

The voice of Southbank

# SOUTHBANK Local NEWS

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Arts Precinct Supplement



# Build us a park!

*The local community is calling on the City of Melbourne to build it a new park at the Boyd Community Hub.*

The City of Melbourne officially announced last month that it had terminated its commercial contract for the site with developer Mackie after an agreement between the two parties failed to come to fruition.

The developer's failure to fulfill its end of the contract has opened the door for the entire site to be turned into a park and the Southbank Residents' Association is calling on local support to lobby council.

Read more on page 4.



Local residents and families gather on the site behind Boyd Community Hub last month in support of a campaign to transform the land into a new public park.

# Residents left in the dark by council

By Sean Car

*Did you realise that there is a 16-storey building approved at 248-250 Sturt St?*

It's most likely that you wouldn't have heard, as developer Hudson Conway received an approval via a confidential compulsory conference at the Victorian Civil and Administrative Tribunal (VCAT) back in March.

As a result of the hearing, the City of Melbourne has already granted the developer a conditional permit, which also means that local residents have not been given any chance to express their concerns at a Future Melbourne Committee meeting.

The site has been the centre of great public interest in recent years, labeled a "shocker" by Cr Ken Ong and rejected by Minister for Planning Richard Wynne last year.

A rejection was issued largely on the basis of height and setbacks and that too many of the tower's "saddleback" apartments would have depended on borrowed light.

As a result of the minister's rejection of its original 46-storey proposal, Hudson Conway, owned by racing personality Lloyd

Williams, took the decision to VCAT and the City of Melbourne has ultimately claimed somewhat of a victory.

VCAT member Cimino stated on March 4 that the responsible authority for the original proposal, being the Minister for Planning, was of the opinion that the application should comply with the relevant planning scheme of the City of Melbourne.

This resulted in a negotiated outcome, which led to VCAT granting the developer a permit

for a 16-storey tower, which will comprise 91 apartments.

However, in spite of its compromised victory at VCAT, the developer has since put the site up for sale with the active permit.

Southbank Residents' Association president Tony Penna said the fact that residents were being informed of an approval after the fact was unacceptable.

Continued on page 2.

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# Residents left in the dark

Continued from page 1.

Suite 108, 198 Harbour Esplanade  
PO Box 23008 Docklands 8012  
Tel: 8689 7980 Fax: 9602 2929  
[www.southbanklocalnews.com.au](http://www.southbanklocalnews.com.au)

Editor: Sean Car

Publisher: Shane Scanlan

Tel: 8689 7980 Fax: 9602 2929  
[advertising@southbanklocalnews.com.au](mailto:advertising@southbanklocalnews.com.au)

Reader contributions are welcome.  
Please send articles and images to  
[news@southbanklocalnews.com.au](mailto:news@southbanklocalnews.com.au)

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“Residents don’t have notice rights and we rely on Future Melbourne Committee meeting as our point of notice. It’s our opportunity to have a say because the State Government deprives us of our voice,” he said.

“Why weren’t we informed? It seems like there has been a deal done behind closed doors. That’s not the right message for council to be sending its residents.”

“This council knows that Southbank residents are passionate about planning in their neighbourhood and this is unacceptable.”

While councillors have the power to call matters in to Future Melbourne, Cr Ong said that, because the permit had already been issued, councillors “had no delegation powers left”.

However, he told *Southbank Local News* that he took the point on board regarding transparency with local residents and would follow up the matter with planning officers.

While a building permit can only be issued once plans meet all of the 46 conditions outlined on the planning permit, the latest amended designs by architect Elenberg Fraser are still out of sync.

Latest drawings seen by *Southbank Local News* show that the building doesn’t comply with most of the conditions, and even contains a 15th floor design which hasn’t been approved.

While this only adds to what has been a messy planning process, the selling agent CBRE’s senior director Mark Wizel said the development presented a “boutique” offering to investors.

“Usually you would see a land owner look to maximise a planning permit, which is not the case with 250 Sturt St,” he said.

“This leaves potential planning upside on the table for an incoming owner, or a developer could opt to proceed with the existing planning permit.”



A visual render of 248-250 Sturt St.

A spokesperson for the City of Melbourne said that, while the latest drawings weren’t compliant with the permit, the conditions were not negotiable.

“Conditions placed on the permit are not negotiable and the plans must comply with all requirements of the permit. The City of Melbourne is currently considering plans submitted by the developer to comply with permit conditions,” the spokesperson said.

“Our planning officers have supported the revised proposal subject to the permit conditions. These conditions include increased building setbacks, improved internal amenity and a reduction in the building height to provide a more balanced development outcome that will contribute positively to the area.”

# Foley’s warm welcome

**State member for Albert Park Martin Foley dropped in to the Southbank Police Station last month to welcome police to their new home.**

Bearing a delicious blue sponge cake, Mr Foley and Southbank Residents Association representative Peter Harkin provided a warm welcome for Snr Sgt Steve Bills and his team.

Amazed by the new state-of-the-art headquarters, Mr Foley said that the station would play a vital role for Southbank’s growing community.

“Southbank police have a reason to celebrate their new headquarters but, most importantly, this is about community safety,” he said.



Snr-Sgt Steve Bills cuts the cake with Martin Foley.



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# Nightmare on Whiteman St

*Exacerbated flooding problems, rubbish and debris and now a rat plague are some of the issues local residents are dealing with as a result of Yarra Trams' upgrades to the Whiteman St tram junction.*

Pictures captured by a resident earlier last month during heavy rainfall shows the Whiteman St and Clarendon St areas inundated by knee-deep flood levels.

Local traders have also expressed concerns, with owners from the local IGA on Clarendon St saying that their store has experienced water damage on a number of occasions.

Whiteman St resident Trevor Downie, who first wrote to *Southbank Local News* on the issue after Yarra Trams had completed construction in January, has now expressed concerns over rats.

Mr Downie said his building manager had recently informed residents that a plague of rats had taken over the building's car park facilities as a result of increased flooding.

"The rats are taking refuge inside our garage, my car space has hundreds of rat droppings in it and last night I saw rats running past my feet as I exited my car. The smell of their droppings is terrible," he said.

"No doubt the constant flooding of the storm water drains is causing this plague. I am sick to death of the lazy council doing nothing about this issue whilst residents suffer from the consequences."

Vue Grande resident K.K. Choy said that while the area had been prone to flooding for a long time, the issues residents were now dealing with had never been this bad.

"This has been an issue for many years and will continue to be an issue unless something is done," he said.

*Southbank Local News* understands council has identified an issue through CCTV inspection of the drains on the south side of Whiteman St, where there is a localised reduction in pipe diameter at the Clarendon St intersection.



Photos of Whiteman St (top) and Clarendon St (bottom) during heavy rainfall last month. Images: K.K. Choy.

The City of Melbourne is working with Yarra Trams to install a new drain near the new tram stop in the Whiteman St reserve.

It is also awaiting approval from a number of authorities to excavate a test hole in the pedestrian crossing at the corner of

Clarendon St, to identify the location of all underground services so that a proposal can be developed to improve drainage efficiency.

A City of Melbourne spokesperson said that while recent flooding in the area had been caused by "a number of coinciding

astronomical and climactic effects", works by Yarra Trams had affected the drainage operation at the north side of Whiteman St.

"Consequently there has been persistent flooding in this area of Southbank, which is a flood-prone area," the spokesperson said.

"It is also likely that the recent Yarra Trams port junction works exacerbated the incidence of flooding in Whiteman St. We are working closely with Yarra Trams on this issue and a design solution is expected to be finalised by August."

"Once the design solution is complete, we will seek agreement from Yarra Trams to conduct drainage diversion works."

"In the interim, council's road maintenance provided is undertaking regular inspections and drain cleaning to mitigate the extent of flooding in the area."

*Southbank Local News* had also sought answers from Yarra Trams' earlier this year regarding landscaping and the provision of green space, which it promised as part of its original designs for the upgraded junction.

Yarra Trams spokesperson Simon Murphy said that such works had been deferred until the optimum planting time and that it was working with council to mitigate flooding.

"Landscaping, including the installation of trees, is due to begin soon and be complete by mid-July," he said.

"All storm water is connected to the Yarra River and the escape of water into the drainage system relies heavily on tides as well as the severity of rain events."

"Yarra Trams will provide any advice required by the City of Melbourne about potential changes that council may consider to its storm water assets."



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# Build us a park!

Continued from page 1.

While the arrangement would have seen a 2500sqm park constructed along the Balston St edge, it would have also comprised a huge 22-storey development with 239 apartments, affordable housing and retail space.

Mackie's failure to meet its contractual obligations has opened the door to the possibility of a park, despite City of Melbourne councillors recently stating that they would favour putting the site back on the open market.

The Southbank Residents Association, led by president Tony Penna, has initiated a petition requesting that council transform the site into a new park and is calling on the signatures of residents.

"We fought to save this space. Southbank Residents Group was at the forefront of the fight to even retain the Boyd School for a community centre," Mr Penna said.

"Council was going to sell the whole thing, there wasn't even talk of having a community space. What we've got now was as a result of that community spirit." "We believe that the entire block should have always been saved for community space."

Local residents gathered at the site on June 3 in support of a proposal for the entire site to be public open space.

A City of Melbourne spokesperson said access to the park would be improved until council decided its next move.

"As a result of the contract termination, we

are creating a temporary park for the community by removing the existing site fence," the spokesperson said.

Southbank Local News understands that council plans to meet in the coming months to decide whether to retain the space or put it back on the open market.

Planning chair Cr Ken Ong stated last month that it "would still most likely go to market" but said providing some open space on the site was still a part of council's plans.

"We would still most likely go to market, as council is still very set on providing affordable housing for the site," he said.

Mr Penna said that the Southbank community was in urgent need of open space and that it shouldn't have to accept even more development to help fund it.

"Green open space is in such urgent need in Southbank so it's a no brainer. We have next to no green space in Southbank," he said.

"We have to sell our space to fund our library, which is just fundamentally wrong. Docklands library was completely council funded but council wants us to sacrifice our own space. We're the second biggest contributor to council's revenues yet they don't spend anything on us."

To show your support for a park at Boyd, head to **change.org** and sign the petition.



Ray White Southbank's Lillian Kwan gives Mr Salvo a taste of what's to come!

## Shave for a cause

Principal of Ray White Southbank Andrew Salvo will go bald this month to help raise much-needed funds for cancer research.

Hosting an event at its Clarendon St office as part of Australia's Biggest Morning Tea on Thursday, June 23, the Ray White team invites the community to share a cuppa and witness the making of Andrew's new dome!

Andrew told Southbank Local News that his decision to lose his hair had been triggered by a number of staff members experiencing recent losses to cancer.

He admitted that while he was nervous, it was all for a wonderful cause.

"I think my wife is more nervous than I am!" he said. "We've had a few people in the office who've suffered losses as a result of cancer so for me it was the least I could do show that I care and to raise funds for research."

The team is aiming to raise \$1000 and said it would match every dollar raised by the Southbank community.

The morning tea will be held from 11am until 12pm at 111 Clarendon St, Southbank. For more information visit [www.facebook.com/RayWhiteSouthbank](http://www.facebook.com/RayWhiteSouthbank)

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# Crown's tall order

*The controversial Queensbridge Tower proposal is back on the Planning Minister's table, with an application to build what would become Australia's tallest building.*

The joint \$1.5 venture between Crown Resorts and Schiavello Group is proposing a whopping 323-metre, 90-storey tower, which would eclipse both Q1 on the Gold Coast and nearby Australia 108, which is currently under construction.

While the proposal would normally be assessed under the State Government's C262 interim planning controls, the applicants are applying for an exemption on the basis that it would qualify as a project of state significance.

It comes as the first major test of Minister for Planning Richard Wynne's tenure, with the proposal exceeding nearly every planning control in the book, from height and setback to tower separation and plot ratio.

While possessing a whopping 57:1 plot ratio, which is well over the interim limit of 24:1, Crown has requested a waiver by promising to upgrade Queensbridge Square as a means of delivering community benefit.

Also the subject of much scrutiny is the developer's proposed air-walk bridge, which would create a walkway over Queensbridge St connecting the tower to the existing Crown complex.

Member for Albert Park Martin Foley has previously described the idea as "a bridge



*An original design of Crown's proposal for Southbank.*

too far" and said that it needed to be ruled out entirely.

The owners' corporation (OC) at neighbouring Freshwater Place has sought a

tower separation of a minimum 20 metres from the developers since news of Crown's original plans for the site first broke some years ago.

Freshwater Place OC chair Peter Renner said that the latest proposal wasn't even close to meeting its requests, and that redeveloping Queensbridge Square was not sufficient public benefit in exchange for what was being proposed.

"We are disappointed that the developer has sought leave to bypass the minister's existing planning regime by suggesting that the application is of state significance," he said.

