

The voice of postcode 3000

主要新闻摘要 见 24 页

FREE

CBD

NEWS

FOOD / EVENTS / NIGHTLIFE / LUNCH TIME / AFTER WORK / THE WEEKEND pages 13-16

A CURIOUS DECISION
- page 4 -



NO LOCKOUTS FOR CBD
- page 7 -



GRIEF AND GLORY
- page 9 -



HAPPY 104TH MURIEL
- page 11 -



\$230,000 donation “buys media favour”

By Shane Scanlan

A City of Melbourne councillor believes the council has bought political favour with powerful media interests with a \$230,000 donation.

Finance chair Cr Stephen Mayne says the decision, made behind closed doors last December, to sponsor the Good Friday Kids' Day Out, was effectively a donation to News Corporation.

Lord Mayor Robert Doyle is understood to have championed the sponsorship request at the confidential council meeting on December 15.

Reports to the meeting and the successful motions have only just been made public.

They reveal that council officers recommended rejecting the funding request from Royal Children's Hospital Appeal Limited, a private company run by senior Herald Sun and Channel Seven executives.

The council's city economy and activation director Martin Cutter advised councillors there was no suitable funding mechanism.

"Any allocation of funding outside the Triennial Sponsorship Program (TSP) funding cycle would potentially give rise to arguable positions of inconsistent treatment of former applicants or potential applicants," Mr Cutter warned.

Cr Mayne said: "I wasn't comfortable with the idea of a powerful media company like News Corp confidentially putting its hand out for \$200,000 from City of Melbourne rate-payers going into an election campaign where it will help determine who wins."

"Coincidentally, the Lord Mayor received the benefit of a very favourable profile in the Herald Sun on Easter Sunday, but it certainly wasn't clear that council as a whole got much benefit from its \$200,000 spend on an event that was still clearly marketed as a Herald Sun, 3AW and Channel Seven endeavour."

"In hindsight it looks like an effective piece of government rent-seeking by News Corp whereby its political power was leveraged to extract a commercial benefit."

Officers assessed the sponsorship value offered by the applicants at \$200,000 but there is general disquiet within the council that the full value was delivered.

One councillor put the estimated value of what was returned at "a little more than half."

Among expected benefits to the council were: promotional spots on Channel 7; live and pre-recorded promotional spots on 3AW/Nova/Smooth; editorial and advertorial exposure with the Herald Sun; and signage at the event.

Officially, the council is waiting for a formal acquittal process to be completed before

Continued page 7.
Editorial – "City of Melbourne hypocrisy" – page 2.



A really-high school opens

Haileybury College opened the CBD's only school on April 11 - an Early Learning Centre to Year 12, 10-storey vertical school in King St. In our picture ELC head Sally Robertson welcomes Dimitri Marcis, Candela Binnie Garcia and Macey Wynn to their first day.



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Editorial comment

Shane
Scanlan



***As reported on page 1, the City
of Melbourne doesn't mind
paying big money when asked
by big media players.***

In December, behind closed doors, it ignored
its officers' advice to refuse a charity request
from a private company run out of the
Herald-Sun for \$230,000 in sponsorship.

This paper is certainly not a charity, nor does
it seek special treatment.

But the story got me thinking (AGAIN!)
about the council's treatment of my
publications – so stop reading now if you are
allergic to sour grapes.

My frustration goes back nearly 10 years and
stems from the council's refusal to publish its
“corporate ad” in my newspapers.

I have three publications now and, between
them, they serve nearly half of the City of
Melbourne's 128,963 residents. The ABS
estimates that there are 60,496 people living
in the CBD, Southbank and Docklands

(33,433 in the CBD; 18,192 in Southbank and
8871 in Docklands).

The council spends \$145,000 annually on its
“corporate ad” in the *Weekly Review City*, the
Weekly Review Moonee Valley, the *Weekly
Review Melbourne Times* and the *Melbourne
Leader*. It is designed to communicate
“upcoming relevant council information to
residents and businesses.”

Some *CBD News* readers may have seen the
council's corporate ad in Fairfax's *Weekly
Review City*, which has some circulation
in the CBD. But none of the council's
four chosen publications are evident in
Southbank or Docklands.

So it is galling when officers tell councillors
that one of their reasons is duplication
of readership. And, in their most recent
justification for excluding my papers, they
further cited our monthly publication
schedule as a reason for refusal.

I hadn't heard this excuse before but, then
again, it would have been difficult to sustain
in the past when the Deputy Lord Mayor
Susan Riley had monthly publications which
carried the “corporate ad” (pictured below).



Perhaps as a means of putting distance
between itself and Cr Riley's now defunct
publications, some years ago the council
(at least theoretically) outsourced decisions
around media buying.

It says Zenith Optimedia compiled the
current “corporate ad” buying schedule last
August and refuses to (or couldn't?) supply
evidence that Mediacomms' publications
were even in the mix for consideration.

As mentioned at the start, the council is
happy to override officers' recommendations
when it suits them. On other occasions,
it can piously find reasons why it is
inappropriate to even talk about things that
they believe are the remit of the officers.

At the February 16 Future Melbourne
Committee meeting, a residential councillor
wanted to talk about the value of including
CBD News, *Southbank Local News* and
Docklands News in the council's campaign to
publicise this year's elections.

The Lord Mayor, Robert Doyle, closed him
down saying: “I think we've got to be very,
very careful here. Councillors have never
involved themselves with decisions around
how that information is to be disseminated
through the media. And, the moment we
do, I think that is fraught with governance
danger – that we would involve ourselves
in decisions about where the media spend
should be,” Cr Doyle said.

What more can I say?

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Passing the buck on short-stay issue

By Shane Scanlan

Residents seeking relief from sharing their apartment buildings with short-term tenants will be disappointed that Consumer Affairs Minister Jane Garrett appears ready to divest herself of the problem.

In the recently-released *Consumer Property Acts Review Issues Paper No. 2*, which includes a review of the Owners Corporations Act 2006, it is recommended that decisions about how apartments can be used be taken away from owners' corporations.

The review suggests that local planning schemes might be a better way to deal with how property can be used.

"... the question of whether a particular land use is appropriate is a matter to be addressed in the planning scheme and not through rules made by an owners' corporation," the review states.

Prominent strata lawyer Tom Bacon says it would be a "cop-out" to pass the responsibility for short-stays to local councils and would result in a piecemeal and unwieldy response.

"The councils have only finite resources

to change their plans and are do not have big budgets for legal fees to battle Air BnB and others in the courts from building to building, all over the city," Mr Bacon said. "This is not a local issue. The issue is state-wide, national even."

Mr Bacon said Planning Minister Richard Wynne could chose to legislate that short-term letting become a controlled activity that requires a town planning permit.

"The simplest way around this is for the Minister to simply insert an amendment into the Victoria Planning Provisions by gazette, pursuant to Part 1A of the Planning and Environment Act 1987," he said.

Mr Wynne told *CBD News* he was yet to read the issues paper, but cautioned against any statewide approach that might deliver unintended consequences.

He said he reserved his response to the paper until he had learned more about it.

Also in the Consumer Property Acts Review Issues Paper No. 2, its authors support the introduction of the short-stay status of a building into an owners' corporation statement for prospective buyers.

"The Act does not require owners' corporation certificates to include information for prospective buyers about whether the relevant planning instrument allows the apartments in the building to be let for short-stay accommodation, and

if so, how many are available for short-stay accommodation."

"This information may be relevant to investor-buyers intending to let the apartment for short-stay accommodation, and to other buyers who do not wish to live in a building in which short-stay accommodation is permitted."

And while Consumers Affairs gears up to pass the issue to Planning, the Grattan Institute take the opposite view and has called for increased powers for owners' corporations to control the issue.

In its new report *Peer-to-Peer Pressure, Policy for the Sharing Economy*, it says: "State governments should give owners' corporations more powers to control short-stay rentals, possibly even the power to ban continuous, whole-premise short-stay rentals if agreed to by members."

"The short-stay rentals can affect neighbourhood amenity, divide members of owners' corporations and displace longer-term renters. They can make it easy to circumvent zoning and other regulations," the Grattan Institute says.

However, it recommends that governments be taken out of any decision-making to ban them and that local government be empowered to control breaches of amenity.

"Local governments should focus on controlling disruptions and protecting

amenity, not primarily on limiting short-stay rentals," the institute says.

"Local governments should respond where disruption from a specific property is troubling neighbours. They should allow occasional or single-room short-stay rentals, and only restrict continuous whole-premise short-stay rentals if there is strong evidence they are damaging neighbourhood amenity."

"State governments can also play a role by allowing owners' corporations to be more effective in managing short-stay rentals."

"They could enable owners' corporations to hold owners liable for disruptions caused by their guests, and consider allowing owners' corporations to control continuous, whole-premise short-stay rentals as they see fit."

The president of the Victorian Accommodation Industry Association (VicAIA), Paul Salter, backed the Consumer Affairs approach, saying OCs had no skills or expertise in legal matters.

"It is not the role of an owners corporation to police the common property or interfere with any tenant or owner in regard to use. They have no legal standing to dictate how an owner or tenant should use their property," Mr Salter said.

"That responsibility rests with the Victorian Government and the Planning Minister who has the resources and legal expertise to make the appropriate choices regarding land use."

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The curious decision of 109-111 Little Lon

By Shane Scanlan

Residents shouldn't read too much into last month's VCAT's affirmation of the City of Melbourne's decision to deny developer Tony Brady permission to build a tower at 109-111 Little Lonsdale St.

The council originally denied Brady Jones Pty Ltd a permit to construct a 30-storey tower saying it was too tall, too dense, too close to the boundaries and might create wind effects.

Curiously, the council also objected to the way it would adversely impact a permitted, but not built, tower on the adjoining block – also owned by Brady and designed by the same architect – Peddlethorp.

In reading the VCAT members' decision, however, there was little support for the council's original reasons for refusal.

It appears that the main problem that members Alison Glynn and Ann Keddie had with the proposal was its design. Much of the written decision is devoted to criticism



of the design and why they were justified in refusing the permit on design grounds.

