

The voice of Southbank, South Wharf & Montague

SOUTHBANK Local NEWS

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Hayball lowers its tall order

By Sean Car

Developer Hayball has reduced by four levels its most recent proposal for a 21-storey tower at 135 Sturt St in a move residents have described as a “token”.

The Save Dodds St group and Southbank Residents’ Association (SRA) are continuing to campaign against the development, which is now seeking a permit for a 17-storey tower from Planning Minister Richard Wynne.

A spokesperson for the Department of Environment, Land, Water and Planning (DEWLP) confirmed that the new proposal would be 58.8 metres tall in an area with a discretionary 40-metre height control.

Located on the boundary of Southbank Village within the Arts Precinct, local residents have long-argued that the development is out of character in what is a low-rise area.

It’s a view shared by City of Melbourne councillors, with Lord Mayor Robert Doyle last year describing the developer’s 21-storey proposal as “a complete shocker”.

The amended proposal, which now comprises 206 dwellings, seeks to build a 17-storey tower in Sturt St with a 10 metre setback. In neighbouring Dodds St the development has four-storey dwellings with 30 metre setbacks.

Save Dodds St convener Eileen Vamos said 17-storeys was still not good enough in helping preserve “the extraordinary asset” of the Arts Precinct – a sentiment echoed by SRA president Tony Penna.

“Four levels is hardly acceptable,” he said. “It’s a token effort from the developer to do

whatever minimum requirement they need to do to get it over the line.”

While the proposal now measures under the maximum discretionary limit of 60-metres, Mr Penna said an approval could set a bad precedent for the rest of the precinct.

“The precedent for every other block of land in the area will be based on that,” he said. “We’ve already got enough of a problem with The Guild because that’s being referred to as precedent and that’s on the outer rim of Southbank Village and this one is almost the heart of the village.”

Mr Penna said the application also represented a lost opportunity for Minister Wynne’s new C270 planning controls for the central city and Southbank, which were legislated in December.

The new laws failed to implement mandatory controls for special character zones such as Southbank Village, which Mr Penna said left the door open for more inappropriate development.

Southbank Local News contacted Hayball for comment on its updated plans, however it declined pending the final outcome of the application.

The matter was originally scheduled to be heard by the Future Melbourne Committee meeting on May 16, however Cr Rohan Leppert confirmed that it had been postponed until a later date to be confirmed.



Montague Community Alliance convener Trisha Avery and Member for Albert Park Martin Foley.

Time to talk traffic!

Southbank Local News and the Montague Community Alliance (MCA) will host a free community forum on May 16 to discuss current and future traffic flows in the Montague Precinct.

An expert panel of five, featuring Member for Albert Park and Minister for Housing, Disability and Ageing, Mental Health, Equality and the Creative Industries Martin Foley (pictured), has been confirmed to lead the forum. Find out who else will be joining Martin on page 3.

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Nod to new towers

Southbank's population is set to continue growing with planning approvals issued for two more high-rise towers in April.

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Planning Minister Richard Wynne has issued a permit for a 70-storey tower at 51-65 Clarke St, while the City of Melbourne has approved a 20-storey tower for 83-89 Coventry St.

Developer New City Lane (One) Pty Ltd has been given the green light to construct a curvaceous 233-metre tower comprising 565 apartments and more than 1000 sqm of ground-level retail and office space.

City of Melbourne councillors were complimentary of the proposal when it was heard at a Future Melbourne Committee (FMC) meeting in February, with the developer also contributing \$1.6 million towards the City Rd master plan.

Meanwhile, R&Y Pty Ltd's 60-metre tower for Coventry St did not receive the same level of support from the community, despite councillors unanimously approving a permit at its FMC meeting on April 18. Some 19 objections were received by council, with the building's excessive height in Southbank's low-rise precinct the main cause of concern.

Located on the boundary of the special character zone, the site is only subject to discretionary height controls of 40 metres and officers said in their report that this was consistent with other neighbouring buildings.

The new tower will comprise 143 dwellings and ground level retail premises.



New Southbank approvals for 83-89 Coventry St (left) and 51-65 Clarke St (right).

Southbank a budget winner

Open space and public realm projects in Southbank have received more than \$15 million in the City of Melbourne's 2017/18 draft budget.

Released on Thursday, May 4, the draft budget provides an \$11 million down payment towards stage one of the project to transform Dodds St and Southbank Boulevard into a linear park.

Stage one of the \$35 million project will see works start on Dodds St in 2018, with the rest of the project to be funded over coming budgets.

The transformation of Southbank Boulevard and Dodds St will include 1.2 km of bike lanes, a new playground, public art opportunities, significant planting and improved access and activation of the Arts Precinct.

A further investment of \$2.9 million has also been allocated towards public realm improvements along Southbank Promenade, while \$1.7 million has been allocated in developer contributions to deliver the new Boyd Park.

Seen as a gateway to Southbank via the Flinders St underpass, businesses will also welcome the news of a \$1.5 million investment to transform the southern end of Elizabeth St in the CBD.

With an underlying surplus of \$1.9 million, the Lord Mayor Robert Doyle described it as a "fiscally responsible budget" with a modest rate increase of 2 per cent and no rise in on street parking fines.

The draft budget is open for public consultation until June 2. A final version will be considered by council on June 27. To comment on the draft budget visit participate.melbourne.vic.gov.au



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A small victory for businesses

Businesses at Surveyors Place in the Montague Precinct have welcomed a new streetscape plan adopted by the City of Port Phillip last month for the new education and community precinct at Ferrars St.

It marks the end of a long dispute between business owners and council dating back to early last year, when the City of Port Phillip released its original streetscape proposal for the precinct.

Council had proposed closing and narrowing streets, as well as permanently removing 183 car parks in order to make way for a new park and create more pedestrian-friendly streets for the new primary school.

While business owners at Surveyors Place and neighbouring Meaden St have long supported plans for the new park and school, they argued that the streetscape plan would make their businesses unviable.

The new design was adopted at a council meeting on April 5. It includes an additional 31 short-term, on-street car parking spaces on Douglas and Ferrars streets for visiting residents and businesses.

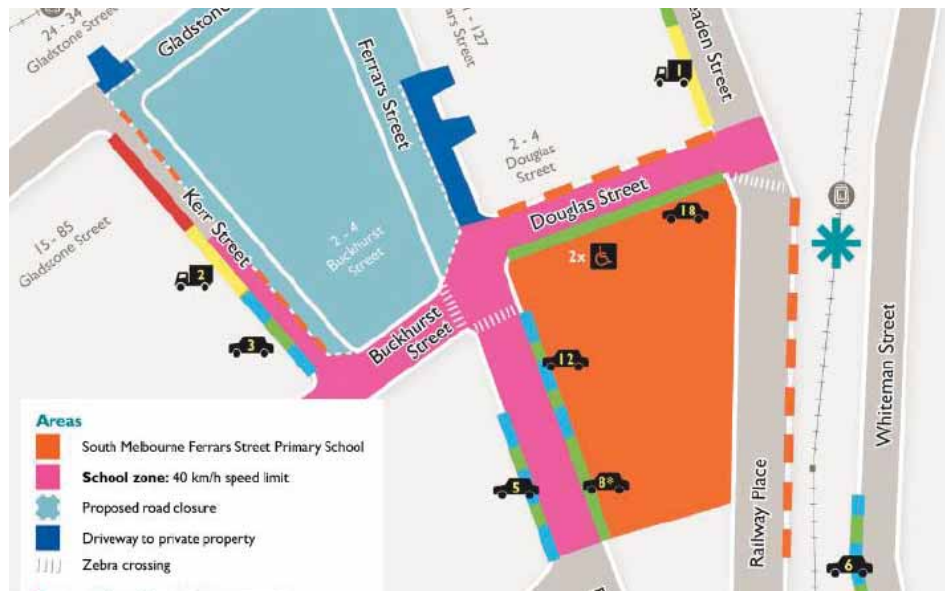
Meaden St will remain unchanged under the plan, while drop-off zones for the new school will be located in Ferrars, Kerr and Whiteman streets. A new bus zone on Kerr St will also provide parking for buses servicing the school.

City of Port Phillip Mayor Bernadene Voss said council had done its best to balance local business concerns with the need to provide Fishermans Bend with adequate open space.

"We have done our best to address their concerns by incorporating alternate access and on-street parking into the final design," she said.

"We believe this revised design will allow us to safely transform an industrial area into well-connected mix use precinct supporting residents, businesses, education and community services."

Surveyors Place owners' corporation (OC)



Council's revised streetscape plan that went out for public consultation. The all green areas indicate where additional car parking spaces have been added, while the green and blue areas show where the drop off zones for the new school (highlighted in orange) will be located.

member Peter Harvey commended the new plan and said it was a largely positive outcome for both businesses and the new primary school.

"We won a significant number of points and we've had some concerns addressed," he said. "We're glad that there will be more parking in front of the school and that the council has taken away the sunset clause from Meaden St."

While access will be ensured to one of two car-parking areas within Surveyors Place via Ferrars St under the plan, Mr Harvey said the OC had requested the access route be widened to allow for 16 additional car parks.

However, he said the request was "laughed out of the room", with councillors ruling the loss of a further 180 sqm of parkland as too greater concession.

The State Government and council made a

joint \$19 million purchase of land opposite the new vertical primary school in 2015 in order to construct the new park.

The new open space had been earmarked for completion in conjunction with the opening of the new school in 2018. However, the State Government informed council late last year that the availability of developer contribution funding for the project had been significantly reduced.

The news that the park would not be constructed until the State Government confirmed it had the necessary funding, ultimately required council to review its original streetscape plan.

Following the adoption of its new plan, council has since requested Minister for Planning Richard Wynne allow the streetscape and park works to be incorporated into the Port Phillip Planning Scheme.

Time to talk traffic!