"The application 'supersizes' the previous application for the property and we fail to see the public benefit that is offered for the relaxation of height, separation, setbacks and plot ratio."

"Issues raised by the Department of Environment, Land, Water and Planning of the previous application have been completely ignored on the basis that this development is too significant."

Mr Renner said that he would be meeting with Martin Foley and Richard Wynne soon to express residents' concerns with the application.



## Nippy: Ice slide coming to Southbank

By Nicholas Li

*Eureka Skydeck will set up a 40-metre ice slide in Southbank for the school holidays, running from June 25 to July 17.*

To be located between Eureka Tower and the Yarra River, the slide has been designed to allow walking space along the path and will take three days to erect.

The ice is constructed using a fine misting system, which cools water to -12 degrees. Running from 10am until late daily, the slide will be suitable for people of all ages.



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# OCs 'betrayed' on short-stays

By Shane Scanlan and Sean Car

*The State Government has abandoned residents hoping for intervention to regulate the use of residential apartments for short-stay accommodation.*

It has introduced into Parliament amendments to the Owners' Corporation Act, which place the responsibility for policing unruly behaviour on neighbours.

Under the new laws, individual neighbours and owners' corporations (OCs) will be expected to seek redress from guests and owners of offending apartments at the Victorian Civil and Administrative Tribunal (VCAT).

A government press release says: "Under the reforms, for the first time apartment owners could be liable for any damage, noise or loss of amenity caused by their guests."

"VCAT would also be given new powers to award compensation of up to \$2000 to neighbours, and ban short-stay apartments which are repeatedly used for unruly parties."

"Guests could face fines of up to \$1100 for a range of conduct breaches, including: creating unreasonable noise or behaving badly; causing a health, safety or security hazard; damaging common property; and obstructing a resident from using their property."

"Short-stay apartment owners may be

ordered to pay neighbours' compensation and any damage caused by their guests to common property."

The OC of Kings Park at 38 Wells St in Southbank notably claimed a landmark victory against a short-stay operator at VCAT in 2014, which ruled that the operator had breached OC rules and must cease operating at the complex.

Responding to the government's new laws in a letter addressed to Member for Albert Park, Martin Foley, Kings Park resident Wendy Beech said the new rules would not work.

"Apartment owners, or an OC, aren't going to go to VCAT (costly exercise) for a penalty of possibly \$1100 being imposed on the offenders," she wrote.

"The short-stay clients will be gone and the owner of the offending apartment will write off any \$1100 penalty."

"When my husband and I purchased our apartment 22 years ago, we bought into a residential complex, not a commercial establishment."

"There needs to be a distinction made between residential and commercial dwellings."

Ms Beech told Mr Foley that she believed the crux of the whole short-stays problem lay within the regulations outlined in the Building Code of Australia, which states that:

- Class 2 Building is a residential building containing two or more sole-occupancy units each being a separate dwelling; and
- Class 3 Building is a residential building other than a Class 1 or 2 building, which is a common place of long-term or transient living for a number of unrelated persons, e.g. boarding-house, hostel, backpackers accommodation or residential part of a hotel, motel, school or detention centre.

The We Live Here movement has reacted furiously to the government's decision, accusing it of "wimping out" and turning residential homes into hotels.

Spokesperson Marshall Delves points out the impracticality of the proposed solution and said it was now "open slather" for the short-term accommodation industry in Victoria.

"Victoria let a golden opportunity slip to set an example to the rest of Australia and take a strong stance on short-term lets and Air BnBs that ruin the liveability and amenity of high-rise buildings," Mr Delves said.

"It will be a matter of 'catch me if you can' as the proposed legislation only empowers OCs to bring proceedings in VCAT for penalties - and only after the parties have occurred."

The State Government points out that the Victorian short-stay industry is now worth \$792 million and pays \$160 million in wages to 64,000 employees - an argument seized on by the Victorian Accommodation Industry Association (VicAIA).

VicAIA praised the government for "leading Australia in understanding the value of the sharing economy".

Its president, Paul Salter, who operates Docklands Executive Apartments, has welcomed Minister Garrett's amendments.

"The new legislation is a common sense approach and an important step towards regulatory management to ensure the responsible use of property by owners and investors in Victoria," Mr Salter said.

"We will continue to work with the government and councils to ensure the new legislation is adhered to by our members and we will actively deal with the isolated incidents of unwelcomed party pads, rogue operators and unruly behaviour."



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A sketch from the State Government's draft vision paper of the what the Montague Precinct could look like.

# A recast vision

**Minister for Planning Richard Wynne last month released a new vision for Southbank's future neighbours at Fishermans Bend, which is now being put to the community for consultation.**

There was a consultation at the Boyd Community Hub on Tuesday, June 7 and local residents can also have their say on the new draft vision online or in person at a number of events until July 1.

Consisting of 455 hectares of land and five precincts across two municipalities – the City of Melbourne and the City of Port Phillip – it is expected that by 2050, the new suburb will be home to 80,000 residents and employ 60,000 people.

Mr Wynne said that the focus of the renewed vision was on livability, sustainable development and jobs growth across the five separate neighbourhoods of Montague, Sandridge, Lorimer, Wirraway and the new employment precinct.

The Montague precinct, much of which includes areas of Southbank and South Wharf, was an early victim of former Liberal planning minister Matthew Guy's Capital City rezoning of the urban renewal area.

Thus, the area spanning Cecil St and City Rd around to Boundary St in Port Melbourne and Normanby Rd has already been subject to more than 10,000 approved apartments, and there's more to come!

The government has acknowledged this

in its vision for the precinct stating it "will have taller buildings, taking advantage of transport links, with laneways and renovated older buildings."

It has also earmarked Buckhurst St to be the precinct's central spine, with plans for a tree-lined street, which would be home to retail and dining destinations.

Construction is already underway on a new primary school at Ferrars St and a new community park has been allocated opposite the future school on Buckhurst St.

"We're making sure Fishermans Bend is a place people want to work and live, with the right infrastructure and plenty of housing choices for families," Mr Wynne said.

"We are determined to properly plan Fishermans Bend and are making sure the community is part of the process, we're maximising this rare opportunity to create new neighbourhoods close to the city."

Upcoming community consultations will be held on June 18 at the Fishermans Bend Community Centre and on June 25 at the Sidearm Gallery Cafe on Normanby Rd in Southbank.

For more information visit [www.fishermansbend.vic.gov.au](http://www.fishermansbend.vic.gov.au)

# MCEC begins expansion

By Nicholas Li

**Melbourne Convention and Exhibition Centre (MCEC) has stated a more than \$300 million expansion project.**

The development will add new multi purpose event space, as well as space for new exhibition halls. Meeting and banquet rooms, a 331-room hotel and a multi-storey car park will also be developed.

Financed by the State Government, MCEC and the Plenary Group, the expansion is expected to generate an extra \$167 million annually for the Victorian economy, and generate hundreds of job in Southbank.

Acting Premier James Merlino said the expansion would cement Victoria's position as a one of the world's best hosts.

"Victoria is the national leader when it comes to major business events, and this expansion will help keep our hotels full, our restaurants and bars buzzing and our economy strong," he said.

At a Future Melbourne Committee meeting on May 17 the City of Melbourne was unable to consider the proposal after four councillors declared a conflict of interest.

The owner of MCEC has provided political donations to finance the election

campaigns of four councillors, including Lord Mayor Robert Doyle.

The matter therefore fell to director city planning and infrastructure Geoff Lawler.

Mr Lawler said the project would go ahead with council approval, with the City of Melbourne to make submissions to MCEC to ensure appropriate bike paths for cyclists.

"We do not believe the Normandy Rd bike link, upon which the development will partly rely, is up to scratch essentially," he said.

In addition to bike path upgrades in the area, the development will also add a bridge connecting the new car park to South Wharf DFO.

MCEC chief executive Peter King said business at MCEC would continue as normal during the expansion.

"We're excited to continue our business as usual operations while our new building is constructed and we look forward to sharing more details as they become available," he said.

The expansion is expected to be completed halfway through 2018.



An aerial render of how the new Melbourne Convention and Exhibition Centre will transform the South Wharf precinct when completed in 2018. Image: courtesy of MCEC.

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# Council's gravy train keeps rolling on

## Editorial comment

Shane Scanlan



**The City of Melbourne is embarking on a hiring binge, which will see another 80 staff swell its already top-heavy ranks in the next financial year.**

The bill for its 1400 staff will be \$151.6 million next year – \$12.2 million more than this year.

And an examination of its draft 2016-17 annual plan and budget reveals that ratepayers should not expect to get anything extra in return for being slugged 5.6 per cent more next year.

The council will be taking 7.7 per cent more from residential ratepayers in 2016-17, while non-residential ratepayers can expect to pay 2.2 per cent more.

The total rate harvest will be \$257.3 million next year – \$13.6 million more than this year.

Somehow, the council has been able to spin this effort as a “modest rate increase of 2.5 per cent”.

Finance chair, Cr Stephen Mayne, said: “This is a disciplined budget that minimises the burden on ratepayers and provides the services and infrastructure appropriate for a booming capital city.”

“Our underlying cost increase in this budget is less than 2 per cent, which is expected to be below CPI. This means we have minimised the burden on the community while accommodating pressures associated with the city’s growth and the operation of new community facilities.”

The council’s spin continues throughout the draft document, specifically in what it considers to be “capital works”. While boasting a “total capital works expenditure of \$96.48 million”, a closer examination reveals some curious inclusions.

Two thirds of this figure is actually earmarked for maintenance and renewal. When addressing “new works”, it says:

“For the 2016-17 year, \$19.15 million will be expended on new works. The more significant projects include, climate adaption urban landscapes (\$2.66 million), bicycle improvement program (\$1.56 million), green your laneway pilot projects (\$1.30 million), new flood mitigation works (\$1.00 million), implementation of Docklands community and place plan (\$1.00 million), Christmas

Festival new decorations (\$0.60 million) and road safety program (\$0.56 million).”

Not surprisingly, the council does not draw attention to a \$13.2 million IT spend, which is also lists under its works program. And the spending doesn’t stop next year.

The council has flagged spending an extra \$14.8 million on IT in 2017/18, \$15.1 million more in 2018/19 and \$8.5 million in 2019/20. It hasn’t said why it thinks it needs to spend in excess of \$50 million on IT.

But, if the council was an organisation that concerned itself with internal efficiencies, it could be presumed that such a spend might result in staff savings down the track.

However, the city wants both the big IT spend as well as more staff in the future. Its four-year plan predicts it will spend \$173 million to employ 1443 people by 2019/20.

In my view, the council didn’t need to raise the rate burden at all for 2016/17.

With more than 5000 new properties coming on stream, it was destined for a \$6.52 million windfall based on projected building completions.

Unlike outer-fringe municipalities, the City of Melbourne is not required to provide costly infrastructure for these new (mostly) apartments. It’s a legacy of its prime location – a gift.

It doesn’t need to employ 80 new staff and

it doesn’t need to budget for a \$15 million surplus.

The fact that it has a \$320 million investment portfolio illustrates its vastly inappropriate wealth.

If the council was focused on investing its wealth in community outcomes, it would be a completely different story.

It has earmarked \$1.1 million for transforming Southbank Boulevard and Dodds St into a linear park, but has offered nothing to upgrade City Rd.

The underlying story about the City of Melbourne is that it is a big, fat job creation program. Councillors have limited opportunity to influence this juggernaut.

Some 167 officers are on salaries of more than \$136,000, with directors being paid more than \$300,000 and the chief executive officer on \$460,000.

When I look at the City of Melbourne, I see a club run by a handful of obscenely-paid career bureaucrats who can’t believe how good they have it and are determined to keep it that way.

The document will go before the Future Melbourne Committee for endorsement on June 16.

To view the budget visit: [www.melbourne.vic.gov.au/about-council/vision-goals/Pages/annual-plan-budget.aspx](http://www.melbourne.vic.gov.au/about-council/vision-goals/Pages/annual-plan-budget.aspx)

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Helipads have been part of the Melbourne scene long-before residential apartments.

# Uncertain future for helipads

**The Helicopter Association of Victoria has called on the City of Melbourne to make a definitive call on whether it wishes to see two existing helipads remain next to the Yarra River.**

Acting as a consultant on behalf of the association, former Prahran MLA Clem Newton-Brown raised the issue with councillors at last month's Future Melbourne Committee meeting on May 17.

In response to growing residential concerns, particularly from residents living near the helipad at North Wharf, council has flagged plans in its annual 2016-17 draft budget to develop Fly Neighbourly Agreements (FNAs).

Mr Newton-Brown told councillors that while the industry was happily working with council to address noise impacts on residents, there were concerns in the industry around the future of helicopters in our city.