While finding that the southern setback was, in fact, problematic, members Glenn and Keddie didn't have a problem with the height, plot ratio or potential for wind effects. It appears that the proposal had been reduced to 21-storeys by the time it got to VCAT on February 19 and March 1 and 2.

The VCAT members did not have much sympathy for the residents of nearby Regency Towers, who had been quite active in supporting the council's VCAT defence.

The members noted: "While the Central City

Zone does not allow for third party notice or review rights, a number of residents and owners of these adjoining dwellings made submissions to council, made written submissions to the tribunal before the hearing and were present as observers at the hearing."

Of the residents' claims of loss of amenity, the members said: "... we are satisfied that the proposal will not lead to an unacceptable loss of daylight to any particular apartment." And "... we accept that the definable amenity impacts to the existing dwellings in the Regency Towers from the proposal are acceptable."

Members Glenn and Keddie acknowledged that they were to determine the proposal based on rules that existed before Planning Minister Richard Wynne's interim controls last September.

However, they said their consideration needed: "to be made in light of the community and its elected representatives' increasing concern about the impact of building design on adjoining public and private spaces."

Among comments within their decision are:

- "The design of the proposal fails to integrate in any way with this adjoining building façade. Indeed it appears to compete rather than complement its neighbour, a building designed by the same architects for the same client."
- " ... we remain unconvinced that the plans depict a resolved design response."
- " ... we agree ... that the lower recessed levels will result in sections of blank wall that do not provide an engaging experience between podium and pedestrian, where views should be engaging."
- " ... the plans are insufficiently resolved to be an acceptable design solution."

Council turns to Spring St on bike parking

The City of Melbourne has called on the State Government to take action on provision of bicycle and motorcycle parking in the municipality.

With the city's footpaths becoming increasingly cluttered with bicycles and motorbikes, the council says planning reforms are needed to ensure new buildings include appropriate parking provisions.

A recent review commissioned by the council recommends that the planning scheme be amended to require developers to increase the amount of bicycle and motorcycle parking in new developments.

It recommends developers be required to

provide parking space for two motorcycles for every 40 car parks and increase bicycle parking from one park per five apartments to one for each bedroom.

According to the review, the number of bicycles and motorcycles entering the city each day will double over the next 10 years, rising from 11,000 to 22,000.

By 2031, current trends would see 36,000 cyclist journeys in Melbourne each day while more rapid growth could see up to 54,000 cyclists on the streets on weekdays.

The council predicts that five times the current amount of bicycle parking will be needed by 2031, while the number of motorcycles needing parking in the CBD is expected to increase from 2680 to 5000.

According to Cr Rohan Leppert, the issue of increasing parking provisions within

Melbourne had been raised multiple times by the council and the State Government needed to make it a priority.

"The state needs to take some responsibility. It is its job to deal with this issue urgently. If it doesn't have the capacity to do it, it needs to very quickly restructure the way the scheme is set up so we can do it ourselves," Cr Leppert said.

"Every year that we lose is thousands of new dwellings built without adequate parking provisions built into it, so the opportunity cost is very large."

"It means we're just creating a much bigger problem for future councils to try to retro-fit solutions with on street parking and that's going to be very expensive to the ratepayers of City of Melbourne, when it actually affects everyone."

Cr Cathy Oke also expressed frustration,

saying the council had increased the number of on street bicycle hoops, following requests from cyclists, but this was not a solution.

"We can't keep putting more hoops on valuable real estate, our footpaths, when we know that walking is the number one mode of transport and we need to make sure our footpaths are free for the greater number or people," Cr Oke said.

"So we need the planning scheme and the new buildings to also play their part in providing adequate end of trip facilities for commuters and this is one way we can do it."

Councillors unanimously agreed at the April 5 Future Melbourne Committee meeting to authorise CEO Ben Rimmer to write to the Minister for Planning requesting he consider the recommendations of the off-street bicycle and motorcycle parking review.

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Council to review CBD heritage

By Nicholas Li and Shane Scanlan

The City of Melbourne is to start a \$1 million, two-year review into the heritage status of buildings within the Hoddle Grid.

At its Future Melbourne Committee meeting on April 19, councillors accepted there was a need to protect vulnerable buildings from demolition.

Currently a number of historic buildings, notably those built during and after World War II, are at risk.

The successful motion provides \$300,000 for the study next financial year with an aspiration that bulk of the work and funding would occur in 2017/18.

Councillors were told a shortage of skilled consultants meant the work could not be done any quicker.

The last comprehensive review into the heritage value of buildings within the grid was completed in 1985, and has been guiding development applications since.

Relevant property owners will be notified of whether their buildings will be up for assessment.

Melbourne Heritage Action (MHA) and the National Trust have welcomed the review.

National Trust community advocate Felicity Watson told councillors to have vision and courage. "History will thank you for it," she said.

Warning against an officer recommendation

to conduct the review over four years, MHA president, Tristan Davies, said: "Given the strength of the present wave of development pressure facing the city, this will almost certainly result in the further loss of recognised heritage structures while the study is underway."

"And this review should not merely be about plugging the gaps between the separate heritage regimes. MHA has identified numerous absences from the original 1984 study which will also need to be addressed through the new survey."

Mr Davies said these absences included:

- Building interiors and the development of formal guidelines for these;
- Currently unlisted "objects" such as former horse troughs and significant artworks, again with formal guidelines;
- Unlisted individual buildings not covered by the 2011 "99 Buildings" amendment;
- A review of existing heritage precincts to include all buildings contributory to their significance; and
- An investigation of the potential for creating new heritage precincts, particularly with an eye to protection of significant laneway areas.

In a separate move, Planning Minister Richard Wynne has given permission for the Uniting Church and its development partner Leighton to demolish the Princess Mary Club building to make way for a new commercial tower in Lonsdale St.

Resident opponent of the development Maureen Capp said the approval was "unfathomable" as it was an over-development of the site and the historic building had been sacrificed.

"This planning approval also sends alarm bells to philanthropists – in this case the Nicholas family who, in good faith, make outstanding contributions to our glorious city of Melbourne, only for later generations of the family to have no power to protect the original philanthropic donation," Ms Capp said.

"Wesley Church should be held to account for changing the nature of the original donation for the construction of Princess Mary Club to suit their financial purposes."

"An assurance that there will be a plaque to commemorate the Princess Mary Club is no consolation against the huge loss of such an architecturally significant building and its contribution to women's history in enabling women's emergence in to the work force in Melbourne in the mid 1920s."

"Heritage Victoria also has a lot to answer for in this, particularly in being derelict in its duty under its Act to ensure that the owner of an historically-listed building, in this case Wesley, maintains such a building."

Sex Party MLC Fiona Patten was particularly savage at the news, accusing the Uniting Church of being "money grubbing bean counters", and accusing the Government of responding to developer donations.

"If you donate enough, it seems you get the Premier and Minister's ear – and in this case – their approval," Ms Patten said.

In a separate move, Mr Wynne has also granted interim protection to all the post-World War II buildings from the 2011 "99 Buildings" study, which former planning minister Mathew Guy declined to list.

The MHA says these buildings have now been referred to the department for "further consideration" but this was unnecessary.

"These buildings went through the same processes that the other 87 inter-war buildings that have been permanently protected, and were recommended for listing on the same basis," a MHA spokesperson said.

"Nonetheless, we do applaud that fully five years after the study was conducted, some level of interim protection is now accorded."

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STREET LIFE



Bank Place, 7 AM. Photo by Barry C. Douglas @BarryTakesPhotos.com

Recognition for small businesses

Eligible local small businesses are invited to apply for this year’s Lord Mayor’s Commendations.

The annual awards, which started in 2005, recognise the commitment of long-term independent small and multi-generational businesses.

Business owners are eligible to apply for a bronze commendation after 10 or more years of operation in the municipality, a silver commendation after 25 or more years of operation, a gold commendation after 40 or more years and a platinum commendation after 50 or more years.

Families that have operated the same business in Melbourne for more than three generations are eligible for the Generational Family Business Commendation.

According to Lord Mayor Robert Doyle, small operators make up 80 per cent of all businesses in the City of Melbourne.

Applications are open until Friday, May 20 and the ceremony will be held on September 7. For information visit www.melbourne.vic.gov.au/about-melbourne/celebrating-melbourne/lord-mayors-commendations or call 9658 9658.

Will the real Melbourne please stand up

By Shane Scanlan

The ambiguity surrounding the place name “Melbourne” is a continuing challenge for those who live and work within postcode 3000.

There are three Melbournes, which are often incorrectly interchanged with each other.

We’ve got wider metropolitan Melbourne, the municipality of Melbourne and the single postcode 3000 Melbourne. Without these extended descriptors, it is often difficult to know which Melbourne is being spoken of.

The City of Melbourne (the local municipal authority) is arguably the worst offender.

Its mayor (who we sacrilegiously tag as “Lord”) will unhesitatingly speak on behalf of the other 31 metropolitan mayors despite having no democratic mandate to do so.

Take, for instance, the Economist Intelligent Unit’s (EIU) annual survey of great places for international employees to live, which we Melburnians proudly wear as “the world’s most liveable city”.

The economist didn’t just look at the municipality of Melbourne (population 122,000) but, rather, the sprawling greater Melbourne.

Cr Doyle gets to claim bragging rights and speak on behalf of Melbourne’s millions not because he is entitled to, but because there is no one else.

This happens by default in other forums too. Recently Melbourne city councillors went to Paris to attend climate talks. While not claiming to represent anyone other than the municipal population, to the rest of the world, they are speaking on behalf of greater Melbourne’s 4.3 million.

This interoperability is evident within City of Melbourne staff too. Postcode 3000 residents attending a recent “Melbourne Conversations” around responses to climate change at Federation Square would have left disappointed if they were expecting the conversation to be about the CBD or, at least, the municipality.

The council-staff-moderated “conversation” was far from local. It was statewide, national and even international. It makes you wonder who Melbourne city staff think they are serving.

Within Australian capital cities, only Brisbane’s mayor can claim to speak for the whole metropolis.