From page 1

The May 16 forum, to be held at the Golden Fleece Hotel (cnr of Montague and Buckhurst streets) at 6pm for a 6.15pm start, will be the first of three forums for the year focused on issues affecting the Montague Precinct. Joining Martin Foley on the forum panel will be:

- Port Phillip Mayor Bernadene Voss;
- Chair of the Fishermans Bend Ministerial Advisory Committee Meredith Sussex;
- South Melbourne Primary School inaugural principal Noel Creece; and
- VicRoads director of transport and planning David Teague.

Panelists will each be given five minutes to present before the forum is thrown to question and answer, where the audience will be encouraged to participate in the discussion. MCA convener Trisha Avery will moderate the forum, which will be scheduled to conclude at 7.45pm.

The first of the five precincts in Fishermans Bend to undergo urban renewal, Montague is the subject of major development with construction of apartments and a school already underway. With many more apartment towers and a new park on the way, it is hoped the forum will help lead to a transitional plan devised between authorities and locals on managing traffic and community safety.

Discussion topics for the other two forums, which are expected to be held in August and November, will be announced in *Southbank Local News* closer to the meeting dates.

The forums are set to prompt important discussions about the future redevelopment of Fishermans Bend and are not to be missed!

For more information email Trisha at trishaavery@bpca.com.au



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Tea tower proposed

Southbank's historic Tea House could be dwarfed underneath a towering 39-storey hotel.

Developer R J International (Aust) Pty Ltd has submitted a proposal to Planning Minister Richard Wynne for a development on the Tea House's adjoining site on the corner of Clarendon St and Normanby Rd.

The Department of Environment, Land, Water and Planning (DELWP) confirmed that an approval was yet to be issued as it had requested further information from the developer.

The \$105 million development proposes a 145-metre tower comprising 38 three, four and five-bedroom apartments on its upper levels, as well as 312 hotel rooms across its first 23 floors. It will also feature one ground floor tenancy.

Constructed in 1887, the Robur Tea Building is listed on the Victorian Heritage Register and Heritage Victoria must ultimately approve any works impacting the site.

While the Tea House building itself will remain intact under the proposal, its southern lift shaft, which was added onto the original building, is not heritage listed and will be demolished if the application is approved.

Southbank Residents' Association (SRA) president Tony Penna said the development would result in a poor outcome for the historic site, but he conceded that the proposal was not in breach of any planning



A render of R J International's proposal for the site at the Corner of Clarendon St and Normanby Rd, which sits immediately next to the historic Robur Tea House building.

regulations.

"What a shame. What a disappointment that will be but the sad thing is that, based on the plans that I have seen, the developer is going to tick every box," he said.

"There is not going to be anything that it hasn't complied with. The Tea House is destined to be lost in a sea of concrete. It's going to lose its character."

"From a technical perspective the heritage value is retained but from a character, atmosphere and community perspective it's tokenistic."

"It's like putting the Tea House in your little display cabinet to say that's what it looks like because that's what will happen."

The application is yet to go before the City of Melbourne for comment.



A grand plan

The City of Melbourne's master plan for City Rd was acknowledged for planning excellence this month by the Planning Institute of Australia (PIA).

The master plan was recognised on two fronts – receiving a "Best Planning Ideas – Small Project Award", as well as a "Commendation for Public Engagement and Community Planning".

With early works set to begin on the master plan this year, the initiative will revamp City Rd from its industrial past into a more welcoming and activated streetscape for the Southbank community.

The project was recognised for its extensive and innovative public consultation process that occurred over a number of years, which resulted in a master plan that has received much praise from the local community.

The project will be completed in 2022.



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Some of the images featured in 'The 150 Years Of The Village Market Exhibition', which will run at South Melbourne Market until May 31.

Our local market turns 150 years old

By Nadia Dimattina

South Melbourne Market is about to celebrate its 150th anniversary and has an exciting calendar of events planned for this month.

The market is putting on a free exhibition on market days between May 5 and May 31 in the SO:ME space, to take the public on a trip down memory lane.

The 150 Years of The Village Market Exhibition will bring South Melbourne Market's past to life, featuring memories, stories, photos, films, historical information

and artefacts from the Port Phillip City Collection.

The exhibition showcases the long and colourful history since official opening on May 1, 1867, through the eyes of traders, shoppers and local residents.

Port Phillip Mayor, Bernadene Voss, said the "My Market" story campaign helped to properly document the history of South Melbourne Market.

"It has helped us to piece together elements of our past and, when combined with our own archival photos and memorabilia, it makes for a wonderful collection," she said.

Cr Voss said the exhibition was an "engaging and inclusive way to show a slice of market

history to everyone that visits". She officially opened the exhibition to the public on Thursday, May 4.

96-year-old Melbourne cartoonist and illustrator, Vane Lindesay will loan the market some of his cartoons and illustrations for the exhibition.

Also included in the exhibition is a vintage Maglia of Melbourne swimsuit and sewing memorabilia, which tells the story of 86-year-old Paul Millet, whose family ran a stall at the market for 53 years after fleeing Europe during World War II.

The exhibition is one of the many events being held this month to celebrate the market's major milestone, including free

guided historical tours and commissioned murals around the market showcasing interpretations of the anniversary.

Additionally, on May 6, the market put on the 150th Big BBQ Street Party.

The day featured a barbecue and street food, with live entertainment the whole family will enjoy.

From live music, jumping castles and games to a barbecue cook-off and a giant birthday cake in the afternoon, the streets around the market came alive.

South Melbourne Market is located just a short walk from Southbank on the corner of Coventry and Cecil streets, South Melbourne.






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Prime site for sale

The University of Melbourne is selling a prominent Southbank site at 268 Sturt St.

Located near the corner of Kings Way next to the Melbourne Theatre Company's (MTC) office building, the 4176-sqm site has been predominantly used as an open-air car park.

Colliers International is marketing the site and expressions of interest closed on May 5.

Dean of the Faculty of the Victorian College of the Arts (VCA) and Melbourne Conservatorium of Music (MCM) prof Barry Conyngham said the money from the site would be used to help fund its new MCM facility at 33 Sturt St.

"The conservatorium is very complicated business because it's a huge amount of money for a very specialised building, which is as specialised as any scientific building and in some cases even more specialised," he said.

"It did involve identifying assets that could be disposed of and the single biggest asset was the parking lot next to the MTC facility."

Colliers agent Bryson Cameron said the

"healthy" scale and position of the site opened up a vast array of development options and future uses.

"There is potential for large commercial floor plates, along with incredible visibility and exposure given its prominent position," he said.

"Moreover, being located directly next to Sturt St Reserve, there are possible exciting integration opportunities for future uses."

Mr Cameron said the site had also been on the radar of the City of Melbourne and the State Government for some time, with both earmarking it for a future strategic development.

"The government's *Melbourne Arts Precinct Blueprint* describes 268 Sturt St as a 'landmark site that punctuates the Sturt St south intersection with Kings Way as a major entry point to the Arts Precinct,'" he said.



A sketch of an old proposal for the Tow Truck building that was never built and (inset) the now vacant site.

Tow Truck building goes

Having long stood idle at 167 City Rd, the former Tow Truck Building was demolished by its owners last month.

While the building was known to have been occupied by squatters for some years, the demolition comes as its owners await an approval for a new development on the site.

A City of Melbourne spokesperson informed *Southbank Local News* that the site's owners had submitted an application to build a multi-level residential hotel, food and drink premises.

While the building had fallen under a significant state of disrepair, the demolition comes as disappointing news to some in the local community who had hoped the old Art Deco building could be restored.

Owners' corporation (OC) chair at neighbouring tower The Summit, Arji Fry, said the OC hired a consultant in 2013 to work with the building's former owner and architect to devise a compromised design.

However, while the sketch of a proposed design (pictured) of a serviced apartment complex was put forward, the architects ultimately deemed it unviable and the building was subsequently sold.



Ms Fry said the OC had heard no news of any activity surrounding the site since.

Southbank Residents' Association (SRA) president Tony Penna said the demolition was somewhat welcomed considering its poor condition.

"It's bitter-sweet in the sense that the building was a danger to the community," he said. "It was being inhabited by squatters and it was potentially a danger to the squatters as we saw what happened in Footscray."

"It's positive to see that it's not there from that perspective. However, it's a disappointment that we've lost a piece of Art Deco heritage from the Southbank landscape."



A render of a possible development used by Colliers International to illustrate the site's potential.

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Building a case for Smart Blocks

The owners' corporation (OC) and management of Southbank's Melbourne and City Towers are championing an innovative program to reduce the impact of apartment towers on the environment.

As part of the City of Melbourne and the City of Sydney's national Smart Blocks initiative, the twin towers at 173-183 City Rd have been the subjects of the program's first building-wide case study.

Smart Blocks is a national program helping apartment owners and their managers improve the energy efficiency of common property in apartment buildings. To date, some 650 buildings have signed up to the program nationally.

With the help of managers MICM, the Melbourne and City Towers OC has been running its own independent effort to reduce energy usage for some years since the buildings were completed in 2004.

In mid-2015, the buildings came under review for a major refurbishment and it was during this period when resident and engineer Angelo Indovino helped take energy savings to the next level.

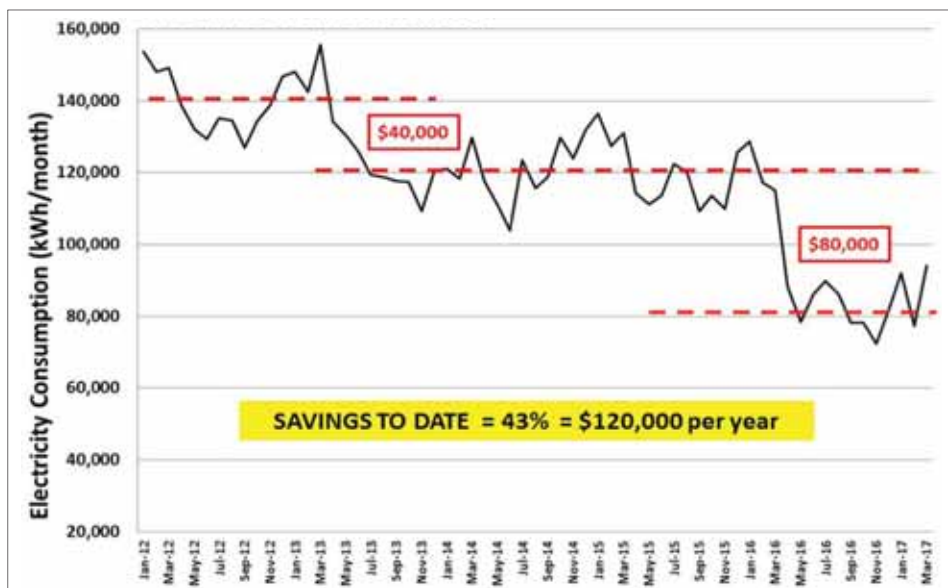
After conducting an audit of all electricity consuming items across both towers, Angelo said many additional changes were implemented that had resulted in further environmental and financial savings.