"The industry is currently working with council and the local community to try and ameliorate the impacts of helicopters and the suggestion is simply that council plan for permanent helicopter access within the central city and Docklands," he said.

"There are existing use rights of course but once the leases expire then the concern in the industry is that they will be squeezed out."

"Now would be the time to have in your

annual plan to start looking at whether you want them and if you do want them where you want them."

Mr Newton-Brown said that with North Wharf helipad's lease expiring in 2018 and Batman Park helipad in 2025, the association was hopeful council would consider other locations in the city should they not be renewed.

Proposed locations include the site of Melbourne's first helipad at the turning basin near Melbourne Aquarium, behind Federation Square and even locations around Docklands.

Mr Newton-Brown urged the council to develop a policy or potentially risk losing one of Melbourne's major assets.

"It's a significant benefit that Melbourne has over all other capital cities in Australia in that we're able to transport people from the central city," he said.

"It's not just rich people going for rides, it has an enormous impact on tourism in the state people with people coming into the city and fanning out across the state to regional attractions. The use of helipads for emergency services is also significant."

# Residents unite to stop skyscraper

By Nicholas Li

**Southbank residents from Bank Apartments on City Rd are joining forces to stop a behemoth 200-metre tower on neighbouring Clarke St, which is currently before Planning Minister Richard Wynne.**

NewCity Development Pty Ltd last month submitted a 73-storey proposal for the former Red Cross Blood Service site at 51-65 Clarke St.

According to a planning report, the applicant is seeking an exemption for the proposal, which possesses a whopping 35:1 plot ratio on a 1787 sqm site.

While the new C270 planning laws, which stipulate a plot ratio of 18:1, won't come into effect in law until September, the application will still be assessed the government's C262 interim planning controls (24:1 ratio).

Speaking on behalf of the Bank Apartments owners' corporation, committee member Jack Tan said the planning minister needed to listen to the concerns of local residents and reject the application.

"The residents in surrounding areas need to come together as one voice. The planning minister needs to heed that voice. This ridiculous overdevelopment must be stopped," he said.

"The building will have a huge impact on the quality of life of residents, not only from the Bank Apartments, but also from other buildings, such as Platinum Apartments." If approved, the Elenberg-Fraser designed development would comprise 512 apartments, 112 hotel suites, a business hub and retail facilities.

The site of the proposal is located exactly opposite the site of the 74-storey Elysium tower at 54 Clarke St, which was controversially approved by former Liberal planning minister Matthew Guy.

Mr Tan said local residents were still infuriated by the decision, which was taken to VCAT by the City of Melbourne.

The development now faces an uncertain future after being put on the market by the developer.

He said residents were unified in their quest to lobby against overdevelopment in their neighbourhood.

"We are frustrated with the fact that the council and the developers have not made any explicit attempt to seek our opinions," he said.

"As the residents in the neighbourhood we are simply denied the involvement in the planning process."



A render of 51-65 Clarke St.



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# Michael's a true believer

By Sean Car

*As he enters the race for the seat of Melbourne Ports for a sixth consecutive election, sitting Labor member Michael Danby said his passion for serving his community was as strong as ever.*

"What does my friend Barney Frank from Massachusetts say? That he's a sixth term congressman. I'm a sixth term congressman too but I'm still a true believer," he said.

"I still think back to walking from my grandma's house in Carnegie down Balaclava Rd on a hot, sultry night in 1972 and across to the St Kilda Town Hall, which is where I started in politics to hear Gough Whitlam speak at the famous 'It's Time' rally."

"I was 17 years old. You could just walk in. I was there!"

While catching up with *Southbank Local News* last month, Michael scurries about setting up his Chapel St electoral office in St Kilda placing giant campaign posters around what was merely an old shop front.

It was certainly no ordinary interview, but an enjoyable experience nonetheless as local personalities wandered in and out to have a chat with a politician who has become an endeared local figure and friend to many.

His passion for politics and everyday personable qualities are perhaps attributes many Australian's would feel are lacking in too many of today's politicians, and none more so in Michael's opinion than Prime Minister Malcolm Turnbull.

"The Turnbull Government is seeking re-election on the policies of the Abbott Government," he said.

"People are certainly disappointed that Turnbull hasn't turned out to be the big change that they hoped from Abbott. That's in the forefront of people's minds."

"I have to say I'm concerned that some people will make the judgement that we have to give him a shot even if he think he hasn't done a great job so far but that's a judgement people will make."



Michael Danby "assaults" friend and former flyweight boxing champion Henry Nissan outside his campaign office.

He said the biggest issues affecting his electorate ahead of the July 2 election were housing affordability, the NBN, marriage equality, public transport, education, animal welfare and the arts.

However, he said with Southbank's population growing rapidly, his biggest sticking point with the Turnbull Government was that it was only providing 8 per cent of the national infrastructure budget to Victorians.

"It's creating demand for apartments in Southbank. It's creating demand for public transport. But if you're going to help Victoria you've got to have some vision and build the infrastructure," he said.

"It's not good enough for Malcolm Turnbull to let 35 per cent of people into Victoria and not give us the proportionate amount of money to pay for the hospitals, the education and for public transport."

As the son of refugee from Nazi Germany, Michael certainly possesses a great

appreciation for Australian culture and has always been renowned for his passion in foreign policy and human rights.

While he is by no means a fan of the Greens Party and isn't afraid to let it be known, his values are undoubtedly embedded in the more humanitarian end of the political scale.

And while he also believes in an "economically rational" society, he said that, if elected, he would continue to do everything in his power to strengthen Australia's status as a fair and equal country.

"I'll do everything I can in parliament to keep this sort of pluralist, economically rational and progressive island that we have to ourselves and to make sure that it's kept free and fair," he said.

"I think that's the kind of society that Bill Shorten, Tanya Plibersek and Penny Wong are looking to establish if Labor gets elected."

## Free films at Backlot!

*One of Southbank's best-kept secrets, The Backlot Studios is hosting a series of free screenings at its exclusive cinema space at 65 Haig St.*

Directors Mark D'Angelo and Tony Ianiro are inviting Southbank residents to come along to watch a range of new and classic films in an exclusive setting, all by simply emailing ahead to RSVP!

With many residents unaware that they are within walking distance to their own cinema, Mr D'Angelo said the screenings were a great chance to get a taste of Australia's first private cinema and event space.

"So many Southbank locals would not have had the chance to see our facility so we decided to put on a 'Guilty Pleasure' screening series to give people a chance to see the space," he said. "They are films that we love, which many people are also yet to see on the big screen. Best of all it is free!"

The 72-seat cinema (with 24 onsite car spaces for guests to use) will host a number of free screenings each month until December of a range of new and loved films.

The space hosts everything from film screening nights to birthday parties and corporate events.

For a full list of screenings have a look on page 6 of this edition. To reserve your place to a free film email your RSVP to [info@thebacklotstudios.com](mailto:info@thebacklotstudios.com)



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# Conflict of interest debate heats up

*The debate among Melbourne city councillors on conflict of interest reached new levels last month with accusations and counter-accusations flying.*

Responding on May 17 to a motion from Cr Jackie Watts calling on councillors to refuse donations from the property, alcohol, gambling and tobacco industries, Lord Mayor Robert Doyle called out Cr Watts' own record.

Implying hypocrisy, Cr Doyle connected Cr Watts to the very industries she suggested councillors should avoid donations from.

"There is an old saying in the law: If you are going to come to equity, come with clean hands," Cr Doyle said.

"Cr Watts was funded in her election campaign by Gary Morgan or, more accurately, Roy Morgan Research. A simple internet search shows you that Roy Morgan Research, Cr Watts' principal financial backer, has a large number of clients in each of those industries."

"On gambling, their website says: Our gambling research sets the industry standard for consumer participation via poker machines, casino tables, wagering, sports betting, lotteries, scratchies and online gambling."

"To the tobacco and alcohol industry, their website says they are an 'invaluable resource for your market review, strategic planning,

advertising market campaign development and management reports."

"A few examples of reports that Roy Morgan has produced: *Roll Your Own - Smokers' Profile, Factory Made Cigarette Smokers' Profile, Alcohol Currency Retail Report, Betters' Profile, Club, Bar, Hotel, Poker Machine Players' Profile.*"

"I've heard Gary Morgan and his CEO personally pitch their services to property developers."

Team Doyle councillors and Cr Ken Ong have excluded themselves from participation many times since the 2012 election after declaring a conflict arising from electoral donations. It has often resulted in loss of quorum. But Cr Doyle argues that this practice, in fact, prevents conflicted councillors from influencing voting outcomes.

"This all goes to conflict of interest," he said. "I'm a little confused about how you can argue that donations influence you when, in fact, they actually exclude you from considerations and voting. They do exactly the opposite, so I don't get that argument."

He said there had been a lot of scrutiny of donations made to his team and he wished

that the team that Cr Watts was part of was similarly scrutinised.

"The Morgan/Elliot Team, which included Cr Watts, and Michael Kennedy, who submitted to us on this matter, all submitted completely different election campaign donation returns," he said.

"Gary Morgan's return shows that his company, (not him personally) donated \$65,588. Cr Watts' return notes a donation from Gary Morgan but doesn't list his company in the correct way and differs from Gary Morgan's description despite adding up to the same amount."

"Michael Kennedy, who was on the same team, declared \$500. John Elliot declared he'd received nothing, despite him being the deputy lord mayoral candidate on that ticket."

On Cr Watts' motion, Cr Doyle said: "I can't support such a confused, muddled approach when the statutory obligations weren't even met by her own ticket."

Cr Arron Wood said he was "riled" that the motion appeared to be directed against Team Doyle councillors.

"I see this as a waged campaign in an

election year of constantly whacking the lord mayor and, indeed, Team Doyle," Cr Wood said.

"It's a vicious campaign that is constantly getting in the way of the real business of council. Week in, week out we have to put up with this crap."

Cr Ken Ong accused Cr Watts of "political posturing". "We have so many of these useless notices of motion," Cr Ong said.

Cr Watts responded: "Goodness me, what a performance."

"I'm bringing this motion in good faith in response to concerns the community has about this unacceptable level of conflict that has occurred on this council."

"All we can do is step up and show some integrity. You accuse me of posturing? I say look at yourselves," she said.

"The hysteria with which this motion has been greeted is a concern in itself."

"Let's just stop the hysteria and vote shall we?"

The motion was lost with councillors Leppert, Oke, Foster and Watts voting for it and councillors Doyle, Louey, Ong, Pinder-Mortimer and Wood voting against it.

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# Locals ripped off by developer bonuses

By Shane Scanlan

*The state government looks set to reward developers who build commercial offices as a “defined community benefit” under new planning rules for Southbank and the CBD.*

The curiously defined community benefit is included in a list of ways to allow developers to build bigger buildings in Southbank.

The government revealed its new CBD planning amendment C270 on April 26. The amendment reduces the allowable floor area ratio to 18:1, down from 24:1 mandated in the current interim controls.

But developers will be able to claw this back by being awarded bonuses for providing “defined community benefits” via a floor area uplift (FAU) scheme.

The government’s prime architects of the FAU scheme, SGS Economics and Planning, reported in February about the benefits of such a scheme.

SGS listed a number of obvious candidate community benefits: libraries, aquatic centres, art galleries, performance spaces, meeting rooms, kindergartens, social housing, open space, etc.

In setting parameters for locally relevant assets, SGS said they should be publicly

owned and should “represent a permanent or long-lived enhancement of local community infrastructure.”

But between February and April the government had added to the list of defined community benefits provision of commercial space as well as architecturally-designed buildings.

Given a choice, what developer would offer the gift of a childcare centre over the opportunity to clean up with high-yielding commercial offices?

No one has been able to say who will judge or how community benefit will be determined, but it appears it will be up to the developer to nominate what it will offer in return for FAU bonuses.

The Property Council says it wasn’t its idea, but it applauds the Planning Minister Richard Wynne for the inclusion of office development on the list.

*Southbank Local News* asked the Minister’s advisers how offices and architecturally

designed buildings ended up on the list but did not receive a response.

Submissions on the C270 amendment closed on May 30, but people will be able to submit to the panel hearing process, which starts on July 11. Mr Wynne is aiming to make the amendment law by September – at the same time as the introduction of a complimentary set of new apartment design standards.

And local residents shouldn’t look to the City of Melbourne for help in this area.

Firstly, the city is yet to fully appreciate that more than 18,000 people live in Southbank and has no meaningful program to deliver badly needed community infrastructure.

When researching for appropriate potential examples of community infrastructure, SGS found council provided a handful for the CBD but nothing for Southbank.

Secondly, council seems more concerned about who makes the decisions rather than how community benefit should be defined.

In a woefully inadequate submission (fewer

than 1000 words, and addressing just three matters), the council outlined its concerns that the FLA uplift bonuses scheme “has the potential for these decisions to be developer driven or with a significant element of developer discretion.”