And elsewhere in the great cities of the world, mayors are democratically representative of their wider constituencies.

The mayor of New York represents the five boroughs of Manhattan, Brooklyn, the Bronx, Staten Island and Queens and the mayor of Paris truly represents 20 arrondissements.

A clue to our peculiar Australian city irregularity can be found in London, where the tiny City of London co-exists within a wider Greater London. But even here, political adjustments have been made to the extent that the mayor London speaks on behalf of 32 boroughs as well as the City of London.

Former Melbourne lord mayor, climate activist and Melbourne University research fellow Martin Brennan published an article last month suggesting a move to a greater Melbourne metropolitan authority based on the London model.

He sets a target of 2026 for this to happen and says, in the interim, the City of Melbourne should take the lead and establish collaborative mechanisms and projects with the other metropolitan councils.

“I would therefore propose that the Melbourne City Council embark on a Future

Melbourne 2016 Collaborative City Agenda and, in partnership with city governments metropolitan wide, develop projects and activities that progress toward a post-carbon and resilient region in energy, food, water, waste and transport,” Mr Brennan says.

“An example of how the Melbourne City Council can initiate and activate a metropolitan wide response to building resilience is ‘Resilient Melbourne,’ a Rockefeller Foundation funded initiative that the City of Melbourne delivers in collaboration with the 31 metropolitan Melbourne councils.”

What was left unsaid, and remains an unresolved problem with even the city’s current extra-curricula activities, is who pays?

No one has dissected the City of Melbourne’s current \$385 million annual spend to analyse how much is spent on activities outside of the municipality. It would be fair to say “a lot”.

It is also reasonable to ask whether these activities should be funded by rates, fees and charges generated solely within the municipal borders?

CBD to remain lockout free

By Nicholas Li

Lord Mayor Robert Doyle has reassured hospitality business owners in the CBD that the council is not entertaining a return to lockout laws.

Speaking at the launch a report on the second year of the *Melbourne Retail and Hospitality Strategy 2013-2017*, Cr Doyle reaffirmed the city's strong anti-lockout stance.

"They did not work for our city. From what I hear in Sydney, King's Cross – that thriving centre – is pretty much a ghost town at night. In Melbourne we've gone the other way. We've actually said that we're going to have a normalised culture of the city late at night," he said.

According to data from the National Local Government Drug and Alcohol Advisory Committee, residents and visitors to the city spent 11 per cent less on alcohol in 2015, the largest reduction in any Australian city. In contrast, spending on food was up 32.8 per cent.

Cr Doyle said the hospitality and retail industries were driving the city's economy.

"What this latest report shows is that retail



Cr Doyle speaking at the launch of a report into the second year of the Retail and Hospitality Strategy 2013-2017

and hospitality is absolutely booming in Melbourne. An economy just in the centre of the city that is now \$90 billion, retail and hospitality makes up \$5.5 billion, which makes it a big employer and a big contributor," he said.

The hospitality and retail industries combined gross local product (GLP) has grown 23 per cent since the introduction of the strategy. Flagging later licensing for select bars and restaurants, Cr Doyle said growth in the hospitality sector was encouraging night life.

"One bar or restaurant opening every week for 10 year shows me the demand is there. It's partly what people are expecting right now. They want it to be in an interesting and vibrant city," he said.

Cr Doyle said no one was pushing for a return to the lockout regime of 2008.

"Because we've been dealing with it for so many years I think we've got on top it through a range of things. We haven't got to the point where people are calling for lockouts because the crime rate has dropped," he said.

\$230,000 donation "buys media favour"

Continued from page 1.

before commenting on the value derived from the Good Friday event.

But, privately, councillors are far from happy with the level of exposure the Kids Day Out generated. At the same time, they don't want to be seen to be critical of the event or the cause and, no doubt, are potentially nervous about offending powerful media interests.

Cr Rohan Leppert said it was widely believed that the council didn't get a good deal and it needed to look very carefully at the value returned.

But only Cr Mayne has drawn a connection between the \$230,000 spent and favourable media coverage.

A City of Melbourne spokesperson said: "Like any sponsorship, the event organiser will have to demonstrate that they have met all the agreed KPIs. This final acquittal occurs in June and at that point council will be in a position to know whether it wishes to fund it again."

Good Friday Appeal director Ann Randall pointed out that 80,000 attended the day, thanks to the council's support.

A *Herald Sun* spokesperson said Cr Mayne's comments were offensive.

"To suggest the city's support for Kids' Day Out was designed to commercially benefit News Corp is an outrageous slur, not befitting any person in public office," the spokesperson said.

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Facelift for Rebecca Walk

By Ellen Hill

A Melbourne businessman has bold new plans for Rebecca Walk, a largely abandoned row of bright red and orange pods tucked under the Flinders St Viaduct at Batman Park in the CBD.

Situated near some of Melbourne's busiest attractions, Rebecca Walk was initially designed to bring foot traffic to the north bank of the Yarra River.

Despite the hive of activity surrounding it, the majority of retail space sits vacant, with only four out of 12 spaces tenanted.

Now, Arthur Zurcas plans to rejuvenate the area into the city's "newest explosive food and entertainment hot spot".

Under the proposed plan, the area is set to transform into a cultural hub, complete with an array of international street food vendors, entertainment, street art and an outdoor cinema. The existing pods will be replaced with purpose built micro-kitchens, and semi-permanent shipping containers, with the finished product also set to include an upstairs deck overlooking Batman Park.



Sir Angus Houston launches the 'Grief and Glory' exhibition.

Photo: Barry C Douglas

Personal insight into Anzacs

After 100 years, a collection of private images of Australia's First World War servicemen and women are being viewed in public for the first time.

Photographer Michael Silver has uncovered and digitised hundreds of photos belonging to the families of those who served.

The images are the social media of the time – taken by amateurs and rich with personal and revealing clues.

About 50 of the best are presented in a collection called *Grief and Glory*, and are on display at Magnet Gallery at Level 2, 640 Bourke St until May 2.

They offer an insight into a bygone era when thousands of young people volunteered to fight and die for their brand new country.

In launching the exhibition, former Australian chief of defence, Sir Angus Houston, pointed out that almost a third of the nation's dead (19,000) were Victorians.

"This photographic collection goes a long way to giving people an idea of what life must have been like," Sir Angus said.

City loop revamp

By Nicholas Li

The city-loop will undergo a \$134 million upgrade over the next three years in a bid to improve safety and security.

Works to be undertaken include the installation of trespasser detection systems and fire prevention technology.

Sprinkler systems will also be updated at Melbourne Central, Parliament and Flagstaff stations.

Minister for Transport Jacinta Allan said the works were urgently required.

"This is the vital safety upgrade that the city loop needs now, while we get on with the project that the city loop needs for the future – Melbourne Metro Rail," she said.

"The works will ensure passengers can get to work on time, and home safe and sound again at the end of the day."

The scheduled developments were adopted by the government following recommendations outlined in the 2012 Victorian Ombudsman's report into rail safety in the city loop.

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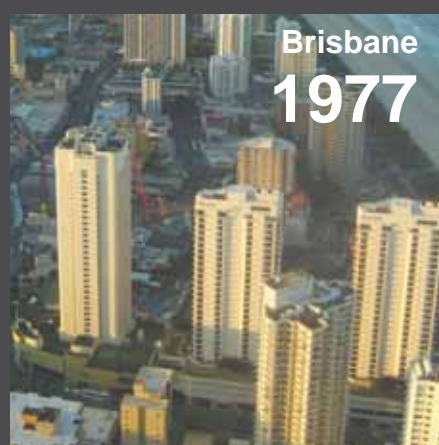


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Sydney
1883

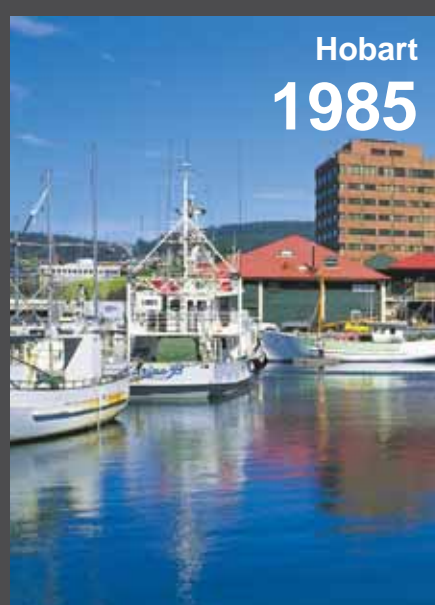
Your Local – Regional – National – International Real Estate Network



Brisbane
1977



Darwin
1984



Hobart
1985



Perth
1987



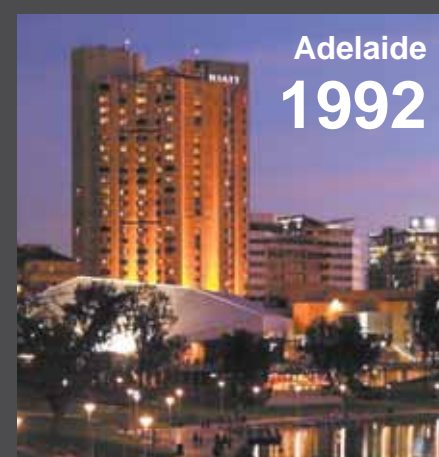
Melbourne
1997



Hong Kong
1989



Malaysia
1998



Adelaide
1992



Beijing
2014



India
1999



Dubai
2015

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Happy birthday Muriel – 104

One of the CBD's favourite people, Muriel Craddock, celebrated her 104th birthday on April 13.

Having just got over a stint in hospital following a fall, she was please to spend the day at home with family and friends.

Her daughter Kay reported that the birthday lunch was interrupted by numerous telephone calls wishing her happy birthday.

Muriel and Kay went into business together 51 years ago which, today, has become Kay Craddock Antiquarian Booksellers in Collins St.

"Muriel couldn't understand what I meant when I told her I was sending the photograph to Facebook – and she is even more confused by the news that it has reach over 1,100 people, with 70 likes, and counting," Kay said.