"The savings have increased to \$120,000 per year across both towers and that will keep going up," he said. "There is no target. The idea is to get it as good as we can but I wouldn't be surprised if next year we're saving even more."

Over the past five years, a host of initiatives has resulted in an overall reduction in electricity usage of 43 per cent across both of the 35-storey towers. This represents a huge energy saving of 60,000kWh/month, which is equivalent to preventing the emissions of approximately 60 tonne of CO²/month.

To date, some simple measures have included installing variable-speed motors to car park exhaust fans, switching common lighting to LED and installing timers and sensors to air conditioning and lighting.

As the project manager, Angelo has since created a central database for the OC to gather the monthly electricity usage information, graph key performance indicators (KPI) and monitor initiatives implemented.



Savings at the towers now represent \$120,000 per year.

He said an important part of the program was ensuring the concierges also understood the importance of their role in helping manage the project, as they were the building's "eyes and ears".

The OC is continuing to explore a range of other savings measures including investigation of temperature settings and lighting in common areas, sourcing renewable energy providers and exploring solar panel installation.

Having received support from the City of Melbourne and the building's manager MICM, Angelo said he hoped the case study could be implemented in other apartment buildings in Melbourne and around

Australia.

"Here is a story that's not only good for the environment but it's good for your pocket and that is why everyone is on board," he said.

"This thing here can be used all over Melbourne. The idea is that we need to promote this and get other people involved with the same thing we're doing and save money and the environment."

Angelo will present the case study at the City of Melbourne's High Life Expo 2017 on May 20 at Melbourne Town Hall.

For more information visit smartblocks.com.au



YRBA radio

The Yarra River Business Association (YRBA) met with 774 ABC Melbourne radio broadcaster Jon Faine last month as part of an hour-long program devoted to how to activate the Lower Yarra.

YRBA board member Emma Cullen and YRBA business member Courtney Carthy were joined by University of Melbourne urban ecohydrology professor Tim Fletcher as part of Jon's *Conversation Hour* segment on April 20.

It presented a rare opportunity for the YRBA to present the local business community's views on mainstream media and the discussion triggered with listeners made for a wonderful hour of radio.

While all three panelists were in defiant agreement that the environmental prosperity of the river was of primary importance, Emma and Courtney were able to cast an important spotlight on the over-regulation that's been plaguing the activation of the river for many years.

Another important discussion will be held on May 16, when the recently appointed Parks Victoria advisory committee for the Lower Yarra River addresses water operators in Docklands.

The 45-minute meeting will be held from 4pm on the MV Lady Cutler, which is berthed at Central Pier and will feature a presentation and question and answer session. An invitation is extended to all interested parties.

The YRBA will also host its first business drinks for 2017 at the Waterslide Bar at Southgate on May 18 at 6pm.

For more information or to reserve your place visit www.yarrariver.melbourne

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A render of how the new look Mounted Branch Police Stables at the corner of Dodds St and Grant St will appear.

Render courtesy of Kerstin Thompson Architects.

Creating a village of the arts

As has been the trend over recent years, more exciting transformations are currently unfolding at the University of Melbourne's Southbank Campus home to the Victorian College of the Arts (VCA) and soon the Melbourne Conservatorium of Music (MCM). To gain a deeper insight into its current projects, we sat down with Dean of the Faculty of the VCA and MCM Prof Barry Conyngham.

Prof Conyngham said: "The big picture as I put it is that we're kind of a building site at the moment, which is both exciting and challenging just because we've still got 1600 students and staff trying to do their jobs here."

In many ways the VCA represents the epicentre of Southbank's thriving Arts Precinct. Not only does it produce some of the best and brightest of Australia's future artistic talent, it does so right in the heart of the precinct.

Once home to the Victoria Police Depot, as well as a range of industries, including a postal workshop and a radio-manufacturing warehouse, the VCA's buildings are a reflection of Southbank's diverse historical past.

Since occupying the site since the 1970s, the VCA has been no stranger to transformation. A good example was the conversion of the old police hospital on Southbank Boulevard to offices in 2015.

However, Prof Conyngham explained that, while the need to modernise for the sake of enhancing education was always the primary rationale, increasingly important was also the need to embrace the local community and the wider public.

"The philosophy of all of the development going on is this notion of being public and being a village and the architects have been good at responding to that," he said.

"I think what's been done in the thin alleys in the CBD is fantastic and I think there are very few cities that have similar appeal. What they've done in Melbourne is recover the sense of being a city of pedestrians."

While having received a great deal of philanthropic support, the University of

Melbourne has invested close to \$200 million of its own money towards three exciting projects that will help realise this vision.

The Michael Buxton Centre for Contemporary Arts (MBCOCA)

Currently under construction at the corner of Southbank Boulevard and Dodds St, Prof Conyngham described the new gallery as an "extraordinary gift".

The result of a \$26 million donation from Melbourne property developer, philanthropist and collector Michael Buxton, the gallery will house Mr Buxton's private Australian contemporary art collection.

His collection includes works from some of our country's most significant artists such as Howard Arkley, Ricky Swallow, Tracy Moffat, Patricia Piccinini, Emily Floyd and Bill Henson.

And not only that, the works will be housed in a brand new state-of-the-art gallery, creating a link between the National Gallery of Victoria (NGV) and the Australian Centre for Contemporary Arts (ACCA).

"It will bring us a high-level intense Australian visual arts facility that will have a great impact on our visual arts students," Prof Conyngham said.

"Because it will be a part of our campus, it will be very much reflected in the students using the collection and using some of the lessons that come from that it will be very important."

"I would think for us there will be some considerable research and writing about art and we will be interacting a lot with that."



Renders of the entrance to the new gallery (top) and the internal layout (below). Renders: Fender Katsalidis Architects.

The Mounted Branch Police Stables

Home to Victoria Police's horses and riding school since 1912, the site only changed hands to the Faculty with the help of the State Government at the beginning of 2016 when the horses were relocated to Attwood.

And while Prof Conyngham admitted there was some sadness surrounding the departure of the horses, he said the idea of sharing an arts school with a stable as "a bit crazy!"

While heritage controls have presented some significant challenges for architects, the \$42.5 million transformation will ensure the heritage value of the stables is protected while creating a multi-purpose space.

What was formerly the dressage area will contain a sprung floor for dance, movable seating for performance and flexible spaces for rehearsals and exhibitions, while the hexagonal atrium will be transformed into a central meeting place.

"I keep making jokes that it will become a bit of a tourist attraction because it's been very cleverly designed," Prof Conyngham said.

"Where you put a horse, it's not totally ridiculous to think you can also put a visual artist, painters or drawers. There will be a lot of graduate students in there so the horse stall becomes a small studio. How they looked will remain and that's been very much the architectural challenge of the whole project."



New look stables. Render: Kerstin Thompson Architects.



The horse stables will be repurposed into artist studios and meeting places for students and teachers.

Render: Kerstin Thompson Architects.

The Melbourne Conservatorium of Music (MCM)

Perhaps the most exciting project of the lot, the new Melbourne Conservatorium of Music will see the construction of a brand new \$104.5 million building on Sturt St.

Having been located at Melba Hall in Parkville since 1914, the MCM has long outgrown its current home and Prof Conyngham said the need for a new conservatorium had been earmarked for some time.

The world-class conservatorium will feature 10-storeys of soundproof rehearsal, performance and teaching spaces and is highlighted by an overhanging 400-seat auditorium that will be available for a range of uses.

"There isn't a music space of that size in the precinct. We don't regard this as a concert hall only. In fact, it's more of a teaching space for us," Prof Conyngham said.

"This will be used as much for lectures and rehearsals as it will be for performances but, boy, it will be used for a lot of performances."

Another exciting aspect to the MCM building is that underneath the overhanging auditorium, a new public linear park will connect Sturt St to Dodds St.

In conjunction with the City of Melbourne's

transformation of Southbank Boulevard and Dodds St, Prof Conyngham said it represented exciting times for the campus, the Arts Precinct and the Southbank community.

"It's fantastic timing," he said. "The bit of Dodds St that dissects the campus will become a street full of action and pop-ups. The whole place is going to be really buzzing."

"The idea of Melbourne being a people city, which seems to be one of the things that's causing that attraction and growth this is just another part of that puzzle."

The Buxton Gallery and new look Mounted Branch will be open for use in 2018, while the MCM will commence its first classes in 2019.

www.unimelb.edu.au



The new Melbourne Conservatorium of Music will transform Sturt St.

Image: University of Melbourne.



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9x5 NOW is part of VCA's ART150: celebrating 150 years of art.
art150.unimelb.edu.au



Hey Questo!

Clarendon St is the subject of another high-rise application, with a proposal submitted to Minister for Planning Richard Wynne for a 48-storey tower at 52-62 Clarendon St.

Developer Yang Clarendon's 152-metre proposal comprises 234 one and two-bedroom apartments, which are separated from an additional 128-serviced apartments located throughout its lower levels.

Clarendon St, which already houses Crown Metropol, will also soon be home to a new Peppers Hotel at 64 Clarendon St.

The site abutting the Tea House is also currently the subject of a proposal for a joint hotel-residential tower (read story on page 4).