The paucity of the council’s response was not lost on deputy planning chair Cr Rohan Leppert who told the May 17 Future Melbourne Committee meeting he found it “interesting” that the council was submitting just three pages.

Cr Leppert said: “This is, the single most significant planning scheme amendment that we will be considering in the term of council in terms of its scope and what it will mean in terms of our municipality.”

Planning chair Ken Ong wanted to ensure that small contributions could be pooled to allow for more significant projects.

Questioned by *Southbank Local News*, Cr Ong said he would not consider spending contributions from Southbank or CBD developers in other parts of the municipality.

# OC Network celebrates one year

*In what has been a hugely successful community initiative, the Southbank Owners’ Corporation Network celebrated its first year of operation at Freshwater Place last month.*

While the network originally began in May last year with a mere six Southbank owners’ corporations signed up, it has more than doubled in the space of a year to now include 13 Southbank apartment towers.

Member apartments towers include The Summit, Sentinel, Wrap, Southside, Mainpoint, Yarra Condos, The Guild, Southpoint, Freshwater Place, Tiara, Gallery Tower, Riverside Apartments and Habitat.

Initiated by Southbank Residents Association president Tony Penna, members say that the network has been hugely beneficial for sharing information on issues



Prof. Michael Buxton (top centre) meets with the Southbank Owners’ Corporation Network last month.

relating to security, planning and the local community.

The bi-monthly meetings set no agenda, but

do feature a different guest speaker at each one, which have included the likes of council planning officers, local police and firemen and strata title experts.

Last month’s one year anniversary meeting featured a presentation from RMIT planning academic Michael Buxton, who explained the finer details of the State Government’s recently-announced C270 planning laws to members.

The network will hold its next meeting in August and Southbank Residents Association is urging other OCs to get on board and help to further strengthen the fabric of our growing community.

For more information visit [www.southbankresidents.com.au](http://www.southbankresidents.com.au)

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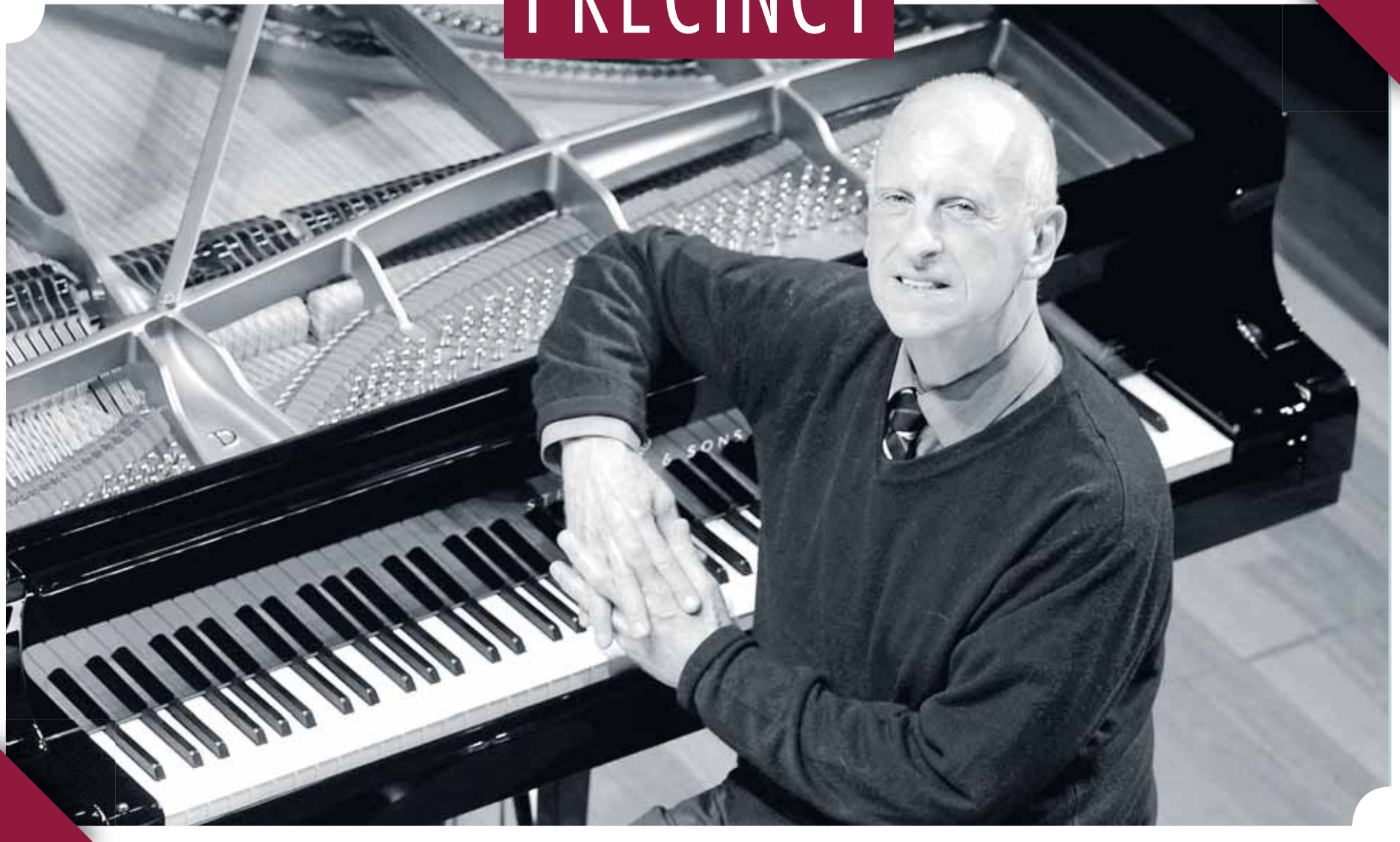
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# THEARTS PRECINCT



## *Pianist Roger Woodward announces Elisabeth Murdoch Hall show*

By Nicholas Li

**W**orld-renowned Australian pianist Roger Woodward returns to Melbourne to perform at the Elisabeth Murdoch Hall on June 23.

Born in Sydney in 1942, Mr Woodward is one of Australia's most cherished exports, leaving the country in 1965 to study in Warsaw.

Based in San Francisco, Mr Woodward has performed with orchestras such as the Leipzig Gewandhaus and the New York, Los Angeles, Israel and China philharmonics. Mr Woodward will be performing pieces by Bach, Beethoven, Debussy and contemporary composer Andrew Batt-Rawden.

In preparing for his tour, Mr Woodward said Melbourne held great significance for him.

"It is the city where I began my career so it's a very special place for me," he said.

Winning the Commonwealth Vocal and Instrumental Competition in 1964 at the Melbourne Town Hall was the moment that kick-started his career and life overseas.

Mr Woodward said returning and performing for Australian audiences was a unique experience comparable to performing for those in Europe or the United States.

"It's special because I'm from there and walking among Australians, feeling Australian and being with Australians is always very special for the two million of us who work and live abroad," he said.

"When we come to our native land it's always an incredibly moving experience. I can't describe it, it's an overwhelming experience for me."

Mr Woodward said he left Australia at a time when opportunities to make a career out of classical music were even more limited than they were now.

"I wanted to continue my studies. It was a time when you had to go somewhere else," he said.

"We thought we had to leave to achieve anything. I went to Poland in the middle of the Cold War and from there I went to London."

"I think we're over this now. Australians really know they've got wonderful musicians. The distance doesn't exist anymore, Australia is so cosmopolitan and busy in every way

artistically."

Despite reaching the pinnacle of classical music, Mr Woodward said his passion for his craft was as strong as ever.

"The privilege of making music, especially with colleagues, is the thing that is most important. The actual creating of the sound on a deep and meaningful level - this is what's important to create a beautiful sound," he said.

"The physics and the chemistry it ignites. There's a spark and something happens. The performer's contact with the audience is something inspirational."

Despite his love for classical pieces, Mr Woodward said he had always placed great importance on performing and promoting contemporary works.

"I've always worked very closely with composers and I've been very grateful for that. There are some magnificent young composers in Australia at the moment," he said.

"Without integrating recent music into your repertoire your art will be neglected."

Roger Woodward plays Elisabeth Murdoch Hall June 23. For tickets and more information visit [www.melbournerecital.com.au](http://www.melbournerecital.com.au)

# Jazz festival heats up

Mid-season review by Sean Car

*Southbank's Melbourne Recital Centre absolutely lit up over the opening weekend of the Melbourne International Jazz Festival.*

The festival's grand unveiling came on Friday, June 3 with the legendary Gary Bartz Quartet, which simply had listeners mesmerised for more than an hour of blistering and uninterrupted jazz.

Having shared the stage with the likes of Miles Davis, Art Blakey and Pharaoh Sanders just to name a few, the saxophone of Gary Bartz is something magical to behold – pure and pitch-perfect.

At the beginning of his set he announced to the audience: "We're going to start playing, and once we start we're not going to stop ..." That was fine with us Gary!

And from there on in it was a non-stop scintillating display of John Coltrane-inspired virtuosic jams! It was so good your mind was often left trailing off as the music swept through you like an ocean tide.

But of course to create such a wave, it takes a quartet.

Melbourne's very own Barney McAll, who Gary Bartz first met at Bennetts Lane, has to be one of the best pianists I've ever seen. His regular solos drew raptures of applause from the spellbound audience.

Drummer Greg Bandy stunned listeners with some lighting drum speeds, while bassist James King kept the rhythm bopping on the double bass.

It was nothing short of a privilege to witness such talent. This really was a show for jazz purists and it certainly didn't disappoint.

Festival director Michael Tortoni said this year's festival was a celebration of the ongoing evolution of jazz – the genre's ability to constantly adapt and stay relevant.

He said his approach to arranging this year's festival was all about capturing a moment in time and nothing reflected this notion more accurately than the main event on Saturday,



Gary Bartz (left) and Robert Glasper (right) perform during the opening weekend of the Melbourne International Jazz Festival.

June 4 – again, at the Melbourne Recital Centre.

Enter the Robert Glasper Trio. Anyone who's followed Glasper's music for a long time might normally associate the influential American artist, producer and collaborator with hip-hop and R&B. He's played alongside a host of legends from Herbie Hancock through to Kendrick Lamar.

However, with his trio, the prodigiously talented pianist is with his roots. Long-term friends and collaborators Vicente Archer (bass) and Damion Reid (drums) reunited

to bring the audience a smooth and soulful taste of jazz.

To complement the music, Glasper was as fun, charismatic and engaging as they come. His 10-minute medley of famous piano riffs, broken up by unpredictably-timed, split-second key jams tested his drummer's reactions and had the crowd in stitches. He certainly wasn't afraid to stop for a chat with the audience either.

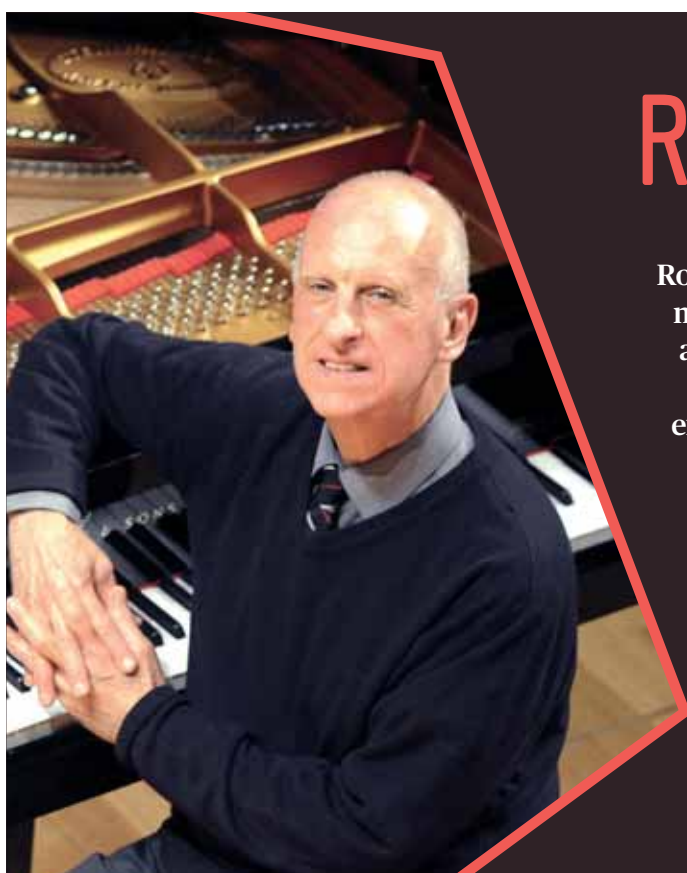
More importantly, in Glasper's trio, listeners found a resounding sense of versatility in the

narrative of the music. One minute it was fast and scintillating, the next it was slow and moving.