Muriel prepares to blow out her birthday candle.

Smarter Cities Challenge is underway

By Ellen Hill

A team of six expert international analysts from IBM have started analysing the City of Melbourne as part of the IBM Smarter Cities Challenge.

The IBM team will liaise with a wide cross section of government and agencies, such

as Emergency Management Victoria, PTV and the Department of Health and Human Services to understand the way Melbourne responds to emergencies and long-term disruptive events.

Last year, IBM selected Melbourne as one of 16 global cities to take part in the challenge from over 100 applicants.

33,433 now call CBD home

By Sean Car

The population in the CBD rose by 8.3 per cent last year according to latest figures from the Australian Bureau of Statistics (ABS).

According to the ABS data, 33,433 people now call the CBD home, which is thanks to an additional 2565 people moving in between 2014 and 2015.

The findings show that the CBD's growth was the third highest inner-city suburb. Docklands experienced the most growth with 8.8 per cent, followed by Collingwood with 8.6 per cent.

The CBD was also recorded as the suburb with the highest population density, with 14,100 inhabitants per square kilometre. This was also off the back of the largest increase in density, up by 1100 people per square kilometre.

Planning Minister Richard Wynne said, given the increases, improving access to services in the city would be essential in the ongoing efforts to cater for growth.

"We need to make sure housing is available to everyone, delivering housing options through the city with the access to education, health services and transport people deserve," he said.

More generally, the latest figures show greater Melbourne's population growth went up 2.1 per cent – adding 91,600 people during the year.

Despite being down from 2.2 per cent from the year prior, greater Melbourne is still experiencing the nation's fastest growth, ahead of Darwin, which is growing at 1.9 per cent.

The State Government has targeted improving housing affordability by encouraging development across the city and Mr Wynne said proper planning was required.

"We are the world's most liveable city. People are naturally drawn to Melbourne and we need to plan accordingly," he said.

"Our government has a plan for smart growth - that's a stark contrast to the previous government's strategy of shunting new residents into boxy CBD apartments, while protecting the blue-ribbon leafy east."



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LUNCH TIME

AFTER WORK

THE WEEKEND



WITH JACQUI MOCEK

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To be featured in this section call 8689 7980

LUNCH TIME

A FEAST FOR THE CURIOUS

Enjoy lunch with a side of learning during Melbourne Knowledge Week.

For seven days in May, Melbourne Knowledge Week (MKW) will transform the CBD into a collaborative classroom, bringing people together to address the interconnected challenges and opportunities our city is currently facing.

The theme of this year's event is "connecting minds, creating change" and will see more than 60 interactive workshops, talks and classes take place around the city, delivered in partnership with industry-leading organisations.

The MKW hub, located at 1000 Pound Bend on Little Lonsdale St, is a one-stop-shop for interactive events that stimulate creativity and curiosity and are easily digested on your lunch break.

Drop in to the hub on Monday for a hands-on introduction to customer journey mapping with Meld Studios and learn how to build a useful snapshot of your current customer service system. Join the Cryptoparty on Tuesday and become trained in how to protect your data and deter digital snoops. Hear Professor James Whisstock speak on Wednesday and discover how state-of-the-art physics underpins a revolution biological-imaging. Visit on Thursday to hear Deakin University's cybersecurity expert explain how cybercrime occurs and offer guidance on how to stay cybersmart in our

constantly connected world. Listen to the Victorian Innovation Centre's (INNOVIC) start-up commercialisation and IP event on Friday – offering essential advice on how to turn that product, service or technology idea into a viable new business.

The Co-working Space Open Day, a MKW feature event on May 3, will see more than 20 workplaces across the city offer tours, talks and networking for those interested in joining the co-working community. A range of progressive and flexible co-working spaces will open their doors on the day, from dedicated artist-run spaces for creative professionals, to training classrooms for high growth technology start-ups and co-learning hubs for secondary school graduates and high school students.

London-based digital designer and urbanist Dan Hill will be presenting the keynote address, Mundane Sublime: How Technology Transforms the City, on Monday, May 2, exploring the opportunities offered by modern day technologies and how these can benefit, or harm, our cities.

A host of other events covering the education, heritage, science, engineering and social development sectors are scheduled throughout the week at venues dotted around the CBD.

With a multitude of events on offer, and most free of charge, MKW is a great opportunity to gain some insight into an industry or area of interest and connect with the city's most innovative thinkers in an accessible and

collaborative environment.

Join the MKW conversation and learn why accountants are collaborating with coders, how augmented reality is impacting neurosurgery, and what 3D printing has to do with the future of food. Share your contribution and help co-create the Melbourne of the future.

Melbourne Knowledge Week runs from Monday, May 2 until Sunday, May 8. For a detailed program and more information visit www.melbourne.vic.gov.au/arts-and-culture/events-partnerships/melbourne-knowledge-week



HIGHLIGHTS



Brooches at Erika

Buzz into Erika this Mother's Day, and spoil the queen bee in your life!

437 Little Collins St

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www.erikaboutique.com.au

Bridge Road Beer and Burger

Treat yourself to a burger and Bridge Road beer combo for \$15 at Beer Deluxe to celebrate Good Beer Week.

Available from 12pm to 3pm, Monday, May 16 until Friday, May 20.

Beer DeLuxe, Federation Square, www.goodbeerweek.com.au



Decolonist

Presented by Next Wave Festival 2016, Decolonist is artist Katie West's meditative response to the impact of colonisation upon her identity as an Aboriginal woman.

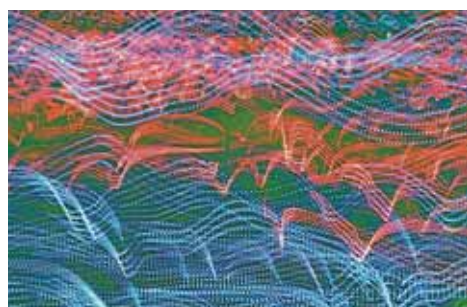
Open from 12pm, Tuesday to Saturday, from May 6 until June 4. West Space, Lvl 1, 225 Bourke St, free, 2016.nextwave.org.au



Mother's Day Cart

Collins 234 is hosting a charity pop-up cart for Mother's Day featuring cards and gifts by local artist Pamela Irving and free colour therapy sessions.

Wednesday, May 4 until Saturday, 7 May. Collins 234, www.collins234.com.au



Virtual Reality Lounge

Discover how a cardboard box can be used to transform a smart phone into a fully functional virtual reality headset in the VR Lab at the Melbourne Knowledge Week Hub.

Free event, 10am - 6pm, Monday, May 2 until Friday, May 6. MKW Hub, 1000 Pound Bend, 361 Little Lonsdale St



Printing the Page

Explore the history of poetry and the printed page and bring your own three-line poem to typeset, print and read at the end of this workshop.

1pm - 3.30pm, Tuesday, May 31.

State Library of Victoria, free, inquiries@slv.vic.gov.au



A VERY SUIT-ABLE EXPERIENCE

By Shane Scanlan

“Tailor-made”: I’ve always associated the term with a cigarette that didn’t need to be rolled. So my recent first experience of having a suit made for me has been certainly a special delight.

I’ve been in denial for a good while now about my need for a new suit. I’ve got two – and they were great in the 1990s. Both of them are hardly worn and are terrific for funerals. But, if you need a suit for work, it’s probably better to go casual (I’m too cool for a suit) than old-school.

Like many aspects of life, there is a language surrounding fashion. People who are into it can read it. They notice the small things – details like fabric and cut and, mostly fundamentally, fit.

Elitist? Most certainly. But if you are going to willingly jump into a tank of sharks, why wouldn’t you want to blend in with the rest of them?

It comes down to giving yourself every advantage. Covering the bases. And, with a tailor-made suit costing about the same as a top “brand”, why not get one that fits perfectly.



Tailor Aaron makes some final fine adjustments.

No one is going to look inside your jacket for a brand name, but some will no doubt notice if your jacket collar sits some distance from your shirt collar (someone should tell Daniel Andrews).

These details are taken care of as part of the process at Oscar Hunt tailors in Hardware Lane. And the guys there were not quite what I was expecting. More hipster than traditional tailors, facial hair, tattoos and piercings abound. It’s all very now. And they

know their stuff.

They’ve achieved an amazing blend of classic and cool. Leather lounges, whisky at the bar, Harris tweed if that’s how you roll juxtaposed with a New York loft-type studio and designer chic. The service is old-world and the advice is based on deep knowledge and experience.

He may wear cutting-edge contemporary styling himself, but tailor Lachie’s pertinent questioning and patient guidance around

my needs and motivations quickly assured me I was under no pressure to wear slightly-too-short, tight trousers without any socks!

Time was spent talking about fabrics and colours. With a seemingly unlimited combination of factors, no two suits would ever be the same.

Lachie explained as he measured, the science around how to get a perfect fit on every body. Allowing a bit more here. Trimming a bit there. Offering and recommending a smorgasbord of cuts, collars, buttons, cuffs, pleats, pockets, etc. Being measured and educated during the first appointment was thorough enjoyable.

Some weeks later a second fitting with Aaron was also relaxed and professional. Small adjustments were agreed upon and a further, final, appointment was confirmed for a final check and delivery.

Feeling slightly taller and self-assured, I too have started reading the language of proper fitting and cut suits. It’s like wearing shark repellent.

Oscar Hunt suits start at less than \$1000 and take six weeks to make. They can be found on the third floor at 43 Hardware Lane. Ring 9670 6303 or see www.oscarhunt.com.au for more details.

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AFTER WORK

THE NEW ART LOOP

Have you been stopped in your tracks by Melbourne's latest public art installation yet?

Challenging the social construct of the daily commute and the distinction between cultural and commercial, the Melbourne Central Art Loop offers patrons an immersive art experience in an exhibition space unlike any other.

Art Loop is a new permanent gallery space featuring 15 LCD screens and five projector portals suspended throughout Melbourne Central's redeveloped lower ground precinct. Projecting simultaneously and continuously, the exhibitions include artworks by internationally renowned, emerging and established Australian artists.