If approved, Yang Clarendon's \$60 million development would further strengthen the precinct's reputation as an accommodation hub.

Along with Eureka Tower and Australia 108 (currently under construction), it also adds to local architect Fender Katsalidis' Southbank portfolio with an eye-catching design reminiscent of some of its previous work.

The application is yet to go before the City of Melbourne for comment.



A render of the proposal for 52-62 Clarendon St.

Locals trek for vision

Southbankers Deb Leach and Jade Beninati will both trek 30km this month to help raise money and awareness for the Fred Hollows Foundation.

Both women will journey from Koonya Beach to Point Nepean on the Mornington Peninsula on May 26, as part of the Wild Women On Top Melbourne Coastrek.

The event aims to raise \$1.5 million for the foundation to help end avoidable blindness in some of the world's poorest countries.

Southbank resident Deb will trek with her team the 'Sea Side Sight Seekers', while local worker Jade will take on the challenge with her team 'The J-Walkers'. Each team aims to raise at least \$2000 for the foundation.

With the event only a month away when both ladies caught up with *Southbank Local News*, both said they were trying to squeeze in as much training as possible.

Deb said Fred Hollows and his ability to bring his vision for the world to fruition inspired everyone involved in the event.

"Sight is such a fundamental need," she said. "Two of our members have medical backgrounds, and we wish to make a difference in the world by furthering the aims of the foundation."

To support Deb, Jade and their teams visit melbourne.coastrek.com.au



Southbankers Debbie Leach and Jade Beninati.

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Global backing

Set to become its own mini-suburb within a suburb, the six-tower Melbourne Square project at Kavanagh St received backing from a large global investor last month.

One of the largest pension funds in Malaysia, the Employees Provident Fund (EPF), purchased a 49 per cent stake in developer OSK Property's giant project for \$154 million.

It's just EPF's second international investment into a greenfield development project following the redevelopment of London's iconic Battersea Power Station.

Stage one of the project, which will deliver a dynamic public realm that includes a park, retail, supermarket and childcare centre, will start this year.

St Kilda Rd bike lane dispute

By Nadia Dimattina

Port Phillip Council and VicRoads are in dispute about the design of cycling lanes on St Kilda Rd, causing safety and accessibility concerns.

The City of Port Phillip wants "Copenhagen-style" protected lanes next to the kerb along the length of St Kilda Rd.

However, VicRoads has come up with an alternative proposal to move cycling lanes into the centre of the road.

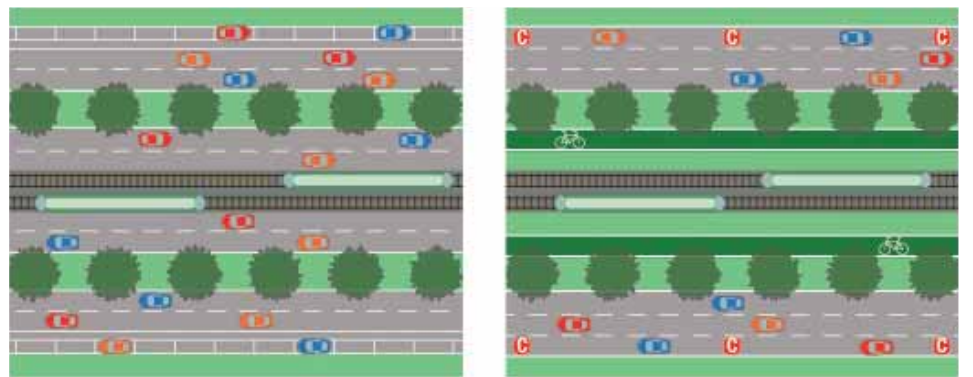
VicRoads wants to move the existing traffic lanes from the centre of the road to the side of the road, reducing traffic lanes from three to two.

The former car lanes in the centre of the road will be repurposed as a central safety zone for bikes from Linlithgow Avenue to just north of St Kilda Junction.

This zone will then switch to Port Phillip Council's proposed Copenhagen-style protected bike lanes from the Junction to Carlisle St, St Kilda.

The problem with this dual system is that cyclists are unprotected as they navigate from the inside of the road to the outside of the road as they attempt to navigate the busy St Kilda Junction.

The council says it has worked with VicRoads on the project since 2015, but that it has been unexpectedly informed that the two different forms of bike lanes will proceed.



A before and after graphic showing Vic Roads proposed changes to traffic flows on St Kilda Rd.

Port Phillip's acting Mayor, Katherine Copsey, has concerns about the safety and accessibility of this new proposal.

"We are concerned this design could deter less-confident riders and groups like women, children and older riders," she said.

"They may find it challenging to cross over from the centre to the sides of the road. They must also negotiate the local street network and navigate pedestrian crossings."

Cr Copsey said the design option should fully consider the safety of bike riders when approaching the junction.

"We feel the junction has been put into the

too hard basket as there is no design for how bike riders will transition from the centre to the side of the road," Cr Copsey said.

"While we congratulate VicRoads for wanting to make this road safer, this opportunity to transform St Kilda Road must not result in a second-best outcome."

The St Kilda bike route is one of the busiest bike routes in Melbourne providing the most direct route into the CBD from the south.

St Kilda Rd has the highest rate of reported crashes involving car doors and cyclists in Victoria, with a total of 122 cyclists being injured over the five years to 2015.

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Residents could rule at town hall

By Shane Scanlan

Residential interests may dominate the next Melbourne City Council if the Coalition wins the 2018 state election.

On April 1, the Victorian Liberal Party's State Council called on a future Coalition government to "adopt in full" Petro Georgiou's 2014 recommendations for local government reform.

Most significantly for the City of Melbourne, Mr Georgiou's Local Government Electoral Review report recommended:

- 22.01 –An end to a gerrymander, which awards two votes to businesses while residents get a single vote; and
- An election donation cap of \$1000 per team member.

Many candidates at last October's Melbourne municipal election reported no electoral donations while, at the other end of the scale, the victorious, nine-member Team Doyle reported receiving \$314,400 (about \$35,000 per team member).

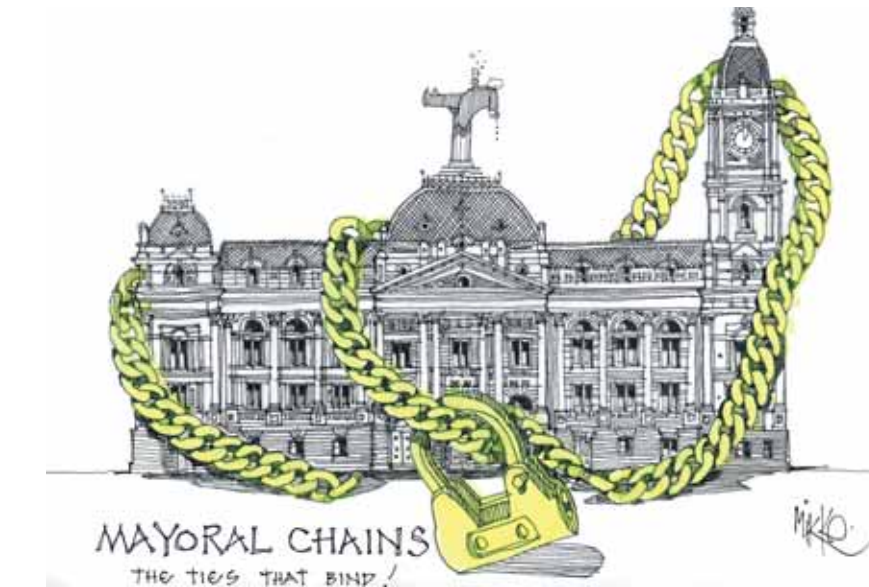
Former councillor Ken Ong's Together Melbourne team reported donations equivalent to \$15,482 per team member and Phil Cleary's team received \$12,650 per team member. The Greens reported donations of \$15,067.09 (or \$2152 for each of its seven-member team).

The current Melbourne City Council can be roughly characterised as having seven business councillors (six Team Doyle plus Cr Philip Le Liu) versus four community councillors (two Greens, Cr Jackie Watts and Cr Nicholas Frances Gilley).

At the moment, residents have about 42 per cent of the vote within the City of Melbourne, with non-residents enjoying the lion's share with 58 per cent.

Of the non-resident number, about 43 per cent are landlords and 15 per cent are businesses. Both of these groups can be granted two votes each under the current system – automatically in the case of businesses and also in cases of dual ownership of non-resident property.

It is highly likely that the resident/non-residential voting mix could swing in favour of residents if the Georgiou reforms were adopted, however his recommendations support giving voting rights to multiple



owners of individual properties.

But the more significant reform would be to limit election donations – as this would severely dent the advantage held by well-funded campaigns. Currently, the only way to communicate with the significant (and growing) non-resident landlord group of voters is via post.

At last year's election, non-resident landlords were allocated 57,323 votes. So, at Australia Post prices, a single mail-out could, for the first time, be beyond even the budgets of the best-funded teams in 2020.

Liberal Party local government spokesperson David Davis downplayed the State Council resolution, saying the party would firstly wait and see what came out of the government's current local government review.

But Cr Jackie Watts did not hold back, saying: "The current electoral system is unrepresentative, unreliable and undemocratic. All that is needed is the political will to reform it by making municipal elections consistent across the state."

She called for an end to postal-voting-only at Melbourne elections, to better align with state and federal elections.

Cr Watts also criticised the performance of

the Victorian Electoral Commission (VEC) in conducting the election.

"The 2016 election clearly indicated that the VEC conduct of the election demonstrates a lack of expertise and rigour," she said.

"There needs to be a comprehensive, comparative and objective evaluation of the VEC, for example, software systems and verification processes."

Mr Georgiou's report said: (1.43) "The entitlements of corporations would be brought in line with how the franchise is applied to other 'persons'. Just as individuals are given only one vote in each municipality, corporations would have the ability to nominate one representative in a municipality to exercise their entitlement. This would apply to the City of Melbourne, where currently companies are able to appoint two voting representatives, despite the vote being derived from one legal entity."