It capped off an epic opening to this year's Jazz Festival. The best thing is, there's still A LOT more to come.

Whether you want to experience Southbank's Arts Precinct or one of the CBD's classic jazz venues such as Bennetts Lane, there is something for everyone.

To check out what else is in store or to book tickets head to [melbournejazz.com](http://melbournejazz.com).



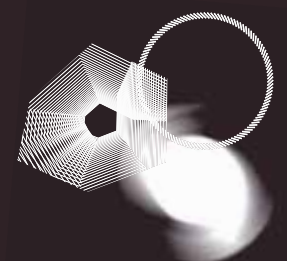
## ROGER WOODWARD

Roger Woodward AC OBE is one of Australia's most revered musicians. Following the release of his definitive musical autobiography *Beyond Black and White: My Life in Music* in 2014, Woodward returns to the concert stage in an exclusive recital to perform works by composers close to his heart: Debussy, Beethoven and Bach.

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# A fragmented lens

Elli Bardas's exploration into the artistic realms of photography has been one of both discovery and enlightenment.

Currently in her third year of a part-time advanced diploma, she said the experience had so far been valuable in helping her to realise that harnessing the creative elements of photography was all about perspective.

"I love that we're being taught how to see but then I love that if the two of us went to shoot the same thing it would be a totally different photo because you have a different idea."

"I heard this guy talking about life being a shared experience but our perspectives fragment that and I thought that was actually really profound."

While having spent much of her adult life on a number of philanthropic boards and working as a full-time mum, she said learning more about photography had always been on her radar.

And while entering the course with an open mind to all professional avenues, she said she had quickly realised the path she was most interested in pursuing.

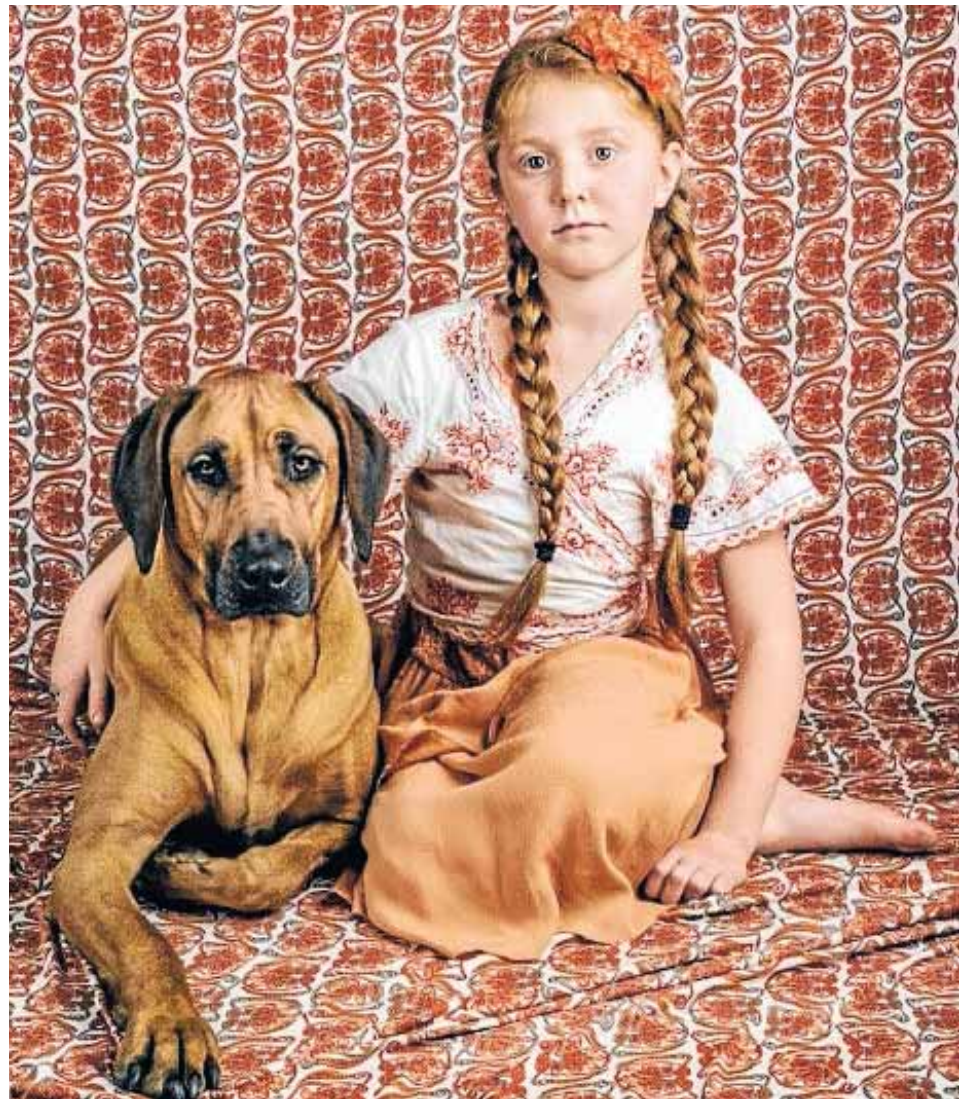
"I definitely want to go in an artistic direction," she said. "I'm definitely not interested in commercial photography and in photojournalism you have to be too quick and I don't think I'm that quick."

"I spend a lot of time looking at different art and ideas and I studied art in year 12 so I at least have a fundamental knowledge and have always continued to look and learn."

Elli said much of her work at Photography Studies College (PSC) had been inspired by British artist David Hockney, as well as a former Polish student who she found online.

The latter's influence had a profound impact on a series of camouflage portraits she completed last year, one of which earned her the Australian Centre for Contemporary Photography's 2015 Excellence in Colour.

She described her award-winning entry, capturing her daughter with a similarly coloured dog, as artistic portraiture.



"A friend of mine had a portrait in her house from a famous photographer and it had her daughter in it and I just never understood why she did that but all of a sudden I went oh it's actually a piece of art!" she said.

"I wish people could have portraits that are more artistic than smiley happy families and that are personalised. So I've been commissioned to do a few since then and that's been really fun."

While she continues to hone her skills, she said she was constantly amazed by just how much one could do with photography.

More importantly, she said that, until undertaking a course at PSC, she had never realised that studying was something that could be enjoyed.

"When I left school and people went on to study I couldn't understand why they went on to study. I actually had no idea. I thought that you endured a course," she said.

"All of a sudden I went 'oh it's not for the teacher I'm actually learning it for myself,' so that's been huge realising that people study because they actually like it!"



ELLI BARDAS



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IMAGES (L-R): Matthew Molloy, Ian Kemp, John Carruthers



### KATRIN KOENNING IN CONVERSATION

**June 10 - Photography Studies College**  
 Katrin Koenning in conversation with Pippa Milne: The discussion will cover Katrin Koenning's current series 'The Crossing' and her broader practice, as well as Pippa Milne's curatorial process that led to the group exhibition 'CCP Declares: On the Social Contract', which opened Thursday May 26.  
[www.psc.edu.au](http://www.psc.edu.au)



### EDDIE PALMIERI LATIN JAZZ SEPTET

**June 10 - Hamer Hall**  
 The Melbourne International Jazz Festival presents a living legend renowned for his electrifying performances. Eddie Palmieri is a titan of Latin jazz. Skilfully fusing the rhythms of his Puerto Rican heritage with the complexity of his jazz influences, Palmieri has been blazing new paths for nearly six decades.  
[www.melbournejazz.com](http://www.melbournejazz.com)



### SWAN LAKE

**Running until June 18 - State Theatre**  
 From the first yearning bars of Tchaikovsky's score, Swan Lake beckons you to another world. With its bewitched Swan Queen, its doomed Prince, its glittering villainess and its drifts of white tutus, this is the ultimate night at the ballet  
[www.australianballet.com.au](http://www.australianballet.com.au)



### STREET REQUIEM

**June 12 - Melbourne Recital Centre**  
 As part of the Melbourne International Singers Festival, the concert features the world premiere of the expanded award-winning 'Street Requiem' in memory of those who have died on the street. *Street Requiem* aims to bring a sense of peace, remembrance and hope to many communities struggling to come to terms with street violence and a loss of safety on our streets.  
[www.melbournerecital.com.au](http://www.melbournerecital.com.au)

### THE GRAND TOUR: CITIES SHAPED BY ART

**June 20 - ACCA**  
 Professor Rob Adams AM, director city design and projects at the City of Melbourne, is a champion of both the arts and environmental sustainability. Join him for a unique tour of our own city focusing on what makes Melbourne special now and into the future.  
[www.accaonline.org.au](http://www.accaonline.org.au)

### DOUBLE INDEMNITY

**Running until July 2 - Playhouse**  
 One of the greatest crime novels of our time is given a brilliant stage adaptation by Tom Holloway with direction from Sam Strong. The LA sunshine throws plenty of dark shadows in James M Cain's sensational thriller novels of the thirties and forties, of which this steamy tale of murder and desire is the undoubted masterpiece.  
[www.mtc.com.au](http://www.mtc.com.au)

### HENRY TALBOT

**Running until August 21 - NGV Australia**  
 Melbourne and 1960s fashion are the starring subjects of more than 80 striking never-seen-before photographs by fashion photographer Henry Talbot which feature in this exhibition from the NGV Collection.  
[www.ngv.vic.gov.au](http://www.ngv.vic.gov.au)

### STAGE PRESENCE

**Running until Sep 4 - Gallery 1**  
 This collection is home to the nation's largest and most comprehensive performance design corpus. The creative process is brought to life through concept sketches, research files, set models, finished designs and carefully annotated technical drawings, which illuminate the story of performance design in Australia.  
[www.artscentremelbourne.com.au](http://www.artscentremelbourne.com.au)



### SKYLIGHT

**June 18 - July 23 - The Summer**  
 A few years ago, Kyra broke off her relationship with a wealthy married man, and settled for a tougher life as a teacher in a disadvantaged school. But is it idealism that drives her, or her need for penance? When her former lover Tom tracks her down to her cold London flat to rekindle their relationship, she must decide if she could ever again be the person she once was.  
[www.mtc.com.au](http://www.mtc.com.au)



### SUYEON KANG AND STEPHEN DE PLEDGE

**June 28 - Melbourne Recital Centre**  
 Musica Viva is proud to present rising star of the violin Suyeon Kang in recital with renowned NZ pianist Stephen de Pledge, presenting a stunning program of music by Bloch and Bartok. Complimentary tea, coffee and cakes served from 10am.  
[www.musicaviva.com.au](http://www.musicaviva.com.au)



### THE EVENTS

**June 21 - July 10 - Merlyn Theatre**  
 The Events tackles the most difficult question to answer in the aftermath of a massacre: why? When a gun-toting teenager, consumed by thoughts of cultural purity, targets a vicar's choir, she becomes obsessed with trying to understand him and his actions. Could he have been stopped?  
[www.malthousetheatre.com.au](http://www.malthousetheatre.com.au)



### THE RISE OF DOCUMENTARY PHOTOGRAPHY

**June 23 - Photography Studies College**  
 In an age when anyone can be a journalist by snapping a photo and sharing it in the public media, how do photojournalists differentiate? Alex Gilad and Danny are in Australia as guests of Partnership2gether Australia: a division of the Jewish agency, which aims to create meaningful engagement between Israelis living in Arava and Jews living in Australia. Come hear their story.  
[www.psc.edu.au](http://www.psc.edu.au)

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# Arts Precinct takes a hit

By Nicholas Li

**Local Southbank arts institutions are up in arms after the Federal Government revealed it would be cutting funding to the industry in last month's budget.**

In its four year funding arrangements, the Australia Council announced it would cut \$2 million of funding to Victorian institutions.

The Confederation of Australian State Theatre Companies (CAST) says cuts would have a severe impact on the creative sector.

CAST includes Southbank-based members Melbourne Theatre Company (MTC) and the Malthouse Theatre.

"It is virtually certain that a number of the key organisations defunded today won't survive," CAST said in a statement.

"Funding cuts at any level of the arts sector have a dramatic flow on effect throughout the industry - from independent artists to the major performing arts companies."

The Victorian Minister for Creative Industries and local MLA, Martin Foley, said the cuts would put jobs at risk.

"Malcolm Turnbull's cuts are no different to Tony Abbott's. He has delivered savage funding cuts that will undermine creative organisations, audiences and jobs," he said.

The Federal Member for Melbourne Ports, Michael Danby, said politicians should not determine arts funding.

"These decisions should be made by people's peers not by politicians. It shouldn't be the right of George Brandis sitting in Canberra to cut funding to a theatre and give it to some gallery that a mate of his is running in Queensland," he said.