The inaugural exhibition features a collection of progressive video works by more than 30 Australian artists. Curated by MARS Gallery director Andy Dinan, the selected works vary in subject matter and type and include animation, live-action and three-dimensional video. Some are set to music, while others are silent or feature voice-overs.

The screens are suspended above a wide flight of stairs, inviting use of the path as both a walkway and auditorium-style seating. The success of this design during peak hour is yet to be determined, however it may serve to pique one's curiosity and enhance the chances of looking up.

With more than 51 million people visiting

and travelling through Melbourne Central every year, the gallery space forms an unprecedented platform for Australian artists to connect with a diverse and global audience and contribute to an ongoing cultural exchange.

"It's rare in Australia for video art to come to life on such a large scale and we're extremely proud to be partnering with Melbourne Central to pioneer this experimental and global art form in our city," Ms Dinan said.

Art Loop exhibitions will rotate regularly and feature collaborations with some of Melbourne's leading artist-run spaces. Through an annual award, one participating Art Loop artist will be selected to receive tickets to the largest international festival for video art, LOOP Barcelona.

The permanent exhibition space is billed as Australia's largest video installation outside of an institution and forms part of a \$5 million redesign by Melbourne-based architects Kennedy Nolan. It aims to enhance public interaction with the space and acts as a conduit for the extension of our vibrant arts and culture scene from the city's laneways into the retail environment.

Offering everyday access to new and inspiring artworks for commuters, tourists and CBD residents alike is a feat to be commended. Whether you stop for a fleeting glance on your way home from work or bring your own cushion to settle in for a session, Art Loop is definitely worth a look.



Melbourne Central Art Loop.

Melbourne Central Art Loop is free to all visitors and is located along the laneway of the Lower Ground precinct. Video works are screened continuously during centre

opening hours. The inaugural exhibition will run until July 2016. For more information visit www.melbournecentral.com.au/artloop

HIGHLIGHTS



Eyedea, four students, eight pupils, one focus

A poetic exhibition by four emerging photographic artists, presenting images identifying their points of view through conceptual ideas.

Mon-Thurs and Sat 9am-6pm; Fri 9am-9pm; Sun 11am-5pm. May 7 - June 3. Michaels Gallery, Michaels Camera, Video & Digital, 263-269 Elizabeth St, (Cnr Lonsdale and Elizabeth streets). Free. contact@barrytakesphotos.com



Curiosity, creativity and the "touchscreen generation"

Held in conjunction with Melbourne Knowledge Week, this presentation discusses how mobile devices can positively assist children to develop their understanding of the world around them.

Free event, 5.30pm - 7pm, Monday, May 2. ArtPlay, Birrarung Marr.



Existentialist Society Lecture

Dr Colin Goodwin presents the Existentialist Society's free public lecture this month, entitled Atheism and Theism: Dawkins versus Aquinas.

8pm - 10pm, Tuesday, May 3. Unitarian Hall, 110 Grey St, East Melbourne, free, www.existentialismelbourne.org



Safe Steps Candlelight Vigil

Join Safe Steps Family Violence Response Centre in remembrance of women and children who have lost their lives to domestic violence.

5.45pm - 7.15pm, Wednesday, May 4. Federation Square, tickets \$20, www.safesteps.org.au



Australian Shorts

Presented by the Human Rights Arts and Film Festival, this collection of shorts from local emerging film-makers focuses on the concept of Australian identity.

8.30pm, Friday, May 6. ACMI, Federation Square, tickets \$20, 2016.hraff.org.au



The Second Woman

Presented by Next Wave Festival 2016, this 24-hour dramatic experiment will see artist Nat Randall repeatedly perform a single scene opposite 100 different male actors.

1pm - 1pm (continuous), Friday, May 20. ACMI, Federation Square, free, 2016.nextwave.org.au



THE WEEKEND

TOP 20 IN MAY

In celebration of our 20th edition, we’ve compiled a list of 20 of the best activities that postcode 3000 has to offer this month.

Catch closing night of the Spanish Film Festival on Sunday, May 1, and embark on an adventure through the Amazon in *Ciro Guerra’s Embrace of the Serpent* at Kino Cinemas. Attend the Australian Premiere of *Michael Graverson’s Dreaming of Denmark*, at the Human Rights Arts and Film Festival on Saturday, May 7 at ACMI.

Explore the notion of authenticity in the interactive exhibition *The Fraud Complex* at West Space, and listen to the artists speak at 2pm on Saturday, May 7. Connect with innovators and thinkers at one of the 60 events being hosted around the city as part of Melbourne Knowledge Week from Monday, May 2 to Sunday, May 8.

Pick up a limited-edition piece at the biannual Markit event held at Federation Square, from 10am to 5pm on Sunday, May 8.

Earn your Mother’s Day breakfast and raise funds for breast cancer research by walking or running the annual Mother’s Day Classic on Sunday, May 8.

Try a new brunch spot and head to newly open *Lawyers, Guns and Money* for breakfast congee, noodle soup and fried chicken. Indulge in a Japanese feast at the new Sake



Flinders Lane restaurant and marvel at Melbourne’s largest selection of sake, shochu and Japanese whiskey.

Celebrate our multicultural and multi-faith society at the Annual World Peace Blessing

Ceremony at Federation Square on Saturday, May 14 from 2pm at the Buddha’s Day Festival.

Meet the craftsman behind Feral brewing and learn about their beers whilst enjoying

boozy food at a special event at Boilermaker House on Saturday, May 21. Head to Riverland Bar over the weekend of May 14-15 or 21-22, for their Good Beer Week event Beers and Barbecue under the Bridge.

Take the kids on a tour of the historic Old Melbourne Gaol and see where bushranger Ned Kelly spent time, or visit Hardrock Climbing for a fun family-friendly workout at the urban climbing centre.

Spend a day at Federation Square starting with an urban walk as part of the inaugural Victorian Walker’s Festival, followed by a visit to the *Hard Edge: Abstract Sculpture 1960s–70s* exhibition at NGV Australia.

Expand your horizons at the Wheeler Centre with a storytelling workshop by Jon Klassen on Sunday, May 22, or hear Nick Earls discuss the resurgence of the novella in *Short and Sharp: Nick Earls’ Gotham* on Saturday, May 28. Learn about leadership at the How to be a Good Leader class from The School of Life on Saturday, May 21.

Be one of the first donors to visit the Melbourne CBD Blood Donor Centre when it opens on Monday, May 23.

Finally, take time to explore your Melbourne CBD. Walk on the opposite side of the road or opt for the longer route and experience the city along a different course. An undiscovered gem that makes your top 20 could be just around the corner.

HIGHLIGHTS



Singin’ in the Rain

The highly acclaimed musical arrives in Melbourne this month, bringing glorious songs, choreography and 12,000 litres of water to Her Majesty’s Theatre for a limited season.

7.30pm, Tuesday to Saturday, from May 7 until June 12. Her Majesty’s Theatre, www.singin.com.au



The Fashion Market

Indulge the style senses and pick up a bargain at the fortnightly Fashion Market at QVM featuring independent designers, vintage and pre-loved pieces.

9am - 3pm, Saturday, May 14 and Saturday, May 28. Queen Victoria Market, free, www.thefashionmarket.com.au



Sisters Akousmatica

Presented by Next Wave Festival 2016, Sisters Akousmatica is a seven-hour, city-scale radio orchestra encompassing live performance and an interactive walking tour.

11am - 6pm, Sunday May 8. Signal, Flinders Walk, free, 2016.nextwave.org.au



Home Brew Heroes

Help crown Australia’s Home Brew Hero and decide which brew enthusiast will have their recipe tapped at Beer DeLuxe, presented by Good Beer Week.

3pm - 6pm, Sunday, May 15. Federation Square, tickets \$10, www.goodbeerweek.com.au



Buddha’s Day

Celebrate Buddha’s birthday and our vibrant multicultural city through traditional ceremonies, performances, lectures and activities held over two-days at this annual multicultural festival.

Saturday, May 14 and Sunday, May 15. Federation Square, free, www.buddhaday.org.au



The Long Walk

Join AFL and Essendon FC legend Michael Long in raising awareness and promoting improved health, wellbeing and life opportunities for Aboriginal and Torres Strait Islanders.

From 12pm, Saturday, May 28. Federation Square, free, www.thelongwalk.com.au

Residents 3000

Noise, noise, noise – how to solve

You live in the city? There is going to be noise but you can cope.

The city buzzes with life. It is noisy but it is an active, alive noise. It is people doing things. Travelling on trams, digging up the road, constructing a building, fighting a fire, saving a life ...

This is good noise. The noise of living. But there is bad noise as well. The disco that runs until 3 am playing loud music so that you cannot sleep. There are loud motor bikes that tear up and down the streets at night disturbing the neighbourhood. Then there are the buskers who use amplification and play well into the night. Apart from their talents being questionable, residents object to them disturbing the peace at night.

There are noisy people in the streets. Happy noises of people laughing, fooling about, having fun. Nasty noise where people are angry, drunk possibly and maybe aggressive. We residents don't want that noise!!

The Environmental Protection Authority's (EPA) web site has excellent information about noise explaining the laws that are in place, making it an offence to cause unreasonable noise depending on its volume, intensity, duration and time of day. Too much noise can reduce people's quality of life as it causes stress and sometimes severely affects sleep – vital for good health.

What can we do to mitigate noise?

There are many things that you can do. The EPA explains the avenues available in their many documents. Raise the issue with your neighbour or whoever is causing the noise, contact the City of Melbourne or the police (dial 000 at night) and there are other measures.

Another approach is to protect your



Noise levels can be recorded on smart-phone apps.

apartment. In the past it has not been the custom to install double glazing that has the effect of reducing background noise as well as providing insulation from cold weather.

It is possible to install retrofitted double glazing, however. There are two types. One uses polycarbonate glazing attached to the inside of your window with magnets. The other uses glass that is also fitted to the inside of the window. Both methods cut down noise appreciably and reduce the need for air conditioning.

It is also possible to measure the noise level on your phone. There are several apps available for this purpose. When noise inside your apartment is greater than 75 decibels, rest assured, that is noisy and unreasonable!