On election campaign donations, the report said: (2.103) "It is anomalous that candidates are permitted to receive campaign donations without limit when the act of accepting the campaign donation will prevent them from discharging their responsibilities as councillors with respect to council issues involving donors of more than \$500."

"The issue, however, goes beyond the consequences for individual councillors. The combination of unlimited campaign donations and the conflict of interest provisions is central to the functioning of councils as a whole in considering important strategic decisions. This is most notable when sufficient numbers of councillors have received campaign donations that prevent the council from forming a quorum."

Greens councillor Rohan Leppert welcomed the Liberal State Council motion.

"The Georgiou recommendations would certainly have a significant impact on the City of Melbourne electoral system, but that is welcome," he said.

"What Georgiou has recommended is common sense - why should one franchise entitlement (residency) have one vote associated with it, while others (property ownership and business occupancy) have two? The Melbourne model has never been adequately defended by the State Government."

"Georgiou's recommended donation cap is also worth pursuing. The risk we run in Melbourne City Council – which is unsubdivided and requires large-scale organisation to run effective campaigns – is that as our electorate keeps growing in population, the system will favour business or property-backed wealthy campaigns over community-based candidates. Or to put it another way, money will count more than ideas. Capping donations will keep elections focused where they should be: on which candidates have the best ideas and vision for the city."

"Certainly the Georgiou recommendations if implemented would result in a more progressively weighted electorate and therefore Council. But Melbourne would still have the largest non-residential vote of any electoral system in the country, and it would remain the wealthiest with the highest proportion of males of any electoral roll in the country as well. Still, it's a step in the right direction, and it's good to see the Liberal Party's State Council taking the Georgiou recommendations seriously."



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THEARTS PRECINCT



Out of Earshot

Melbourne
International
Jazz
Festival

By Meg Hill

Southbank venue Chunky Move is hosting a conceptual highlight of the Melbourne International Jazz Festival with KAGE's live dance and music performance *Out of Earshot*.

KAGE Physical Theatre teamed up with profoundly deaf dancer Anna Seymour and percussionist Myele Manzanza to create a performance that "explores the power of non-verbal language, intense physical prowess and the role that sound plays within communication".

KAGE creative director Gerard Van Dyke highlights that *Out of Earshot* also explores the communicating role of touch in a show that audience members should anticipate as intensely physical.

"There are bodies moving and touching and calling and yelling. It's drawn on a lot of contact and partnering work that we've done," he said.

The performance is designed for both deaf and hearing audiences and utilises the

commonalities of human communication. Gerard says that social commentary on communication and inclusivity was something that was "natural for them to explore".

"We don't like to settle in our ways. As an organisation, we are turning 20 this year and this is the first time we are using live music central to the work. We've used a lot of pre-recorded music before, but not live music," he said.

Using percussion as the central musical element is a rare move, but aligns with the themes behind *Out of Earshot*.

Featured dancer Anna Seymour can't hear anything. She says hearing-impaired audiences are drawn to lower frequency instruments.

But, Myele Manzanza doesn't solely contribute to the performance in terms of soundtrack. His explosive live drumming is also a physical element of the show.

"We're playing with the vibration of the drums but also the image it creates," Gerard said. "He is basically doing his own dance."

This multi-purposed nature ties in beautifully with the overarching concept behind the show and its attempt to synthesise different elements of communication. In fact, so does the entire process of its creation.

"We have had Auslan translators in the room to be as efficient as possible ... it's not a hack job," Gerard said.

"Auslan doesn't replace English, it is another language - the order of grammar changes. Choreographically, we've been playing with that."

Out of Earshot previews on May 31 and runs officially from September 1 to September 10. Tickets can be bought online at www.melbournejazz.com/program/out-of-earshot

KAGE and Chunky Move are also holding a workshop with the Melbourne Fringe Festival on May 9 run by Anna and Gerard around dance, movement and choreography.

To book visit www.kage.com.au/participate/



Van Gogh masterpieces hits the NGV

By Melissa Chung

National Gallery of Victoria (NGV) is delivering "Van Gogh and the Seasons" as the 22nd exhibition in the Melbourne Winter Masterpieces series.

Van Gogh and the Seasons is running from April 28 to July 9 to explore Van Gogh's fascination in how the changing seasons represent the circle of life - birth, bloom, maturity and death.

The Australian-exclusive exhibition showcases Van Gogh's paintings, drawings, personal letters and his artwork collections,



which are gathered from different parts of the world.

"Vincent Van Gogh was one of the greats of

the art world and this exhibition is set to be another drawcard for the NGV, which is not only Australia's most popular gallery but one of the top 20 most visited across the globe," said Martin Foley, Minister for Creative Industries.

The Melbourne Winter Masterpieces series has attracted more than 5.2 million people and has generated \$440 million since the State Government established it in 2004.

Mr Foley said the Melbourne Winter Masterpieces series had built a reputation for bringing must-see exhibitions to Victoria.

Tickets are now available at www.ngv.vic.gov.au



Simon Bolivar String Quartet

Join the Simon Bolivar String Quartet at the Melbourne Recital Centre on May 15 to discover a new way of hearing the classics in the hands of four brilliant young musicians.

A product of the internationally-renowned El Sistema (The System) program, the Simon Bolivar String Quartet is storming the bastions of classic music with their virtuosic and startlingly fresh readings of iconic quartets and rarities.

The young quartet comprises the section leaders of Venezuela's famed Simon Bolivar Symphony Orchestra. It is the centre piece of El Sistema's remarkable array of hundreds of youth orchestras and chamber music ensembles, which have changed the lives of poor children across the country.

This vibrant ensemble makes its Melbourne debut with iconoclastic readings of the classical wit of Haydn's Op. 33 and Beethoven's profoundly playful second Razumovsky quartet - a telling contrast to the bleak, war-torn landscape of Shostakovich's chilling String Quartet No.8.

The performance will take place on Monday, May 15 at 7.30pm at the Elisabeth Murdoch Hall for two hours including interval. Book now at melbournerecital.com.au

Adrian Tamburini returns home for Carmen

By Melissa Chung

Adrian Tamburini is returning to Melbourne with Opera Australia to deliver John Bell's fiery "Carmen" at the Arts Centre Melbourne from May 4 -26.

Carmen is a three-hour performance about a love triangle featuring a seductive femme fatale in a world of smugglers.

Adrian Tamburini, playing the role of Zuniga (army officer), said the playing a serious role was very different from the usual comic roles that he performs.

The bass-baritone said Zuniga was not the hardest role that he had played, but was definitely big enough for him to show his talents.

"This role is big enough to make it interesting and allow me to go into character," he said.

Mr Tamburini was born in Melbourne and has spent the last 10 years living in Sydney while working with Opera Australia. He is incredibly excited about being able to



perform at home. "I love it because my friends and family can finally come!" he said.

Adrian also performed in Melbourne six years ago for *La Bohème*, which he described as a "dream come true".

"Growing up in Melbourne's choirs, I always dreamt to perform at the State Theatre. It was a dream come true for me to perform there

with all my friends and family watching," he said.

After *Carmen*, Mr Tamburini will travel to Sydney and rehearse for *The Marriage of Figaro* Australian tour, which begins in Geelong on July 8.

For more information about *Carmen*, visit artscentremelbourne.com.au

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An example of Michael Coyne's photography from the last trip to Iran.

Discover Iran

After the success of its inaugural tour in 2016, the Photography Studies College (PSC) is once again offering the chance to explore the amazing world of Iran.

Set for departure on September 9, the 14-day tour is open to anyone both inside and outside the college and provides a rare opportunity to engage with the Iranian

people and discover the country's cultural diversity and physical beauty.

Led by highly experienced PSC lecturers Hoda Afshar and Michael Coyne, the tour packs in a lot of Iran - beginning in capital Tehran, travelling through Shiraz, Yazd, Isfahan and concluding in the breathtaking Kashan.

Once known as Persia, Iran is one of the oldest continuous civilizations in the world and is culturally rich with art, architecture and landscapes offering a broad range of photographic themes.

While politically the country has, and continues to, experience many challenges, Hoda, a native Iranian herself, said many from last year's tour described the experience as the "highlight of their life".

"There are a lot of misunderstandings and misrepresentations of Iran through the media and normally people go with a kind of fear thinking whether it's safe or not," she said.

"That's the part that made everyone really excited - when they realised that everything

they thought about the place was completely the opposite."

Hoda said the tour was perfect for people interested in photography who didn't necessarily wish to enroll in a course as well as anyone simply interested in travelling to Iran.

The tour equips participants with everything they need to know about taking photos both culturally and practically, with sessions focused on culture and ethics as well as workshops on the basics of photography.

She said her background in contemporary and fine art photography also complemented Michael's expertise in photojournalism and documentary to give participants a broad range of influences to draw from.

"It's always helpful having a local travelling with you and it's also really good to have two completely different perspectives about photography," she said.

"They used to find me in the corner with a phone staring at light coming through a ceiling while Michael was taking

portraits of people in the other corner and communicating with them in a different way to how I do."

Also accompanied by an English-speaking local guide, the tour can take a maximum of 18 people and offers a package that includes accommodation, daily buffet breakfasts, airport transfers, a domestic flight and much more.

Hoda said now was a wonderful time to experience Iran and for those interested in an adventure the tour was one not to be missed.

"People were saying that they learnt a lot from basics to the idea of documenting and understanding a place, while also discovering your own style and finding confidence in what you're doing and the way that you see the world," she said.

"The moment that we were saying goodbye at the airport everyone was almost in tears. A lot of people told us that they want to do it again."