"There's some gallery in Queensland that no one's ever heard of that got \$450,000 from this fund."



# No damp appetites!

**The Southbank community barbecue at Boyd wasn't inundated by wet weather on Thursday, May 19, but rather by an influx of hungry locals!**

Despite the inclement weather, more than 100 attended the event as Southbank Rotarian's whipped out the umbrellas and the tongs for the local community.

In what was the second successive community initiative following last month's hugely successful Southbank Trivia Night, the event was another reminder just how much locals enjoy opportunities to engage with one and other.

# Co-working space launched

By Nicholas Li

**Federal Greens deputy leader Adam Bandt and State Minister for Small Business, Innovation and Trade Philip Dalidakis helped launch a new co-working space on Dorcas St last month.**

The Dimension5 co-working space provides all the know-how and resources of a large big business office for local entrepreneurs looking to start their own small business.

A joint collaboration between local businesses Creative Universe and Dimension Data, the aim of the initiative is to facilitate an exchange of ideas between businesses, entrepreneurs and start-ups.

Dimension5 community manager Peter Kamper said the future of the economy was being increasingly driven by small businesses.

"Co-working spaces are actually the future of working particularly with the rise of small businesses. You've got the large businesses that are increasingly unstable given the nature of the economy, which has seen collapses of entire industries," he said.

"As we've seen over the last five to 10 years you're going to continue to see a dramatic rise in these spaces."

Mr Kamper said Dimension5 would facilitate those who were unable to access traditional office space.

"We have the environment to be able to



Left to right: Federal Member for Melbourne Adam Bandt, Chair of Australian Israeli Chamber of Commerce Leon Kempler, Dimension Data CEO Rodd Cunico, Creative Universe founder Tania de Jong AM and the Victorian Minister for Small Business, Innovation and Trade, Philip Dalidakis.

encourage that and we're actively making links with the social enterprise communities to let them know that we're able to serve that community," he said.

Dimension Data Australia CEO Rodd Cunico said Dimension5 would be at the centre of a nationwide shift to startups.

"Australia is rapidly shifting away from its reliance on resources and manufacturing, and, as the Federal Government has identified in its \$1.1 billion Innovation and Science Agenda, it will be smart ideas that

create business growth, local jobs and global success," he said.

The team at Dimension5 invites local residents to make use of the community co-working space.

It is also currently offering five scholarships, which provide winning applicants with a year's worth of free use of its networking space. Applications close June 30.

To apply or for more information visit [www.creativeuniverse.com.au](http://www.creativeuniverse.com.au)

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## OWNERS CORPORATION LAW

With Tom Bacon

# A box of chocolates

*Owners' corporation committees are like a box of chocolates – you never know what you're going to get.*

In the major newspapers, there seems to be a negative news story almost every day about the oversupply of apartments in Melbourne, or reasons why the capital values and rents for apartments will continue to fall, or the myriad of reasons why the banks won't issue mortgages for apartments in certain suburbs.

While I'm sure all of these articles and reports are most likely spot on, I'd like to point out that, for a growing number of persons, the decision to purchase an apartment is not simply an investment or a speculation.

For a growing slice of the market, people are buying themselves a home. A home for them to live in, and a home to raise a family in, or a home to escape family if downsizing, retiring or moving in from the suburbs.

Owner-occupier rates through the Melbourne area are growing. While investors and "rent-vesters" still comprise the majority of purchasers in the apartment market, anecdotally I am seeing a large increase in the number of owners that simply wish to live and reside in their apartment, and enjoy the convenience and functionality of a life in the city.

And this growing population of owners expect and demand certain things and have high expectations – things such as a spotlessly clean and striking lobby and common property area, an engaging and deeply positive and personal relationship with their building manager and concierge, higher quality security systems, regular communications with their committee

and frequent upgrades to the common property. And they're willing to pay for it too. But this is going to lead to a divergence with the investors and rent-vesters (especially in a declining market).

The annual budgets and the quarterly fees are only going to trend upwards, while the capital values and rental yields may trend downwards slightly or remain static. There are rough seas ahead for many owners' corporations to pilot in the next two to three years.

In my view, the optimum way to traverse the storms will be to appoint wise and experienced managers with good budgeting and financial acumen, ensure that committees are stable and to seek out committee members with a range of skills. The best committees have a mix of young and old, private sector and public sector working experience, men and women alike.

Committees will need to balance the needs of the investors to keep the annual fees and levies static, while meeting the needs of the owner-occupiers who desire personalised service and rigorous maintenance and upgrade of common property areas.

The buildings that are better at doing this will enhance their reputations and preserve and increase the value of their apartments, while the others will dwindle and fall behind. The gauntlet has been laid down. Sink or swim.



with Tom Hoffmann

*The alarm goes off. I look at the phone. To snooze or not to snooze? Not to snooze. It's now or never. Come on, get the running gear on and get out the door!*

I usually don't mind the before dawn dash, but this particular morning it was hard to get out of bed. It was the first really cold morning of the year, but I was determined to go for my run. Motivation is a fickle friend, as they say. What you need is discipline!

As I closed the front door behind me, I realised that this morning was a bit colder than usual. I remember thinking that in shorts and a t-shirt I was probably a little under-dressed, but there was no turning back now. Off I went, powering through a cloud of my own breath.

About one kilometre into the ordeal my fingers started to sting and then ache. A minute later I was having trouble bending them. This wasn't good. In the heat of a cold moment, I made the only decision a tough Aussie bloke could make – to turn back. I did feel like a bit of a wuss, but hey, who's going to know, right?

Lying in bed that night, knowing that the forecast for the following morning was just as cold, if not colder, than the one that had beaten me, I made plans.

I need gloves! The problem is that I don't own any gloves. I know, I'll wear an old pair of socks over my hands, that'll do the trick!

The alarm went off. Again, not to snooze it was. Out the door, this time wearing two pairs of socks. Who's going to know? It's pitch black anyway!

It did the trick, I managed to complete my

morning exercise this time.

Should I feel ashamed for needing some makeshift gloves? I don't think so. In every aspect of life, we're going to experience times of darkness and moments when we're left out in the cold. There's no shame in needing a warm scarf or a pair of gloves to get through.

Everyone lives through the occasional chilly season and some even suffer through an ice age. But the winters of human existence need not be ones solely of discontent. Even when the wind-chill factor leaves us shivering we can take comfort in knowing that there is one who is always there to wrap a scarf around us. There is one who will walk with us as we lean into whatever icy blasts are thrown our way.

In the famous 23rd psalm we hear of the good shepherd who is with his sheep even as they walk through the valley of the shadow of death. This good shepherd doesn't promise to build a bridge over the dark valleys of life, but he does promise to be with us – to be those makeshift gloves that get us through the tough times, even though the world might laugh at us.

There is no shame in needing to rug up. Needing a spiritual shepherd doesn't mean you're a lesser creature or deluded, as Richard Dawkins might say. We all need something to get us out the door on a cold morning. For me, it's Jesus.



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# DOCK 37

BAR AND KITCHEN



## SOUTHBANK RESIDENTS ASSOCIATION WITH TONY PENNA

*We're almost mid-way through the year, and this month we have had some good progress.*

As mentioned here last month, I was invited to an information session for the widening of the Swan Street Bridge. Our committee treasurer, Arji Fry, attended and, as a motorist herself, she reported that it is indeed a very exciting project and a lot of thought has gone into the design to ensure cyclists and pedestrians are not overlooked at the expense of motorists.

We are so happy with the project that we have invited VicRoads to hold an information session exclusively for the residents of Southbank, hosted by Southbank Residents Association (SRA). If you're also interested to know more about this project, please join us at the Malthouse Theatre on Sturt St on Wednesday, June 15 at 6pm.

Southbank Owners' Corporation Network (SOCN), which is convened by Southbank Residents Association, turns one this month. So happy birthday to this extremely engaged and active group of OC chair people.

This month they considered the C270 Amendment to the planning scheme, announced late last month. We were very fortunate to have Prof Michael Buxton, a leading urban design voice, speak to our group to assist us with better understanding the potential impact and implications of this amendment before making our submission.

Subsequently we have been selected to present to the panel and elaborate on our concerns further. We are most grateful the Planning Minister's Department has extended this invitation to our community group.

The biggest news was the announcement that the City of Melbourne has withdrawn the planning permit/rights from Mackie Group for the residential tower that was to be built on the Boyd park site.

We argued from the onset that the entirety of this block should have been converted to open space, preferably green space in the form of a park.

With current Southbank open space sitting at 2.5sqm/resident when the city's own goal is 20sqm per resident, we are clearly falling far short.

We believe it is a no-brainer that the entirety of this space should be left for the public, especially in that immensely dense part of Southbank where green space is almost non-existent without a 15 minute minimum walk.

We assume council feels obligated to sell that one third of the block to fund the investment that has already been made to the Boyd site, and also the investment that needs to be made to create the park on the remainder of the site.

While this has merit, I don't recall council selling off parts of Docklands to fund the \$22 million state-of-the-art library - which is about four to five times larger than our Boyd facilities - for their 8000 resident population versus our 15,000 and projected to be 25,000 in the not too distant future.

It just doesn't add up to me! So what is going to happen with the site now you ask? Well I'm not entirely sure, but I believe council will probably put the development back to public tender to find an alternative developer.

We as a community need to send a very strong and clear message to council that developing this site for more residential accommodation is not acceptable. We need a park! You can help us by signing our petition.

Our committee has been busy scrutinising the budget and is pleased with a number of the investments and initiatives for the coming financial year. However, what stood out to me is that there had been no allocation for the City Rd upgrade.

We have made a submission to council on the budget and have asked whether Southbank is going to have to wait another year before these works get underway. I am also going to be quite vocal about it because

I feel that once again Southbank has been forgotten.

While on the subject of being forgotten, in October 2014 SRA made a submission objecting to an atrocious development on 248-250 Sturt St.

Thankfully this application was subsequently rejected by the Minister and referred to VCAT by the developer. We have been following this application closely and recently learned that there was some confidential negotiations behind the scenes and an agreement reached with the City of Melbourne and a planning permit issued (by the City of Melbourne).

We, the residents of Southbank, rely on Council's Future Melbourne Committee to not only inform residents of planning considerations but it's also our forum to have a say since State Government legislation deprives us notice rights.

I am appalled that council didn't send this application back to Future Melbourne Committee so we can have a further say and I must add that what I have seen in the approval has holes all through it - shame on this council!

If you feel strongly about your neighbourhood or the need to retain the entirety of the Boyd site for open space, then join with us and show your support by becoming a member of Southbank Residents Association and keep abreast of what is happening in our neighbourhood. You can also sign our Change.org petition at [chn.ge/1X6pfQn](http://chn.ge/1X6pfQn).

*Tony Penna*

President

## PET'S CORNER



### A home dog

*Four-year-old golden retriever Mika is described as being somewhat of a goof and a couch potato.*

According to his owner Uli, Mika loves his Southbank home so much so that he has reserved his own permanent place on the couch.

"He's goofy as hell and gentle as hell but he likes to act like a bit of a tough dog sometimes but he couldn't hurt a fly," he said.

"He loves the apartment lifestyle and he's definitely a home dog. He doesn't have a lot of energy so he just likes to chill and watch people."

Uli said Mika also loved going for walks and sitting underneath his favourite tree during the summer at Boyd Park.





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**ANTHONY JAMES, STUDENT**

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**CHRIS FARANDA, SALES CONSULTANT**

*Education. We need more specific life skills education in high schools, rather than things that aren't applicable in the real world.*



**CAITLIN PHARREL, STUDENT**

*I would like more investment in green energy, as well as the end of indefinite detention of asylum seekers.*



**JOSHUA SWIFT, BRITISH TOURIST**

*More investment in protecting the Great Barrier Reef from coral bleaching. 30 per cent has been destroyed.*



**ROSE ZABELL, STUDENT**

*I would like to see a ban on single use plastic bags.*

## Question:

**What issues are you most concerned about this federal election?**

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## DO IT YOURSELF with KATHLEEN TOOHEY

Haymes PaintRight Southbank

# Renters tip

*Like myself, many of you are renters so painting rooms isn't exactly a regular event. However, from time to time an incident may occur that results in a minor damage to paintwork, be it a small hole, some scratches or peeling paint.*

So I am going to explain the best possible procedure to get that damage fixed without having to paint a whole wall, saving you precious time and money.

First thing to do is sort out the colour. Have a look around your apartment or house, in particular laundry cupboards or the garage for any tins of paint that might be lying around, they will have the colour name written on it, making your job much easier.

If you cannot find anything, you will need to try and scrap off a small section of paint to be matched at your local paint store. A flat, clean sample roughly the size of a 10 cent piece or larger is required, if you can't use what has already come off, use a Stanley

knife to cut something away. Once you have found your colour, or had a sample matched, it is time to complete the job.

