by 10 December 2021. Further information may also be obtained from the website provided above.

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## Real Estate

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Contact our team

Gina Donazzan 0412 430 326  
James Edmundson 0411 456 770  
Will Caldwell 0419 010 270  
Suzie Inglis 0416 671 572

[donazzanboutiqueproperty.com.au](http://donazzanboutiqueproperty.com.au)

**COLLINS PLACE**

35 Collins St, Melbourne [collinsplace.com.au](http://collinsplace.com.au)





# Donazzan Boutique Property

*"What a challenging year it has been for all Victorians. A heartfelt thank you for all your unwavering support. We wish you all a very blessed Christmas and holiday season with your loved ones and may 2022 bring more health, joy and prosperity for everyone."- The Donazzan Boutique Property Team*



2101/68 La Trobe Street

SOLD IN 7  
DAYS

\$1,370,000



7.4/201 Spring Street

SOLD IN 9  
DAYS

\$637,000



2010/27 Lt Collins Street

SOLD IN 2  
WEEKS

\$800,000



212/336 Russell Street

LEASED IN 2  
WEEKS

\$495 per week



11/456 William Street

LEASED IN 7  
DAYS

\$470 per week



613/551 Flinders Lane

SOLD IN 10  
DAYS

\$525,000

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Donazzan Boutique Property, Licensed Estate Agents, Licensed Member REIV, Property Sales and Property Management.