For costs and more information visit www.psc.edu.au

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EVENTS



BILL FRISELL

June 2 - Elisabeth Murdoch Hall

Legendary guitarist and composer Bill Frisell brings his Grammy-nominated project *When You Wish Upon a Star* to Melbourne for the opening night of the 2017 Jazz Festival. He is joined by an all-star band featuring Petra Haden (Beck, Foo Fighters), Thomas Morgan (Paul Motian, Tomasz Stako New York Quartet) and Rudy Royston (Branford Marsalis, The Mingus Big Band).

www.melbournerecital.com.au



WILD BORE

May 17 - June 4 - Malthouse Theatre

Three masters of smart, spiky, political comedy delve into the torrent of critical fury that has been aimed at baffling, misunderstood and downright awful works of art (including their own). Zoe Coombs Marr, Ursula Martinez and Adrienne Truscott now team up for the first time to prove they too are not afraid to talk out of their arses.

www.malthousetheatre.com.au



MOTHER HOLDING SOMETHING HORRIFIC

June 4 - ACCA

Join ACCA's Gallery Attendants every Sunday at 3pm for the duration of Claire Lambe's solo exhibition *Mother Holding Something Horrific*. Hear insights and personal reflections on the exhibition with the opportunity for questions and discussion. Tours run for approximately 30 minutes.

www.accaonline.org.au



FRIDAY NIGHTS AT NGV

Runs until July 17 - NGV International

NGV Friday Nights is your opportunity to see *Van Gogh and the Seasons* after hours with live music performances and pop-up bars. The headline performers have just been announced. Emma Russack (pictured) will play on May 19.

www.ngv.vic.gov.au

CARMEN

May 24 - 26 - State Theatre

Opera Australia opens its 2017 Melbourne Season with *Carmen*. In the heat, dust and danger of the city, fiery Carmen sings her siren song. With each seductive note, the guileless Don José is drawn into her world: a world of smugglers in suits, a world outside society's bounds.

www.opera.org.au

NUTCRACKER

Jun 2 - 10 - Arts Centre Melbourne

Graeme Murphy's acclaimed reimagining of *The Nutcracker*, like his *Swan Lake*, masterfully weaves together the enchantment and fantasy of the beloved classic with emotional depth and a modern perspective.

www.australianballet.com.au

HELLO, DOLLY!

May 27 - Jun 11 - Playhouse Theatre

One of the most enduring musicals of all time, *Hello, Dolly!* bursts with humour, romance and high energy dancing. Dolly Levi, the irrepressible matchmaker from Yonkers, New York has an idea for the perfect match – the tight-fisted, local merchant Horace Vandergelder and herself!

www.artscentremelbourne.com.au

KENNY BARON TRIO

June 3 - Elisabeth Murdoch Hall

An undisputed master of jazz piano, Kenny Barron is unrivalled in his ability to mesmerise audiences with his elegant playing, sensitive melodies and dynamic, Latin-infused rhythms. Presented by Melbourne International Jazz Festival

www.melbournerecital.com.au



REVOLT. SHE SAID. REVOLT AGAIN.

Jun 16 - Jul 9 - Malthouse Theatre

Revolt. She Said. Revolt Again. is a theatrical assault on the language that has reinforced violence against women for centuries, and an explosion of what womanhood means in the 21st century. *Revolt* is a powerful new work of contemporary writing, and a welcome lesson in disobedience.

www.malthousetheatre.com.au



WILLIAM EGGLESTON

Runs until Jun 18 - NGV International

William Eggleston is one of the most important photographic artists of the twentieth century. This Australian exclusive major exhibition travels from its critically acclaimed showing at the National Portrait Gallery, London and is the first exhibition of Eggleston's photographs to be exhibited at the NGV.

www.ngv.vic.gov.au



ONE FLEW OVER THE CUCKOO'S NEST

Runs until Jun 18 - Southbank Theatre

One Flew Over the Cuckoo's Nest has left an indelible mark on literature, theatre and film. It is a boisterous, ribald and ultimately devastating story of a mental hospital and its inhabitants. Carl J. Sorheim will direct a cast of 15 dynamic actors, produced by independent theatre company Monster Media.

www.mtc.com.au



DOWN TO EARTH

Jun 10 - 11 - The Pavillion

Down to Earth will captivate children with its intimate, multi-sensory production. Developed exclusively for children with physical and complex disabilities, children will experience a closeness to nature, inspired by the Land Army girls of World War II.

www.artscentremelbourne.com.au

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Council elections: Who cares?

By Shane Scanlan

Municipal voters in Southbank and the CBD are the most disinterested within the City of Melbourne, recently-released data has shown.

At the request of *Southbank Local News*, the Victorian Electoral Commission (VEC) has revealed by postcode where voters did not participate in last October's municipal election in which Team Doyle was returned with a majority of councillors.

The Melbourne municipality had one of the worst voter turnouts in the state, with only 55 per cent of voters participating.

But in Southbank (postcode 3006) and the CBD (postcode 3000), the situation is even worse, with more than half of eligible voters failing to vote in the poll.

However, the data shows that is not so much local residents who are failing to participate. Rather, it shows that absentee landlords are the culprits, with only 38.75 per cent bothering to return their postal ballot – the lowest percentage for any category of voters in the municipality.

In the CBD, the percentage of the “non-resident owner (automatic entitlement)” category of voters was 43.67 per cent.

In Southbank, enrolled residents are far more engaged in local democracy than their absentee landlord counterparts, with 59.30 per cent (4420) participating in the October council election.



Residential turnout within the CBD was also relatively healthy at 57.02 per cent (or 4938 people) but, as *Southbank Local News* has pointed out before, far from all local residents are actually enrolled to vote.

The Australian Bureau of Statistics estimates some 16,000 people live in Southbank, but only 7454 are enrolled to vote.

By contrast, voters in Flemington, Kensington and East Melbourne are the

most engaged voters. Figures show that overall participating is nearly 70 per cent in these suburbs.

In these postcodes, even the absentee landlords were engaged and involved, with 66.32 per cent (1217) voting in East Melbourne and 61.33 per cent (1326) voting in postcode 3031 (Flemington and Kensington).

And, while most Southbank absentee landlords avoided the poll, those that did vote almost matched the number of voting residents, with 3626 participating.

This group, combined with corporations, actually outvoted Southbank residents by a small number (4654 to 4420).

Southbank has 18,483 eligible voters – broken down as: “state elector”, 7454; “non-resident owner – automatic entitlement”, 9358; “corporation (owner) application”, 988; “occupier ratepayer application”, 52; and “corporation occupier application”, 631.

Under the rules governing City of Melbourne elections, business voters are award two votes. This contentious anomaly is under review and could be changed before the next municipal election in 2020 (see our story on page 12).



How's your hearing?

Any locals with doubtful hearing can take advantage of free monthly hearing checks at the Boyd Community Hub.

East Melbourne-based clinic Hearservice offers a qualified team of audiologists and speech pathologists on the first Friday of every month in the Principal's Office at Boyd.

The checks are available between 10am and 12pm. To book an appointment call **1300 302 031** or visit www.hearservice.com.au for more information.

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Why is Mr Turnbull SHORTCHANGING Victoria on vital infrastructure?







Michael Danby MP
FEDERAL MEMBER FOR MELBOURNE PORTS
www.danbyp.com

Authorised by M Danby 117 Fitzroy Street St KILDA WEST

How prepared is Southbank?

Last week I was fortunate to attend a symposium and workshop by the University of Melbourne on risk and resilience in the built environment with a specific focus on flooding.

This symposium considered climate change, risk and resilience, governance and planning responses and community. Southbank was mentioned throughout the forum and a walk-through visit to Southbank allowed us to study the flooding issues and understand the barriers and potential triggers for change.

To many Southbank residents, flooding is nothing new and we have unfortunately learnt to live with it. Clarendon and Whiteman streets are front of mind. I have seen the flooding there first-hand and have raised the flooding of these streets with the council on a number of occasions.

During the council elections at a Southbank meet the candidates forum hosted by Southbank Residents Association, former councillor Stephen Mayne spoke of the flooding problem and indicated it would require around a \$100 million infrastructure investment to be made to the stormwater drains across Southbank.

Personally, I can't see our council being able to provide to Southbank's flood mitigation requirements.

As you may be aware, Southbank is built

on swamp land, we are therefore prone to flooding particularly from water rises in the Yarra during storm surges.

A 1.05m flood level will have water spilling across Queensbridge Street down to Power Street. At 1.10m - a minor flood level, the Yarra promenade begins to flood.

In February 2005 the flood level was 1.37m, which inundated the ground floor of a number of Southbank buildings, the fire station on Moray St was affected by flooding on the road and water exceeded 30 centimetres on many streets throughout Southbank including City Rd, Miles St, Clarke St, Whiteman and Clarendon streets.

A major flood level is considered at 1.60m. In July 1891 we experienced a flood level of 2.24m.

Without being an alarmist, it made me ponder just how prepared Southbank would be for another 1-in-100-year flood. Climate change is already noticeably affecting the world's ocean levels, which accentuates king tides that seem far too frequent.

It is anticipated there will be more frequent and unpredictable changes in weather with

larger and more powerful storm surges. I would suspect flooding in Southbank is only likely to be more frequent and unpredictable over the near-term future.

How prepared are we? How prepared are our buildings, are they insured for flooding? And how prepared is our council? In a catastrophic event, where will roughly 15,000-plus residents be evacuated to? I don't have the answers to these questions, but the symposium certainly left me feeling action is not happening quickly enough. Dialogue is rare and I wonder who is taking the lead?

So I ask, how prepared are you? There is not likely to be much warning. What will you do? On a happier note, the first week of May is National Volunteer Week. Firstly, I would like to extend a warm thank you to all the volunteers in our Southbank community.

Without volunteering, our community would not be as vibrant as it is. Volunteers are an integral part of our community fabric with many working tirelessly and selflessly for the betterment of others, and unfortunately often their work is unrecognised - the quiet achievers.

On behalf of the Southbank community I would particularly like to extend a heartfelt thank you to the entire Southbank Residents Association committee of volunteers for their generous devotion to advancement of the Southbank community for the betterment of all residents and workers.

If you've always wanted to volunteer and make a difference somewhere, we'd love you to consider volunteering to join us.

We'll specifically be needing a secretary and someone to manage our social media platforms of Facebook and Twitter, but other roles are available too.