Where taverns are licensed for live and/or DJ's music, the low frequency (bass) noise generated is difficult to measure but can disturb many residents with the vibration and repetitive sound. This is a modern problem that the licensing authorities should take into consideration. Many times double-glazing is not sufficient to block low frequency sound. Such venues need to be required to have adequate sound-proofing.

Most owners' corporations have rules in place to ensure noise inside apartments is minimised. Floor boards are required to have sound insulation underneath. In new buildings, walls should be properly insulated from sound transmission. Older buildings built with thick brick or stone walls have good natural sound protection.

R3000 supports the idea of quiet, peaceful, enjoyment of our environment.

Authorities put laws and rules in place from time to time but it is up to the residents of the city to make sure that those policies are enforced.

Unless we take the effort to follow through on unacceptable noise issues then standards will inevitably fall and "less than ideal" will prevail.

Residents 3000 is a community group with a long history of representing our members when times get tough and living amenity in the city is threatened. We aim to work together with authorities to keep our city a happy, pleasant place to live.



Susan Saunders
vice president
Ph: 0412 566 606
email: sue@residents3000.com.au



Pieces



Busking Pieces

There are plenty of great things to see and do in Melbourne even right here on the side of the street.

Busking is a big part of this city and every day various entertainers from musicians, jugglers, magicians and even the occasional comedian can be seen performing for the people of Melbourne.

What a show!



Kalani Robinson

If you are interested in more pics check out Kalani's Instagram, [@Citylifeofpieces](#)

Artists sought

The Queen Victoria Market precinct will be home to a bold new public art program that will see 10 artists work with national and international experts to develop temporary artworks related to the site.

The City of Melbourne is inviting artists to apply for this once-in-a-career opportunity to be part of the inaugural Public Art Melbourne Biennial Lab, which is led by chief curator Natalie King and entitled *What Happens Now?*

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Street Art

MiKoniK pieces it together

Sometimes known as the Westside Puzzler, MiKoniK’s street art life began as a graffer.

This was around 1989 and it led to an early morning visit from the law and him being unceremoniously cuffed and taken away to be interviewed. It was not long after this incident that he legalised his writing skills by taking up a sign writing apprenticeship.

Always interested in making things, he become inspired to have another crack at street art.

“There was the bareness on the streets and dearth of street art in the western suburbs,” he said. “The walls were just begging for enrichment with some decent art.”

Suddenly paste-ups by Baby Guerrilla, an early influence and inspiration, began to appear.

“I thought they were pretty cool. So I made up some stencils and went out pasting. It was like revisiting my youth-secretively going out at night!”

The Bunbury St Bridge in Footscray quickly became a favourite spot. “It was somewhere to showcase my stencils.”

Unsure as to why he took up stenciling, MiKoniK went on to say that a lot of people didn’t think he was artistic! “However,I don’t agree with this,” he said. “I think everyone has an artistic side to them. They just have to find it and access and develop it”

“Stencils seem to be a good entry point for people who think they aren’t artistic but want to have a crack at street art. To take an image that’s not your own, to reimagine and recreate it as yours.”

“The need to reproduce an image several times was the initial focus. To get it up and



One of many jigsaw pieces by MiKoniK to be found in Presgrave Place.

out there, the stencil is the perfect vehicle for this. No piece is the same – just the base image. It enables an artist to be prolific e.g.HA HA (see CBD News June 2015).”

MiKoniK sees the use of a computer as just another tool but I think it’s over-used and that the images generated have a sameness and a lack of individualism. It can be difficult to differentiate artists.

MiKoniK works from his own photos and has developed his own style. Although he has come in for criticism in the past, he doesn’t let this worry him anymore.

“I’ve had a lot of detractors. People have their own motives and agendas. Just be confident in yourself, what you’re doing and

the artistic reason for it. I’d be suspicious of anyone who didn’t have an opinion about my work!”

In recent times Presgrave Place, “a sweet little space”, has become the repository for many of MiKoniK’s pieces. For it is here, along with fellow artists who have been driven out of higher profile lanes such as Hosier and AC/DC (because of persistent and willful damage to their work) have chosen to take up residency.

He went on to say, however, the destruction that’s going in these lanes is something you just have to wear.

“If it goes and you get upset about it, you have to rethink the placement of your art,” he said. “Once you put it out in the public arena, it’s out there and you give up your right to it. Ownership is universal!”

“My work keeps me focused and in a place in my life where I want to be. It gives me a sense of satisfaction. Having an idea and following it through – completing something.”

His street art has given him a sense of direction through times of rehabilitation and unemployment.

In recent months, the jigsaw has become his canvas. In what can only be described as a “light bulb moment”, it’s become MiKoniK’s signature and style.

“I wanted something that was mine, that no-one else was doing,” he said.

Placing his work in Presgrave Place has also introduced him to fellow street artists. Prior to this, it was a solo experience as he’d never

met another street artist.

“Artists should collaborate as there’s value in it. Being around other creative people can have a positive impact on your work,” he said.

Connecting with Kranky (CBD News, November 2015) has changed him and brought a 3D element to his work, with the cube being an obvious choice. In April, these two artists participated in a pop-up exhibition at Section 8.

In recent days a quirky collaboration with fledgling installation artist Tinky has appeared in Presgrave Place.

MiKoniK’s contribution to this artwork, Ladder to the Moon, must have presented quite a challenge as he’s constructed a sphere out of jigsaw pieces!

MiKoniK feels very positive about the Melbourne street art scene. “It’s the people that I have contact with that make it so,” he said. “They’re a really cool bunch, with Akemi Ito (CBD News October 2014) enthusiastically devoted to bringing artists together for ‘paint-up’ days.”

“These events are great for emerging artists, enabling them to get their work up, albeit for a short period of time. As for Hosier Lane, it is what it is. It’s a good place to start!”



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

Heritage

City of Melbourne election reform – the time is NOW

There is clearly something amiss when at least a dozen major planning applications do not get a hearing at Melbourne City Council because a majority of councillors have received donations from the developers involved.

Whenever this occurs, the meeting has no quorum, the proposal is not debated, and the recommendations of unelected council staff becomes council’s default position.

Two recent independent reports examined the City of Melbourne’s electoral processes and recommended significant changes that would prevent this issue arising in future, but action from either council or the State government has not been forthcoming.

Local Government Victoria’s 2014 review recommended eligible businesses receive one, rather than their present two votes, and that donations should be capped at \$1000 per donor. Melbourne Heritage Action (MHA) strongly supports both of these proposed reforms.

Then, in 2015, a report by the Electoral Regulation Research Network found that a huge advantage accrued in the City of Melbourne to whichever party was able to spend the most money.

At the 2012 election, Team Doyle spent nearly \$400,000, winning the mayoralty, deputy mayor and three other seats, while the next biggest spend was \$67,000 from Melbourne Living, who had just one candidate elected.

In NSW, developer donations to councils as well as to state politicians are completely banned, and there is a formal body – ICAC, responsible for the oversight of this.

MHA supports the initiative that donations

from businesses should be capped at \$1000 per campaign and that donations from property developers should be banned entirely, owing to their tendency to lead council planning decisions to be made outside council’s most democratic forum.

The present situation is causing less than optimal outcomes for our heritage and for our democracy.

Melbourne City Council will return to the polls in October this year, so council and the State Government have a closing window of opportunity to put Melbourne City Council on a more even democratic footing.

MHA Online: <https://melbourneheritage.org.au/>

Link to Victorian Local Government Electoral Review page <http://www.dtpli.vic.gov.au/local-government/strengthening-councils/local-government-electoral-review>

Link to Electoral Regulation Research Network report <http://law.unimelb.edu.au/>



Prince Alfred’s Tower, Melbourne Town Hall, built 1870. Photo: Melbourne Heritage Action

[centres/errn/research/research-projects/enhancing-local-government-democracy-city-of-melbourne-project](https://melbourneheritage.org.au/)



Adam Ford
Melbourne Heritage Action
<http://melbourneheritage.org.au/>
<https://www.facebook.com/MelbourneHeritageAction>

Critic



Pink Lake City

By Rhonda Dredge

One day Charlie Xiao was walking beneath the Westgate Bridge when he discovered a pink lake. He felt that the lake was up there amongst the world’s beauty spots but no-one had heard of it.

It’s a pity that such a secret place was right next to an industrial site, he thought. He discovered, however, that Melburnians love the bridge so he imagined a time when beauty and industry worked together.

What if you could design a place to capture the setting sun down at Westgate Park? Someone suggested a viewing platform on one of the pylons. He found the land beneath the bridge far more interesting than the view from the top.

“No-one seems to know about the lake,” he says. “I want to keep on developing ideas where the point is undetermined. I couldn’t believe it when I saw the colour. It wasn’t a trick of diffraction but the water was pink itself.”

“I’d like to develop a way of viewing the lake that excludes all of the bridge. I think the pink lake should be somewhere more magical.”

At first the pink water had connotations of chemical pollution. The grasslands weren’t pretty. He knew he was trying to make something mysterious. Even when it reverted to its original colour, it was still pink for Charlie.

“You see what you believe,” he says. “The reflection is in the mind.”

The lake first turned pink in 2012 and not many people saw it. By 2014 the colour had gone. Now Charlie is attempting to turn the lake into art.

“Art is about what you can’t see,” he claims.

Can his vision be defended in a country full of doubters? He guesses these doubts might have something to do with false horizons.

Charlie is a romantic. True believers are difficult to find. At first even he suspected a chemical effluent had degraded the water. The bridge and its concrete pylons were suggestive of a dystopian post-industrial landscape.

Every time he visited, however, he thought happy thoughts of home and began to believe that the lake had magical powers. Perhaps it had the ability to capture the light of the setting sun.

Architects and artists are attracted to the grandeur of Charlie’s vision even if critics try to outsmart him. They have challenged him to prove that the lake does capture the light of the setting sun.

What if you visit on a cloudy afternoon and get lost at Fisherman’s Bend, leading you into a nostalgic look at the history of the Holden? What if the wind picks up and it’s blowing a gale by the time you arrive?