You will require: a sample pot of paint (this will do fine for patching up as they come in a low sheen finish); undercoat; 120 grit sandpaper; appropriate filler; filling blade or scraper; nook and cranny roller; and frame.

Firstly, the damage needs to be cleaned up (warm water will do). Remove any dust or plaster that is hanging around. Sand smooth any edges that have been created also.

Apply the filler using the filling blade or scraper, ensure the hole or crack is suitably filled and smoothed over as best as possible. The type of filler required will depend on

what exactly is being filled, fine cracks, holes etc. Your local paint expert will be able to assist here. Using a filling blade, patch up the damage and smooth over. Once dry, sand.

It's then important to apply one coat of undercoat to any patched areas. Fillers can be quite thirsty and soak up too much of the top coat and affect the colour. Haymes Paint has a great prep coat range to help here. Once the undercoat is dry, give a light sand.

Lastly, apply two coats of paint in the matching colour. I would recommend using a 100mm fabric or microfibre roller. This will provide an appropriate stipple (texture) to match the wall. A light sand in between coats and you are all done!



## HEALTH & WELLBEING

with Justin Moran

Just In Time Personal Training

# Understanding your "why"

*Many people seem to go through phases of motivation and subsequent periods of regular exercise but cannot seem to make it a life-long habit.*

How many people do you know that join a gym, last a few weeks and drop off? Perhaps you are one of these people? A major reason that people go through these cycles is that they have rather shallow reasons for getting started. For example, "I want to look good for my wedding", or "I need to look great in my bikini for summer".

Whilst these are goals, they are not bigger picture goals and so when all is said and done, the majority of such people revert back to inactivity and/or poor eating habits. What I urge you to do is to actually drill down hard on your "why" when it comes to exercise and eating and try and find the real reason that you feel the need to get healthy.

This will help you find the focus that you are looking for and allow you to work towards this. For me, my "why" is to feel fit and energised to be active with my kids, maximise the way I feel about myself on a daily basis and to be able to train and play football weekly. Weight is not a major factor and I know that muscle weighs more than fat

and the number (kgs) has no relation to the aforementioned "why" for me.

I urge you to find your "why?" and then continually remind yourself that this is what you are working toward. This will give you a consistent approach and longer-term focus.

### See a dietitian or nutritionist

A lot of people when wanting to make a change because they are unhappy with their current weight, fitness level, diet or how they fit and feel in their clothes often turn to a "quick-fix" and decide to turn to a current diet trend (paleo, LCHF, etc), suddenly cut out all carbs or eliminate sugar.

Some turn to unhelpful and unsustainable supplements but most of these methods involve restriction and/or elimination of food types and groups. They are a negative and unsustainable way of life.

What I would suggest is to go and see a qualified and reputable dietitian or nutritionist (not health coach or anyone that includes supplements for their own financial

gain in their advice or eating plan) for one to three sessions and have scientific and practical advice, education and guidance that is specific to you and your goals.

### Add a positive to your daily routine

One positive way to help make a habit and set you up for continual and habitual change is to try and identify something little that will benefit you longer-term and pick just one positive that you can add to your daily life.

A couple of examples of this would be to (if you don't already) eat an apple a day for one month? Perhaps go for a 5-10 minute walk EVERY day for a month.

They may seem little or insignificant but over time the challenge should inspire you for more! You may do both which may then spin off to a 20-minute daily walk and a banana as well as the apple. Add a positive to your daily routine!

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

## Interested in joining a **new choir**?

Mark Holden and Dr. Jonathon Welch invite you to join a new choir at the Rotary Club of Southbank.



Mark Holden



Dr. Jonathon Welch



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If interested send an enquiry to [meetings@rotary.to](mailto:meetings@rotary.to)

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We Live Here

# New laws show Spring St is out of touch

*New laws for short-stay apartments being introduced into State Parliament show that the government is totally out of touch with residents and all that the We Live Here movement is fighting for.*

The legislation has come out of the blue, with no consultation and effectively opens the door to short-term lets in Victoria. It also comes just days after the conclusion of the Watergate Supreme Court appeal against a VCAT decision that ruled the OC did not have the power to make rules about the use of lots.

The judge reserved his decision citing that "it was a significant case", so one wonders why the Andrews Government has proceeded with such undue haste, and without waiting for the decision.

In our view, it is a total capitulation to the tourism lobby. The government has lost a golden opportunity to put Melbourne on the map alongside San Francisco, New York, Los Angeles, Berlin, London, Paris and other world cities by coming down hard on the short-term stay industry but instead chose to invite them in with open arms.

We will keep you up to date with further developments. In the meantime you can read the Ministers for Consumer Affairs Media Release and the response from We Live Here on our website at [www.welivehere.net](http://www.welivehere.net)

## Change.org petition

Our petition is now live. We need as many people as possible to sign it so that the government understands that short-term letting in residential buildings is an issue affecting many residents and our community at large. Remember every person can sign, not just you representing your apartment, family or building.

Please sign the petition now and encourage your friends, family, workmates and neighbours to also sign. [www.welivehere.net](http://www.welivehere.net)

## Meet the council forum

Though it was disappointing to have the Lord Mayor Robert Doyle cancel his attendance just hours prior to the start, we feel that the May 9 forum for residents to meet with the council was a worthwhile evening with more than 75 people attending.

We were fortunate to have councillors Richard Foster, Jackie Watts, Ken Ong and Cathy Oke attend as our very lively panel. They obviously enjoyed having the opportunity to genuinely engage with

residents and Michael Kennedy was a very able moderator.

- The panel was asked to respond to and discuss a number of questions sent to them before the meeting. These included:
  - What do the council see as the role of residents in the City of Melbourne, and how may they become more involved?
  - How much weight is given to the views of residents compared with businesses, workers and visitors?
  - How can more residents be encouraged to nominate for council?
  - What steps are being taken to ensure that residents as well as businesses are on the electoral roll?
  - At the last election businesses were granted two votes and residents one vote. Is this fair and should it continue?
  - To ensure a level playing field for all voters do you believe attendance voting should be reintroduced as an option to the exclusive postal voting introduced in 2012. If not, what steps should be taken to prevent voters whose ballot papers do not arrive on time from being disenfranchised?
  - Consumer Affairs, local council and owners' corporations. Who should be responsible for dealing with short-term letting in residential buildings?
  - A question and answer session followed and some lively discussion ensued. Some of the important issues raised on the night included.
    - Lack of tram access for disabled persons or those with prams;
    - Lack of public toilet facilities;
    - Developer contributions; and
    - Managing and supporting the homeless crisis.

As we approach the upcoming election it was great to see these four councillors give their time to meet with the residents they represent and to answer questions and understand their issues. Ring and

write to your council members telling them of the issues that concern you. As Cr Watts said: if you don't like something a councillor says, "tell them".

A video of the night is available to view on our website at [www.welivehere.net](http://www.welivehere.net)

and on YouTube at: [www.youtube.com/watch?v=hitZqir8gFk](http://www.youtube.com/watch?v=hitZqir8gFk)

## Stand for council

Local government elections will be held on October 22. If you're interested in nominating for the Melbourne City Council there will be an information night held at the Town Hall administration building on Monday, May 30 from 6pm to 8pm. More information is available from [www.standforcouncil.com.au](http://www.standforcouncil.com.au)

Our growing inner city community needs more representation from residents with the time and passion to have our unique issues heard. Currently businesses within the City of Melbourne have two to one voting rights over residents, despite annual increases of 6500 to the residential population. So make sure you are enrolled and eligible to vote and ensure a greater proportion of residents are elected to council for the next four years.

## Us being heard

We Live Here continues to grow and be a platform for residents' voices. An example of being heard is our recently-received invitation to meet with Consumer Affairs Victoria for an opportunity to discuss our submissions to their review of the Owners Corporation Act 2006.

The We Live Here submission is available on our website at [www.welive.net](http://www.welive.net)

## Feedback

Please continue to send us your feedback and tell us of the issues that are important to you. We'd also be particularly interested to hear your ideas for future forum topics.



[www.welivehere.net](http://www.welivehere.net)  
emails to [campaign@welivehere.net](mailto:campaign@welivehere.net)



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# A local through and through

*As a Southbank resident of more than 10 years, Arji Fry has witnessed the suburb mature rapidly around her since first moving into her City Rd apartment.*

"Well I had a view!" Arji said. "I had a fabulous view all the way to Williams St and I could see the river and even the PwC building wasn't there so it's all built up around me quite quickly," she said.

"I didn't buy this apartment for the view I bought it for the location and I still love the location. I wish we had more of a street life but it's coming!"

Egyptian born, Arji immigrated to Australia in the 1960s with her parents and was schooled here in Melbourne.

Having returned home from living in Asia for 12 years in 2004, Arji said she originally bought her apartment at The Summit solely for investment purposes before falling in love with it and staying.

She said while she loved the inner-city lifestyle of being able to walk anywhere from South Melbourne market to the Toff in Town for live music, the one thing lacking was a place to take her best friend, pet Coco, for a walk.

"The only thing that annoys me is that we just don't have a park where I can take Coco and for her to be able to have a run I have to drive to either Faulkner Park or Gasworks and that's disappointing," she said.

"That's why I'm hoping something will happen with Boyd. I'd love to see Boyd turned into a full park and I'd like to see some barbecues there."

It's that yearning for more local services and activation, which has led to Arji's involvement in many community groups.

Not only is she the chair of The Summit's owners' corporation, but she is also treasurer of Southbank Residents' Association.

She said that, since joining, Southbank's voice under the leadership of the group's president Tony Penna was constantly getting louder.

"We need a voice and he's the perfect person," she said. "He's got the passion, he's got the intellect and somehow he's got the time so we just need to support him as much as possible."

"People just need to join and just give us that



kind of support because the more numbers we have the more we'll be listened to. The growth of the organisation has definitely made an impact absolutely."

Having also previously worked for prominent Southbank developer Central Equity, Arji has operated her own successful short-stay accommodation business in the area for several years.

She said the response to short-stay guests in Southbank was like "chalk and cheese" compared with the troubles experienced with our neighbours in Docklands.

"It's been real success for me and if you look at my feedback it's how good an operator you are and you're not going to succeed if you're not a good operator anyway," she said.

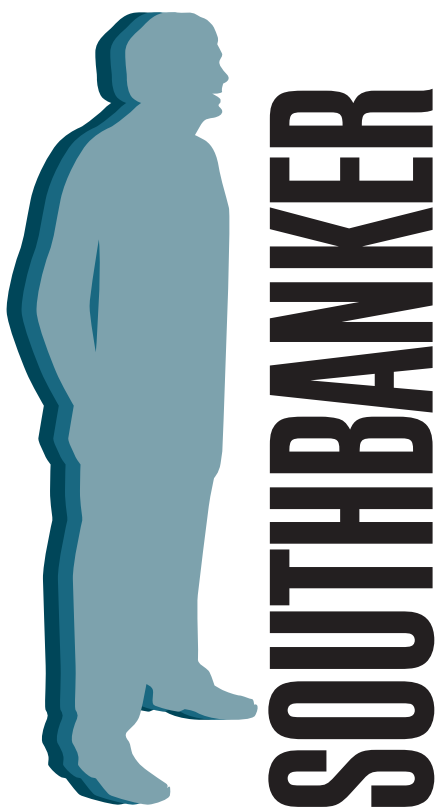
"I have so much repeat business so it works for me. I have never, ever had a problem!"

She said joining Southbank Residents' Association and being involved with the Southbank Owners' Corporation Network had been a great way of networking with residents and operators in other buildings.

More importantly, she said events such as the recent Southbank Trivia Night at Boyd, which the association was largely responsible for helping organise, had helped her realise just how big the Southbank community was.

"I've been totally surprised by the size of this community," she said. "For the trivia I thought we might get 30 or 40 people and we were turning people away. We need to do it more often."

"We're not going anywhere I love Southbank, why would I go? Where would I go!"



Profile by Sean Car

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## Businesses in Southbank



Emma Cholakians of Affinity Allied Health Clinic.

## A holistic approach to health

*The Southbank Family Medical Centre continues to extend its community health services with the addition of a registered psychology practice.*

While specialising in psychology, the new Affinity Allied Health Clinic offers a holistic health service, which also includes myotherapy, osteopathy, exercise physiology and shockwave therapy.

The business's director and registered psychologist Emma Cholakians said it was great to be able to provide a mental health aspect to Southbank's fastest growing health clinic.

"I'm a strong advocate of an integrated approach, hence establishing an allied practice that incorporates whole person interventions," she said.

"I believe that being part of the Southbank Family Medical Centre provides an opportunity for patients to access more unified treatment. I find that a holistic framework tends to be more effective in treating the cause of each presenting problem".