If you have any questions, please email us at info@southbankresidents.org.au. We'd love to hear from you.



Tony Penna

Tony Penna is the president of Southbank Residents' Association.

southbankresidents.org.au



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- City of Port Phillip Mayor Bernadene Voss
- Chair of Fishermans Bend Ministerial Advisory Panel Meredith Sussex
- South Melbourne Primary School Principal Noel Creece
- VicRoads director of transport & planning David Teague

The *Southbank Local News* and the Montague Community Alliance invite local residents, workers and business owners to the first of three 2017 community forums focused on the current and future redevelopment of the Montague Precinct in Fishermans Bend.

The May forum will focus on **traffic management** in the Montague Precinct.

When: Tuesday, May 16. 6pm for a 6:15pm start - 7:45pm
Where: The Golden Fleece Hotel, cnr of Montague and Buckhurst streets
Cost: Free

For more information:
email Sean at sean@southbanklocalnews.com.au
or Trisha at trishavery@bpca.com.au

St Johns Southgate

Assigning value to things

When I was a teenager I kept a seashell in my pocket. Wherever I went, I had it with me. It had been given to me by a friend and while it had no monetary value it was valuable to me. It represented true friendship, and in a strange way it reminded me that I wasn't alone in this world.

Assigning value to inanimate objects is perfectly natural. Everyone does it. Maybe you wear a wedding ring and you can't bear to take it off, even in the shower. Maybe you have a favourite scarf that your mother knitted for you. Maybe you've still got your security blanket from when you were a baby - that very first object you assigned value to.

But can you share these special objects? Is the meaning transferable?

My three-year-old son, Theodore, recently gave his precious Waddles the Penguin toy to our seven-month-old daughter to cuddle. I could see that for him it was a meaningful action that he expected would be appreciated all the more because of his own love for it.

But she just clawed at it and slobbered on it in much the same way that she would with any toy. Just because something is meaningful to one person doesn't automatically mean it will be to others.

So, how can value be transferred?

Jesus of Nazareth wasn't one for putting special value on objects. The Gospels of the New Testament don't say anything about him always being sure to travel with his lucky walking stick, or always wearing his special sandals. But he knew a thing or two about value - having it himself, lovingly seeing it in others, and making that love known.

The thing that sets Jesus apart is that his vision for life and love doesn't require knick-knacks or special jewellery to express meaning. Jesus's idea of how to transfer value, how to give and receive love, is to de-clutter - to dispense with tokenism and go straight to the person.

A key Christian understanding of God is that God loved the world so much that he didn't just indicate his love by sending a series of signs or symbols, he sent himself - in the person of Jesus Christ. He sent himself to meet with humanity, to personally express his love for humanity, and ultimately to die for humanity.

The practice of Christian spirituality has so much to offer because it can break the cycle of relying on things - as meaningful as they may be - to represent some kind of love to us. Jesus isn't represented by anything, he is available to us in the flesh. When Christians receive Holy Communion they are finding a personal connection with God because they believe that he himself actually constitutes that special meal.

We do all assign value to things. But consider this. God has assigned value to you. And there's nothing you need to keep in your pocket, or wear around your neck, or snuggle up to at night to know that. God values you, and is always there to connect directly with you, so you need never feel alone or feel as if you're only carrying a symbol of love. You've got so much more.



Tom Hoffmann

Tom Hoffmann is the pastor at St Johns Southgate Church.
www.stjohnssouthgate.com.au



Montague Community Alliance

From here to there . . .

It is worthy of note that the Fishermans Bend Taskforce, set up by Richard Wynne MP Minister for Planning (inter alia), is doing a fine job in focusing on the future needs for the up to 50 year plan for the largest urban renewal area in Australia - Fishermans Bend.

This plan is being formulated to be ready within the next 12 months and then to be embedded in its new home - Major Projects Victoria and Infrastructure Victoria.

BUT... what happens in the meantime, what happens whilst those in Fishermans Bend's new homes take time to create the departments, committees, working parties, and start the planning roll out. Nothing!

So back to the meantime ... in the Montague Precinct we have up to 20 developments of huge towers ready to start, 200 apartments being finished in next six months in Gladstone St, a new primary school of hundreds of students opening in 2018 (yes in 12 months!) and NO transition plan other than business as usual with the chaos of multiple developments, traffic out of control, Montague St at a standstill during peak hour and nowhere for the many, many new and existing businesses to park.

So that is why we are holding the first of three free public forums on May 16 at 6.15pm at the Golden Fleece Hotel, 120 Montague St, South Melbourne to discuss traffic management in the Montague Precinct.

Please come along and listen to our panel of directly involved stakeholders. You will also be able to ask questions and be involved in discussion about this very important subject that affects us all.

Our panelists are:

Martin Foley - State Member for Albert Park; Minister for Housing; Disability and

Aging; Mental Health; Equality; Creative Industries;

Bernadene Voss - Mayor City of Port Phillip;

David Teague - director of transport and planning at VicRoads;

Meredith Sussex AM - chair Fishermans Bend Advisory Committee; and

Noel Creece - Principal of South Melbourne Primary School.

Each panelist will speak for five minutes on their understanding of the present needs of the precinct and, as the moderator of the event, I will be happy to take your questions for the panel.

Please get in touch if you have any questions.

See you on 16th!



Trisha Avery

Trisha Avery is the convener of the Montague Community Alliance.
trishavery@bpca.com.au



St Johns Southgate

Thursday 25 May
7:30pm Ascension Day
Vespers with Bach Cantata
Guest preacher: **Robert Gribben**
Christ lag in Todes Banden BWV4
for 4 soloists, chorus, strings and continuo
Melbourne Conservatorium of Music
Early Voices and Baroque Orchestra
directed by Stephen Grant

Every Sunday
9am Traditional worship with communion
10:30am Sunday School during school terms
11am Informal worship with communion
6pm Sunday Night at St Johns
Informal contemporary worship
hosted by Lutheran Students and Friends
The chapel is open daily
for private prayer and reflection

We Live Here

Short-term letting must be regulated

The NSW government has swept aside the recommendations of a parliamentary report and announced a new consultative process to decide how short-stays will be regulated.

The discarded report had recommended a massive increase in short-term holiday rentals in apartment buildings. But the NSW Minister for Planning and Regulation and the Minister for Innovation and Better Regulation, in a joint statement announced on Thursday, April 20, said that "broader engagement with the industry and the community was needed", and that they were "focused on finding a common ground that effectively addresses the concerns with everyone involved."

The ministers said: "The rights of residents who live near these properties must be considered too."

We hope that the Victorian Government will now follow suit.

Since We Live Here was founded 16 months ago we have been advocating for a level playing field for all the stakeholders involved in the short-stay debate.

But the Victorian Government's "Mickey Mouse" Bill introduced last year protected the rights of short-stay operators at the expense of residents who have chosen to make apartment living their lifestyle.

After intense lobbying by We Live Here and recognition by opposition parties that residents were being ignored in the debate the Owners Corporation Amendment (Short-Stay Accommodation) Bill 2016 was defeated in the Upper House.

It is now the subject of a parliamentary enquiry, currently being conducted by the Environment and Planning Committee.

Two public hearings (March 24 and April 13) were held and about 100 written submissions were received. The parties invited to attend the public hearings as witnesses were: Airbnb, Brent Thomas; Australian Hotels Association, Paddy O'Sullivan; Boutique Stays, Bev Constable; City of Melbourne; St Bedes Owners Corporation, Henk van Leeuwen; Holiday Rental Industry Association, Trevor Atherton; Matrix Apartments, Bronwyn McAsey and Neil Ackerman; OC Pride,

Antoinette Hall; Southbank Residents Association, Tracey Allen and Dan O'Keeffe; Stayz, Michelle Chaing; Strata Community Australia (VIC), Sharon Lameris, Michael Nugent and Gregor Evans; Tourism Accommodation Australia (Victorian Branch), Dougal Hollis; Victorian Accommodation Industry Association, Paul Salter; and We Live Here, Barbara Francis, Marshall Delves and Tom Bacon.

All stakeholders were represented and had equal time to present their cases.

The committee is required to report back to Parliament by May 11. The government will then have six months to respond.

Transcripts are available at www.parliament.vic.gov.au/epc/article/3191

Snapshots from the hearings:

Trevor Atherton and Paul Salter each promoted the self-styled Holiday Rental Code of Conduct, which has been in place for five years without any measurable effect. The Parliamentary panel did not appear satisfied with the lack of any data supporting the "code".

Brent Thomas from Airbnb caused a stir when he disparaged apartment-dwellers as people who "could not afford to buy a house". Mr Thomas was also asked how many multi-listing operators used his Airbnb platform but could not answer.

A Matrix Apartments (Southbank) director then testified that it operated more than 20 listings on Airbnb.

Tom Bacon from We Live Here presented a volume of hard data about the positive effect of short-stay regulation on tourism. Since San Francisco, London, Paris and New York introduced regulation, tourism numbers and total spend have risen substantially.

All these major international cities have introduced minimum stays of between 30 and 120 days as well as "one-host-one-home" regulations. Mr Bacon argued

strongly in favour of regulation to protect and enhance the tourism sector in Victoria.

Similar views were also expressed by Tourism Accommodation Australia.

Tourism and Transport Forum Australia made a written submission in support of Tourism Accommodation Australia asking the government to empower owners' corporations to regulate short-stays.

Our submission included graphic video evidence of the enormous, costly impact on wear and tear of short stay business operations, including:

- Moving 80 tonnes of short-stay laundry through lifts;
- 50,000 suitcases in lifts every year; and
- Double the use of doors and lifts by short-stay guests.

We are calling on Consumer Affairs Minister Marlene Kairouz and Planning Minister Richard Wynne to:

- Note the lead taken by NSW;
- Follow the evidence that is being presented at the inquiry; and
- Start listening to all stakeholders, including the 200 buildings represented by We Live Here.

So far, the Victorian Government has only thought about the issue of unruly guests and hasn't offered any workable solutions for that. However, the much bigger issues of community, amenity and unfair wear and tear costs have been ignored.