Atmospheric Effects is showing at The Vickery Room, 207, Nicholas Building until 30 April. Closing event April 29, 5-7 pm.

Letters to the editor

Good news from VCAT, but much more to be done

The Wesley Historic Precinct Action Group (WHPAG) congratulates the Melbourne City Council (MCC) for the firm stand its planning officers took in defending the city’s refusal of the town planning permit application by Brady Jones Pty Ltd for 109-111 Little Lonsdale St.

It is indeed good news that VCAT supported the original refusal by the MCC in its decision of April 5, and no permit was granted. But much has to be done to strengthen the planning scheme and give CBD residents a clearer picture of future developments, a better definition of their amenity rights and better processes to allow resident views to be taken into account in building our future Melbourne.

A vital immediate issue for our neighbourhood is that of the proposed Wesley/Leightons 39-storey building now in the hands of the Minister for Planning. This proposal was, in fact, highlighted in the MCC presentation to show the

total impact of both Brady Jones buildings and the Wesley site development on overall amenities of Regency Towers.

The Brady barrister actually argued in his presentation to VCAT that if the property to the western side of Jones Lane (Wesley) could be developed in terms of bulk, scale and height, so therefore could 109-111 Little Lonsdale.

Given that VCAT ruled otherwise, the argument should work the other way. The Wesley proposal, which imposes a much greater reduction in amenity on the western side of Regency Towers (but nonetheless recommended for approval by the MCC), should be fundamentally reconsidered.

A second issue that must be tightly overseen by the MCC is that of the next steps on the development under the approved permit for the 113-115 Little Lonsdale site.

The VCAT decision was highly critical of the lack of integration between the two sites owned by Brady Jones.

Any further development of these sites should require an integrated plan, which should be subject to either the interim planning controls in place or those to come into effect on 15 September 2016.

Maureen Capp
(WHPAG)



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The angel of Therry St

By Shane Scanlan

Martin Mulvihill seems too nice. Where’s the catch? Why is he putting himself in the position of “team captain” to the city’s most needy permanent residents?

But to meet the 72-year-old is to be totally charmed by his smile and laughter and it doesn’t take long to realise he is a one-in-a-million special human who gives of himself for the sheer joy of it.

Mr Mulvihill is the president of the Drill Hall Residents Association (DHRA) and represents and advocates for the needs of his fellow tenants in the Housing Choices Australia establishment in Therry St.

The former school teacher has been there from the beginning. He moved into his top-floor apartment when the 59-unit complex was opened in 2011.

The Drill Hall offers affordable housing for a diverse range of special-needs groups. Without giving away any confidences, it is fair to say that he has some pretty scary stories that would make lesser people immediately look for somewhere else to live.

He modestly describes his contribution as being able to offer “middle class skills” that are in short supply among the residents.

Having taught in the toughest inner-city technical schools in his day, the widower “knows how it works”. Indeed, his own



upbringing was tougher than most of us can imagine – being the progeny of an English girl and a “tall Texan” who didn’t return from a bombing raid over Germany during World War II.

Like many other children of the time, he was “surplus to the requirements” of both his family and his country and found himself shipped out to Australia as a 16-year-old.

He is a big fan of his adopted country though, particularly insofar as people here are not caught up with a rigid class system which defines British society. This egalitarian streak makes him a perfect advocate for his fellow tenants at the Drill Hall.

He says Drill Hall residents have some complex special needs but one unifying trait is that they all “tell it as it is”. As a group, their relationship with their Housing Choices Australia landlord has improved markedly through Mr Mulvihill’s leadership.

And it doesn’t stop there. The DHRA is the leading entity in the rather grandly-named Victoria Square Precinct Committee and has custodianship of the open space at the eastern end of the complex. Mr Mulvihill insisted that the homeless people of the local area were also represented on the precinct committee through a fellow called Spike.

There have been victories with getting better carpets and security cameras. And the

DHRA has established a Neighbour Watch Group to help residents feel safe.

The drugs and the violence are still acquaintances of the building, but they’re no longer friends.

“It’s not like sitting around in some meeting talking about people’s competencies and self-esteem,” Mr Mulvihill said. “When you’re living here, you’re in it. You don’t go home and leave it all behind.”

“There have been plenty of times when I’ve had to take a step back. People can be very confrontational. People appreciate being assisted but they don’t respond to paternalism or a custodial-type approach.”

“You have to get people to understand what they are dealing with here. It is a delicate and sensitive operation.”

Mr Mulvihill keeps fit and swims everyday at the City Baths. It was this habit, when he lived in Northcote, that first introduced him to the Drill Hall complex when it was being built.

Being a committed inner-city dweller (“I lived in Box Hill once, it was like being in Siberia”), he applied for residency and was surprised when he was accepted.

“I think it was because I was a teacher,” he said. “I think they saw me as some sort of emergency worker.”

Whoever approved his application should be congratulated. In this tenant, they have father, advisor, social worker and best mate for the rest of the crew.

Foreign investment

Has the wave of foreign capital ended for Melbourne’s CBD?

In marked contrast to the previous few years of strong growth in foreign development and investment, CBD property watchers would’ve noticed a trend of foreign developers exiting the Melbourne property market.

Major Malaysia- and Singapore-based developers and investors have been selling up premium CBD mixed-use development sites, quite often to local Australian developers and generally for more than the price they originally paid.

For example, just recently we’ve seen the 1 Queen St site sold by Malaysia-based Creative Wealth to a local developer.

383 King St, previously owned by Singapore-based Aspiat Corporation, was sold to Haileybury College, which has now opened a city campus there (see picture on page 1).

And the Singaporean developer, Hiap Hoe Ltd has recently entered into a heads of agreement to divest 380 Lonsdale St to local developer, Brady Group. This is the second sale by Hiap Hoe Ltd in recent times, the first of which was the sale of 206 Bourke St, sold to super fund investor, ISPT.

Many others are quietly considering their options in relation to a partial divestment via a joint venture or a full sale.

So what’s behind this trend?

Many cite the buoyant Melbourne market as an opportunity too good to ignore. This would be supported by the fact that most sales have been above the price paid just a short time earlier.

Others speculate that some critical policy changes from the State Government are impacting on foreign developers’ appetites for the Melbourne CBD.

First up, plot ratios were introduced in September 2015 with no warning. The Victorian Government announced an interim plot ratio of 1:24 for CBD sites. Many foreign developers have expressed concerns at the lack of forewarning and may have been spooked by the change.

But plot ratios aren’t the only new policy change to concern foreign developers.

On July 1 last year, the Victorian Government introduced a 3 per cent additional stamp duty on foreign purchasers of residential property or commercial property to be

developed into residential, in Victoria. Whilst this immediately adds to the cost of acquiring a property for a foreign purchaser, the larger cost is incurred when the developed apartments are sold to foreign purchasers.

The 3 per cent surcharge applies to any residential apartment sold to a non-resident. But the real sting comes when purchasers realise there is no off-the-plan concession for the surcharge. This results in stamp duty rising from around \$3000 to \$18,000 on a \$500,000 (average) apartment sold off-the-plan. Both local and foreign developers rely heavily on offshore sales and this surcharge is not levied by any other state in Australia.

Adding to the tax burden, in the 2016 land tax year, a 0.5 per cent land tax surcharge on “absentee owners” (foreign) of Victorian land will take effect. This tax is levied on all absentee landowners unless an exemption is sought.

These foreign investor taxes are impacting and will continue to impact on foreign

developers and may drive investment decisions in the future.

The State Government will need to be careful that, in its rush to raise revenue to balance its infrastructure spending commitments, it doesn’t end up with the unintended consequence of driving development out.

At the end of the day, foreign investors and developers are key drivers of housing growth in Melbourne. Additional taxes and surcharges and planning rules that make it hard to develop a site profitably could threaten foreign development and investment.

And that could compromise the availability of housing for the CBD’s growing population.



Andrew Clugston
Business Advisory Partner
Pitcher Partners
Accountants, Auditors and
Advisors.

We Live Here

The We Live Here movement continues to gain support and we thank you all for your feedback. Please continue to encourage your neighbours, friends and co-workers to sign up on our website and let us know the issues that are important to you.

Petition

By the time you read this, our petition should have been launched as it is currently in the very final stages. We have already had some amazing support and assistance in preparing it and we are excited to get all of our voices heard on a large scale. The petition will be in circulation for several weeks so ensure you're signed up through our website for the link.

Consumer Affairs cop out

In our last column we told you that Consumer Affairs Victoria had released an issues paper on the Owners Corporation Act 2006 and are seeking submissions by April 29. We strongly recommend that you take a look and tell them your opinions.

www.consumer.vic.gov.au/resources-and-education/legislation/public-consultations-and-reviews/consumer-property-law-review/issues-paper-2-owners-corporations

We are still working on our submission, which will be placed on our website and available for you to download, review, amend or resubmit yourselves.

Sadly we feel that Consumer Affairs is turning a blind eye to the real issues faced by

inner city residential communities and are missing the perfect opportunity to fix these issues.

Under Section 8 Consumer Affairs clearly supports owners' corporations making enforceable and fair rules yet notes that making rules about use of a lot is beyond its scope and refer back to local planning schemes.

Consumer Affairs also notes that lot owners should be responsible for compliance with OC rules with ignorance no defence, yet it then claims that short stay accommodation is also beyond its scope.

It refers to the "independent panel" on short-stays report that was submitted to the Minister for Consumer Affairs, Gaming and Liquor Regulation and the Minister for Planning, more than 12 months ago.

We are still awaiting a response. It appears the "independent panel" couldn't agree on a solution to protect residential communities, which is perhaps not surprising as the panel included the short-stay operator who is involved in the legal test cases. Hardly "independent" in our opinion!

If Consumer Affairs is copping out of properly empowering owners' corporations

to make rules and regulate short-stay accommodation, how is it representing or supporting the residential communities that its Acts are meant to be protecting?

Upcoming forum

On Monday, May 9 we will be holding our first "event" since the launch of the We Live Here movement last December.