Alongside fellow psychologist David Hayler, the clinic specialises in helping patients suffering with mental health issues relating to anxiety and depression, stress management, relationships, addiction, sleep disorders and trauma.

Emma told *Southbank Local News* that her experience in the field originated from working with Melbourne's homeless community as a Salvation Army intern.

"Jumping straight into the deep end, I was exposed to acute presenting issues such as chronic substance abuse, trauma and personality disorders. Although it was confronting at times, I loved the experience as it really shaped me as a therapist," she said.

"Having exposure to such chronic issues so early in my career has helped me establish a breadth of transferable skills that can be utilised within a range of environments."

Currently operating another clinic based in Clifton Hill and having worked in the CBD, Emma said she was also very experienced at dealing with mental health issues related to inner city living and the workplace.

"I have worked at the other end of spectrum within the corporate world of the CBD, treating the 'worried well'. The common issues within that cohort were predominantly stresses related to financial difficulties, relationships, excessive work pressures and, surprisingly enough, social isolation," she said.

"Even though we appear to be more 'connected' from a technology perspective, there is a definite lack of interpersonal connection. You just need to look around - people's heads are buried in their smart phones."

For help, understanding and respect of mental health illnesses, Affinity Allied Health is here for the local community.

Emma said she looked forward to helping Southbank's rapidly growing community.

"Being able to educate and empower is what I love most about being a psychologist. I thoroughly enjoy hearing the distinctiveness of people's history. Everyone's story is different," she said.

For more information visit [www.affinityalliedhealth.com.au](http://www.affinityalliedhealth.com.au)



Off the Pallet staff member Vinh.

## Homewares at palatable prices

*Having just opened at South Wharf DFO's Homemaker Centre in December, Melbourne's first Off the Pallet store is inviting locals in urgent need of homewares to pop down for a visit.*

A sister store of the renowned homewares business Form Home, Off the Pallet South Wharf is one of 12 stores nationally stocking the highest quality range of homewares at the lowest prices.

State manager Michelle Kinden said that the business enjoyed operating within the South Wharf precinct as the convenience for apartment-based locals to wander down was a real advantage.

"This area has definitely changed a lot in 10 years. I mean, it didn't even exist!" Michelle said. "I've walked past here a million times on the way to the store and you're spoilt for choice down here for food and drinks."

"With a lot of our customers living in apartments they'll come and they'll get their double barrel steamer and then they'll get some pots and pans and all of a sudden they're leaving the store with everything!"

As a family-owned and operated business, its mission statement is simple: to provide its customers with the quality they deserve at a price they'll love.

This is backed up with an incredible range of more than 500 cookware, dinnerware, ovenware, servingware, flatware and glassware products, which are always sold at heavily discounted prices.

Marketing co-ordinator Jarrod Fitzgerald said the business's mantra was based on a belief that everyone should be able to cook, organise and beautify their homes without breaking the bank.

"A lot of other stores charge a lot for homewares especially big stores like Myer and David Jones. The quality of their products is good but they charge through

the roof," Jarrod said.

"We market towards the everyday family but really we think that anybody should be able to go in and buy a really good fry pan for an affordable price rather than spending an absurd amount for essentially the same thing."

Michelle said that, as a family-run business, it was also committed to only employing friendly, helpful staff with a passion for cooking and helping customers find the right product.

"Our team is very friendly and really approachable and they'll always help you out. It's important to us who we employ, especially, people with the right sort of diversity and attitude towards what we're doing."

Essentially helping facilitate Melbourne's foodie culture, Michelle said the business was also increasingly active in providing recipes and cooking tips in store, on its website and through social media.

She said the business was always happy to go that extra length to please its customers.

"At certain times of the year some people definitely get more enthusiastic about cooking with things like My Kitchen Rules and MasterChef so there is definitely a buzz about it."

"I always hear customers in store talking about it and, now as a result, we keep a list of what people ask for because it's just impossible to stock everything!"

Off the Pallet is open seven days a week and located at DFO South Wharf opposite JB Hi-Fi.

For more information visit [www.offthepallet.com.au](http://www.offthepallet.com.au)



Businesses in Southbank

# Celebrating 50 years

*Founded in Australia in 1965 by prolific entrepreneur Bob Ansett, Budget Car and Truck Rentals has grown into one of the country's largest operators over its 50 year history.*

Having been a part of that rich history for more than 35 years, Budget Southbank CEO Wayne Henderson knows more about the business's success than just about anyone.

"I started working behind the counter like most people do and worked my way up through the business," he said. "Bob had a passion for customer service and a passion for driving people into business."

"We were able to grow Budget in those early days to the market leader and in many parts of our business we still remain the market leader, which is testament to those early foundations."

As one of the largest Victorian branches, the long success of its Southbank office on City Rd is another testament to that very foundation.

Having operated in the area well before many of the first high-rise apartment towers were even constructed, Wayne and his staff understand the difficulties around apartment living and transport in Southbank.

Wayne said that whether it was renting a truck for moving or a car for the weekend, locals could often reserve a vehicle with less than an hour's notice.



The team at Budget Southbank.

"The density and the population obviously cause difficulty for street parking and that sort of thing. We offer a great alternative for customers who need to hire a vehicle for a short period of time and offer rentals by the hour."

"We've got a good team of people who are

very competent and the feedback that we get from our customers is fantastic."

The feedback from customers is indeed testament to the business's friendly and professional team of staff, which is spearheaded by branch manager Adnan Ribic.

With a broad range of cars, trucks and buses, a Happy to Pick You Up service, extensive opening hours seven days a week, Adnan said his team was well equipped to provide the best service available.

"Their main focus is always customer service because they're the first and last point of contact from the customer," he said.

"All of the staff members in the office are professional and they've all been in the industry for a while. We have a great team."

50 years on, the business continues to go from strength to strength and Wayne said it was all down to Budget's focus on building strong relationships with all of its customers.

"The fact that we never say no, we always try and find a vehicle for a customer and once we decide to do business, we'll do whatever it takes to make that customer happy. It's been a great journey so far," he said.

"That's our motto, I suppose, that we'll always try to find something. There's a solution for every customer."

Budget Southbank is located at 295 City Rd. For more information visit [www.budget.com.au](http://www.budget.com.au)

Southbank-based businesses wishing to be profiled in this section should email: [advertising@southbanklocalnews.com.au](mailto:advertising@southbanklocalnews.com.au)

?

Southbank Directory

.com.au

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# 2016 WHAT'S ON COMMUNITY CALENDAR

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



### INNER MELBOURNE LIFE ACTIVITIES CLUB

Meeting on selected dates and various locations, IMLAC takes in the city's parks, its culture, fabulous eating options as well as festivals, galleries and concerts.  
**website [www.life.org.au/imlac](http://www.life.org.au/imlac) or call Carolyn on 9696 1090**



### THIRD SATURDAY OF EACH MONTH

#### DADS PLAYGROUP @ BOYD

Are you a dad living within the bounds of the City of Melbourne? Here's something just for you. Dads are invited to bring their preschool child(ren) along. Bookings:  
**[kirsty.bates-webb@melbourne.vic.gov.au](mailto:kirsty.bates-webb@melbourne.vic.gov.au)**

### TUESDAYS - THURSDAYS & SATURDAYS

#### CHUNKY MOVE DANCE CLASS

Mondays to Thursdays and Saturdays at 111 Sturt St. Chunky Move dance classes are the perfect way to unwind, get fit and improve flexibility and strength.  
**[www.chunkymove.com](http://www.chunkymove.com)**



### WEDNESDAYS

#### FITNESS FUSION @ BOYD

If you're looking for a great way to start the day, come along to Fitness Fusion at Boyd for a series of fun and challenging exercises. Starts at 6.45am and finishes at 7.45am.

### TUESDAYS

#### SOUTHBANK ROTARY

Rotary Club of Southbank meets weekly for dinner on most Tuesday evenings throughout the year at Federation Square. Visitors are always welcome.



### TUESDAYS

#### LAUGHTER YOGA @ BOYD

Laughter Yoga is a unique concept that allows you to laugh even when you least feel like it and is ideal for all ages. Sessions are at Boyd Community Hub, Assembly Hall each Tuesday at 6pm.



### FRIDAYS @ RIVERSIDE QUAY

#### TAI CHI ON SOUTHBANK

Every Friday 8am-9am. Excellent for stress management, strength, balance, flexibility and wellbeing. Beginners most welcome.  
**Contact Lyn for more information [icarrodus@masmanne.com](mailto:icarrodus@masmanne.com)**

### SATURDAY JUNE 25

#### FISHERMANS BEND CONSULT

Help shape Australia's largest urban renewal – Fishermans Bend. Visit the pop-up hub at Sidearm Gallery Cafe on Normanby Rd, Southbank to have your say.

**Register: [www.eventbrite.com.au](http://www.eventbrite.com.au)**

### WEDNESDAY JUNE 15

#### SWAN ST BRIDGE WIDENING

The Southbank Residents Association has invited Vic Roads to hold an information session exclusively for the residents of Southbank.

**Malthouse Theatre @ 6pm**



### SUNDAYS

#### ARTS CENTRE MARKET

Meet over 80 of Victoria's finest artisans first hand. Discover how these unique artworks are made, chat directly about the products, inspirations and techniques.

**[www.artscentremelbourne.com.au](http://www.artscentremelbourne.com.au)**

### TUESDAYS @ BOYD

#### HULA HOOPING & BOOTY CAMP

Incorporating 80's Dance, 90's Hip-Hop Dance, Booty Dance, Hoop-Aerobics, Hoop-Hop, striking your tree pose with Voga, Hula-Hooping tricks, and LOTS of Hilarity.



### WEDNESDAYS @ BOYD

#### FREE WALKING GROUP

Join local fitness experts JustInTime as they lead a 'not just walking group' for Boyd walkers. The program runs on Wednesdays from 9.30am to 10.30am.



### FIRST THURSDAY OF EACH MONTH

#### SUNRISE PROBUS CLUB

For over 50s living in Southbank. Join for fun, activities, events and friendship. First Thursday of the month at Library at the Dock 10am. Contact Sue 0425 831 954.  
**[www.clubrunner.ca/mspc](http://www.clubrunner.ca/mspc)**

### SECOND TUESDAY OF EVERY MONTH

#### LIONS CLUB

The new Melbourne City Southbank Lions Club hosts its monthly meetings at Boyd from 7pm until 8pm. All welcome.

**Email [chengji1214@gmail.com](mailto:chengji1214@gmail.com) for more information**

### MONDAY NIGHTS IN JUNE

#### FREE ZUMBA @ BOYD

Shimmy those hips at free Zumba fitness classes at Boyd. It's fun, effective and made for everyone. Classes run on Monday evenings in June from 7pm to 8pm.

### SECOND WEDNESDAY OF EVERY MONTH

#### READING CIRCLE

A free and informal chat about whatever it is we've been reading. Fiction, non-fiction, plays, poems, travel writing, biography – anything at all!

**6pm - 7pm @ Boyd Library**

# BUSINESS DIRECTORY

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JUNE, 2016

## RAYWHITE OUTPERFORMS MARKET WITH 0.8% VACANCY RATE

Ray White Southbanks vacancy rate is currently at 0.8% and is considerably outperforming the REIV reported figure of 3%. This is in stark contrast to continual media reports of oversupply across Melbourne.

It is important however to ensure that you have a high performing property management team to ensure your property outperforms property market indices.

If you would like a consultation to discuss the management of your property or the property that you are about to buy, please contact me on 0404 565 050.

**Matthew Wallace** - Rental Expert  
M: 0404 565 050  
E: matthew.wallace@raywhite.com

It takes us on average  
**14 days\***   
to lease a property.

## JUNE SPECIAL

**3 Months free management for all new landlords that sign up during the month of June**



1901/109 Clarendon Street, SOUTHBANK  
Boutique building with all the trimmings

 1  1



Jen Lin Lau: 0401 906 629

3109/283 City Road, SOUTHBANK  
Southbank Sensation

 2  1  1



Jen Lin Lau: 0401 906 629

12/83 Whiteman Street, SOUTHBANK  
Set your sights on city living

 3  2  1



Michael Pastrikos: 0404 282 864

904/283 City Road, SOUTHBANK  
Enviably Southbank Location

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Michael Pastrikos: 0404 282 864

2701/118 Kavanagh Street, SOUTHBANK  
Defining Spacious & Contemporary

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Exceptional 28th Floor Apartment

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Fusing style, Space And True Southbank

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 2  2  1



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Positively geared with returns of over 8%

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Palatial Living on Kings Park

 4  3



Michael Pastrikos: 0404 282 864



**Andrew Salvo**  
Principal



**Alex Zoumboulis**  
Project Sales Director



**Michael Pastrikos**  
Sales Manager



**Jen Lin Lau**  
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