As this is an election year, we thought it would be timely to invite representatives from the City of Melbourne to discuss what the council is doing for residents. It is intended to be a fact-finding meeting rather than a political meeting and will take the form of a panel discussion with a moderator. Lord Mayor Robert Doyle has already agreed to attend.

There will be an opportunity for questions to be asked on the night but we're also inviting questions to be submitted beforehand. Check our website for contact details.

The venue is yet to be confirmed so watch our website for details.

Newsletter

Listening to your feedback, we will now be providing a brief fortnightly newsletter to keep you updated on what we've been doing.

To receive the newsletter you need to register as a supporter on our website.

Support the cause

The We Live Here movement is a grassroots organisation evolving from trying to get our voices heard for the issues we face with inner city residential living.

Our time is gladly given supporting the causes you tell us are important to you, but we still face costs fighting the cause including marketing, external support staff, running functions, web design and upgrades.

If you are able, donations would be gratefully accepted. Please check our website for details and thank you for your consideration.

Please contact us at campaign@welivehere.net if you have issues you would like to have addressed or we can publicise in this column.



www.welinehere.net
emails to campaign@welivehere.net

Planning

Minister compromises over 447 Collins St

The month of April saw Planning Minister Richard Wynne initially reject the 47-storey, 165m twin tower scheme for 447 Collins St before reaching an agreement with proponent Cbus Property that would see the development begin construction in September.

The revised scheme designed by Woods Bagot and SHoP architects will be six-storeys shorter for a total height of approximately 143m.

The design still features a skybridge linking two-towers containing apartments, hotel rooms, office space, retail and, significantly for Melbourne, a new 2000sqm park in the heart of the city. The proposal was also supported by the City of Melbourne who would have otherwise had to purchase the site for \$20 million to develop a park.

"This project takes in an entire city block and we have taken the time to make sure we provide for a future landmark on Collins St," Mr Wynne said.

"I have approved \$5.7 billion worth of inner city developments and will continue to push for quality design which adds to the



liveability of our city. I judge every project on merit and make sure what is built does not negatively impact the surrounds, I want to encourage new towers without sacrificing amenity."

One project that wasn't received quite as favourably by the Minister was Bates Smart's

90-storey, 300m tower at 555 Collins St for developer Fragrance Group.

Richard Wynne, in addition to refusing the permit, will also reverse a decision made by former Planning Minister Matthew Guy, who in 2013 inserted a clause into the Melbourne Planning Scheme that allowed

any development on site to overshadow Southbank.



Laurence Dragomir
Laurence is an Urban Melbourne director with expertise in the CBD
urbanmelbourne.info

WHAT'S ON
COMMUNITY CALENDAR

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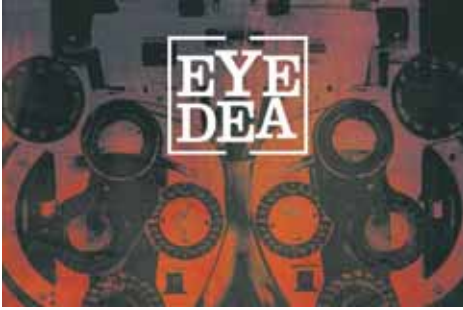


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rotaryclubcentralmelbourne.org.au

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Contact: chengji1214@gmail.com



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Come along and join the company of friends and neighbours. Meet new people and be informed. 10am, Pomodoro Sardo Restaurant, Cnr Lonsdale St and Jones Lane.

eastendersinc@gmail.com

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Start each week feeling refreshed, rejuvenated and energised with free Tai Chi, the Chinese martial art that promotes health and relaxation, at Fed Square (or The Atrium in wet weather).

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CBD NEWS

WE THINK
 INSIDE THE
 GRID

33,433人以市中心为家

肖恩·卡尔 (Sean Car) 撰稿

根据澳大利亚统计局 (ABS) 最近数据，墨尔本市中心 (CBD) 的人口去年增长了8.3%。

按照ABS数据，现有33,433人以市中心为家，其中有2,565人在2014年和2015年之间搬进了市区。这些数据显示了，在内城市区中，墨尔本CBD的增长为第三。道克兰 (Docklands) 的增长最大为8.8%，然后是 Collingwood 为8.6%。

墨尔本CBD还被列为人口密度最高的市区，每平方公里有14,100居民。在这最大的增幅里，每平方公里增加了1,100人。

23万捐款“购买媒体支持”

沙恩·斯坎伦 (Shane Scanlan) 撰稿

一位墨尔本市政议员认为市政府用了23万的捐款购买了强大媒体的利益支持。

主管财经的市政议员斯蒂芬·梅恩 (Stephen Mayne) 说，这个去年12月关上门所做的为赞助星期五耶稣受难节儿童户外活动的决定是实际上捐赠给了新闻集团。

据了解，罗伯特·道尔市长在12月15日的市政保密会议上拥护该赞助要求的。

会议的报告以及提议的成功只是刚刚被公之于众。

他们揭示了市府有关工作人员提议拒绝对皇家儿童医院捐款有限公司的拨款申请，这是一家私营公司，由资深太阳先驱报和七频道电视台的高管运行。

市政的城市经济和活动主任马丁·卡特 (Martin Cutter) 告诉市政议员们因为没有合适的资助机制。

卡特先生警告说：“三年赞助计划 (TSP) 资金循环外的任何资金的调拨将很有可能对前申请人或潜在申请人的不一致对待以及引起争议。”

官员们评估了由申请者提供的20万澳元的赞助价值，但是在市府内部还是有些担心，因为无法准确得到其全部的价值。

一位议员对能返回的价值估计是“比一半多一点”。

市政府对外是在等待一个正式的无过错程序的完成，然后评论星期五耶稣受难日所获得的价值程度。但是私下里，议员们对儿童户外活动所获得的赞助曝光的水平远远没有满意。与此同时，他们也不希望被视为是这次活动的关键或起因，但是毫无疑问，他们都非常担心得罪强势的媒体利益。

市政议员罗汉·莱珀特 (Rohan

Leppert) 说人们普遍认为，市政府没有做好这次交易，为此需要非常仔细地查看所花费的价值。

但是只有议员梅恩在所花费的23万和媒体的有利报道之间作了个连接。

议员梅恩说：“我对此感觉不好，强势的媒体公司如新闻集团心安理得地把手伸向墨尔本市市政税民要20万澳元用于竞选，这样将帮助决定谁将获选”。

“碰巧的是，市长在复活节星期日得到了太阳先驱报一篇对其非常有利的人物描写。但是不清楚整个市政府从这个活动所花费的20万中得到了什么益处，因为那次活动明显地是由太阳先驱报，3AW和7号台做宣传。”

“事后看来，政府就像一片被新闻集团用来作寻租，利用其政治权力来获取商业利益。”



一所真正的学校开学了

黑利伯瑞学院 (Haileybury College) 于四月11日在墨尔本市中心开设了唯一的一所学校 - 从早教中心 (ELC) 至12年级，在国王街 (King St) 的一栋10层高的垂直学校。在我们的照片里显示的是早教

中心负责人萨莉·罗伯逊 (Sally Robertson) 在开学第一天欢迎迪米特里·马克莉斯 (Dimitri Macris)，坎德拉邦妮·加西亚 (Candela Binnie Garcia) 和麦西·永利 (Macey Wynn)。

市政的虚伪

沙恩·斯坎伦 (Shane Scanlan) 撰稿

正如本报这期在其他报道中证明，墨尔本市政府不惜卑躬屈膝向大媒体公司献上了大量现金。

12月份，他们关起门来，无视其官员的不同提议，在星期五的耶稣受难日捐款活动中，还是让由太阳先驱报经营的一家私营公司获得了23万澳元的捐款。

作为背景了解，我的不满源自于近10年前，市政拒绝在我办的社区报纸上刊登其“企业广告”。

现在我有三个刊物，为几乎一半的墨尔本市政，12.8963万居民提供服务。

有一些CBD新闻 读者可能看到过刊登在费尔法克斯的城市每周评论 (Fairfax's Weekly Review City) 上的市政企业广告，该报在市中心有些流通。但是市政所选择的

四家刊物在南岸区和道克兰区都不显而易见。

所以市政官员告诉市政议员们拒绝我报的理由之一是有重复读者，这是一种毫无理由的说法。而在他们最近却又提到我们月刊的时间表是作为拒绝的理由。

我以前可从未听到过这种解释，不过话又说回来，如果想想以前副市长苏珊·莱利 (Susan Riley) 的月刊曾经也刊登市政“企业广告”，这种解释本来也就站不住脚了。

正如本文开头所提到的，市政议会在适合的时候可以推翻其官员的提议。在其他场合，他们可以道貌岸然地找到理由，认为某官员在其职权范围内这么谈论是不恰当的。

消费者事务委员会绕过公寓短租纠纷

沙恩·斯坎伦 (Shane Scanlan) 撰稿

由于消费者事务部长简·加勒特 (Jane Garrett) 似乎准备放弃对CBD公寓短租问题的讨论，公寓居民将会大失所望。

最近发布的消费者物业法第2号复审文件 (其中包括2006年的业主管理法的复审) 指出，建议物业管理将不再具有如何使用公寓的决定权。

文件表明，更好的办法是由当地的规划方案来处理该物业的如何使用。

文件指出：“.....如何适当地使用一个特定土地是在规划方案，而不是通过物业管理订立的规则加以决定”。

著名的地块律师汤姆·培根 (Tom

Bacon) 说，这将是一个逃避责任的方法，将责任转移到地方市政，并会引起各种不同的意见。

培根先生说：“地方市政只有有限的资源去改变他们的规划，并且不具备对付像Air BnB公司对每个建筑打官司的高额法律费用预算，”。“这不是一个局部的问题，这是一个全州的问题，乃至全国的问题。”

培根表示，州规划厅长可以选择把短租立法，成为一种控制地方市政需要规划许可证的方法。

他说：“解决这个问题的最简单的方法是厅长只需根据1987年规划和环境法第1A编，在维多利亚州的规划规定中加入相关修正条款”。