We encourage as many of you as possible to become involved and: **HAVE YOUR VOICE HEARD!**



www.welivehere.net

emails to campaign@welivehere.net

Federal Politics

Turnbull short-changing Victoria

In the 12 months leading up to June 2016, the Bureau of Statistics has estimated that close to a third of Australia's population growth has settled in Melbourne.

It is clear that Victoria, and in particular Melbourne, is going through a population explosion. These are levels of growth not seen in any other Australian state.

The Andrews Government has an ambitious infrastructure agenda. In fact, it is a once-in-a-generation program. The issue with this transformation is the lack of federal money appropriated to Victoria for infrastructure.

While the program is ambitious, it is also almost entirely state-funded. Victoria receives only 9 per cent of federal infrastructure funding. New South Wales on the other hand receives 39 per cent of the national carve up. The cynics amongst us may note it is the Prime Minister and Treasurer's home state that comes out on top.

The need for new infrastructure in Victoria is as obvious as it is overdue and if the Federal Government does not distribute the federal infrastructure budget based on needs and population growth it will leave Victorians with inadequate transport options to meet the needs of a growing economy.

Both Malcolm Turnbull and Scott Morrison appear to understand the importance of transport infrastructure projects, they have displayed their munificence to the people of NSW. This was not the deal that underlines federation. South of the border, Victorian's are wondering: "Why are we being left behind?"



Michael Danby

Federal Member for Melbourne Ports

michael.danby.mp@aph.gov.au



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SKYPAD Living

Not just droning on !

Last month a resident's letter was published on drones in Docklands, raising concerns over privacy and safety.

As many depictions of our high-rise future involve drones delivering and picking up packages from our vertical villages, it seemed timely to look at the local state of play (or flight!).

Regarding safety, research conducted by Dr Wild and Dr Baxter (both from RMIT's School of Engineering) and John Murray (Edith Cowan University) looked at over 150 reported civil incidents involving drones (or Remotely Piloted Aircraft Systems - RPAS). Their finding was that technical problems, rather than operator errors, underpinned the majority of drone accidents.

Broken communications links between the pilot and the RPAS were the most common cause of incidents, leading these researchers to call for the introduction of commercial aircraft-type regulations to govern the communications systems.

Even more challenging would seem to be the use of unmanned air vehicles (UAVS) which can be used in activities such as search and rescue, agriculture, mapping and surveying, security and surveillance and unmanned cargo systems.

Working in this area are researchers Dr He, Dr Donough and Dr Pingkarawat, (Australia Advanced Aerospace Technologies and RMIT) who are developing two types of aircraft - one with a 25kg payload intended for uses such as agricultural crop spraying, power-line stringing and external pipeline inspection, and the second one having an eight-hour endurance, meaning it can be deployed for surveillance, reconnaissance or data gathering and communication.

In another and, unfortunately, increasingly needed area, drones are also being trialled to reduce the risk of shark attacks on our beaches. Research being conducted by the NSW Department of Primary Industries (NSW DPI) and Southern Cross University (SCU) has demonstrated that drones can



Local resident Ryan Saville with his drone.

fly autonomously over beaches and reliably detect sharks through image recognition software.

However, these researchers list five major challenges that need to be overcome (interestingly, including the two raised by our letter writer): public safety and the need to minimise the risk of injury from drone failure; public privacy and the need to incorporate community values; reliable hardware and need for routine maintenance and upgrades; purpose-designed software and the need to communicate both with other drones and relevant authorities; and, finally, civil aviation regulations which determine where, when and how drones can fly.

And keeping on top of these regulations is something that local resident and experienced drone operator, Ryan Saville, takes seriously.

As a digital marketer, Ryan is keenly aware of the power of the visual in communications

and sees his drone as an invaluable tool for capturing footage, as it adds an extra dimension to his videos.

In being able to so capture his experiences, Ryan believes that people can become more involved in what he sees - and having just spent three months in the Himalayas helping local communities, the footage captured by his drone has helped engage people both there and in Australasia.

As regards concerns over drones in our high rise precincts, Ryan points out that one feature of the drone world is digital barriers which, in effect, stop a drone and mean that it cannot fly in blocked areas such as airports. Ryan believes we will not see a future where roads can go anywhere. Rather, we will have "digital roads in the sky" which will be pathways that drones must follow, adhering to associated protocols including whose drone has priority.

And it may well be that this digital road infrastructure will be the sticking point

for the rise of the drones, as already an Australian start-up, Flirtey, has used drones to deliver textbooks in Australia, auto parts in New Zealand and has successfully conducted the first FAA-approved drone deliveries in America, beating the likes of Amazon.

But for those vertical dwellers who just want Flirtey to rollout its much publicised pizza delivery by drone, we may have finally found a use for our micro balconies - as drone delivery and docking stations!

If you would like links to the research or organisations mentioned, please visit and like SkyPad Living on Facebook.



Janette Corcoran
Apartment living expert
<https://www.facebook.com/SkyPadLiving/>

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Thank you James

It is with a heavy heart that Southbank said farewell to one of its favourite faces and community custodians James Murphy from the Boyd Community Hub last month.

As a Southbanker, there haven't been many that come better than James. Having operated KereKere South at Boyd since its opening day back in 2012, his cafe has become much more than just a place for a good cup of coffee.

From its renowned "House of Cards" donation system, where customers use a playing card to nominate a cause to donate towards, to its array of regular community events, KereKere has become its own community hub within a community hub.

And having been the driving force of it all for five years, James announced last month that, while having many fond memories at Boyd, the time was right to hand the cafe over to new hands.

"KereKere is very much my version of community and now it's more about having a dialogue with the community. What is it that they want? How can it look different?" James said.

"Part of the excitement is that if we kept everything the same it wouldn't be a representation of how quickly everything is changing around here so it's actually time for some fresh residents and businesses to give it some new enthusiasm."

While being a for-profit business, James'



James Murphy has contributed much to our local community.

background as a social worker has meant that the notions of generosity, sharing and caring have inspired everything KereKere does.

It's a philosophy that can be summarised in its title. Raised in Fiji, James named the cafe after a Fijian custom in which a relative or neighbour can request something that is willingly given with no expectation of repayment.

His business Oswald + Co, which recently celebrated its 10 year anniversary, is a specialist consulting practice creating

business concepts that celebrate community. KereKere is one of its many projects.

While the Southbank cafe will no longer be named KereKere, James said that the owners of the new Boyd Cafe would operate the business under a similar set of community principles.

He described the Boyd Community Hub as "a focal point" that had played an integral role in helping our community realise the best version of itself.

And through the passion and hard work of both he and others at Boyd, it has certainly

come a long way since it opened, as James recounted.

"I remember on the first day going 'oh this is going to be easy how good is this!' We served between 400 and 500 people in the one day it was crazy and there was a real sense of spark about it," he said.

"Two three weeks afterwards it was the harsh reality that no one lived here just yet and those people who did were probably a little bit further away than what we thought, so the challenge was then how do we bring people here?"

From dressing up as Santa and Superman to hosting free barbecues, cake sharing days and even initiating community forums, James has played an integral role in helping shape the Southbank community.

While he was saddened to be leaving Southbank, he said he was excited to move on to his next project Future Coffee, which is a plunger coffee for the workplace designed to share, build relationships and strengthen community.

"The idea is that in your own workplace you actually share it with a colleague and pause your day to stop and actually spend that time building relationships," he said.

"We've had so much learning here in Southbank about how to animate something so for us it's about animating these community events, which are like the ritual of community."

Southbank Local News thanks James for his contribution to the Southbank community and wishes him all the best with future endeavours.

For more information visit futurecoffee.com or oswaldandco.com

Pet's Corner

Gentle giants enjoying new life

Staghound Lemmy and Irish Wolfhound Molly were enjoying their daytrip in Southbank with their owner Aidan McDonnell.

Mr McDonnell adopted Lemmy one and half years and Molly six months ago. He said the two giants pooches had led very hard lives before they were rescued.

"Lemmy was probably used for hunting. He's got a hole on the side of his body and has lost a tooth from biting on a cage or a chain," he said. "Molly's front legs are slightly bowed so (her previous owners) wouldn't breed from her. So she was thrown into the shelter for about five years."

Mr McDonnell said he tried to provide the best life for his two beloved dogs.

"They've had such difficult lives before so I just want to make up for it," Mr McDonnell said.

Lemmy and Molly's new home is in Melbourne's outer east and they can now roam free on the 2.5-hectre land.

"Look at how happy they are now. I can't ask for better dogs," he said.

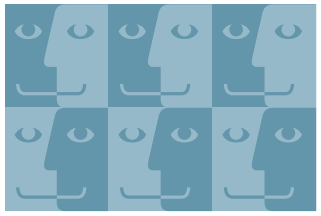
Despite their gigantic sizes - Lemmy weighs 55kg and Molly 60kg - Mr McDonnell said Lemmy and Molly were two "gentle giants".

"Any dog breeds with a 'hound' in them are couch potatoes. They can happily lie on the couch all day," Mr McDonnell said.

However, with the big sizes comes the trouble. Lemmy and Molly can get right up on the kitchen counter and they have eaten an entire pizza, roasted pork and a block of butter when no one was watching.

"I don't know which of them ate it. But between the two of them they devoured all the food. They are food crazy. They'd eat anything except spinach," Mr McDonnell said.





FACES OF SOUTHBANK



SARAH

Obama. Just to see how he's doing now after his retirement. I see that he's chilling at the moment. I would like to see how he enjoys life.



JULE

Definitely not my parents but probably a male friend, just to see how life is as a guy. I would probably go to the male toilet and see how boys usually talk to each other.



HAMISH

I'd like to become a professional cricketer if I could because I really love and enjoy the game. It's a passion of mine. So if I couldn't become a professional cricketer, I'd like to become a cricket commentator. I would enjoy as much as I can and meet lots of people involved in cricket.



CRAIG

Someone else? I wouldn't want to be someone else because I'm really happy with who I am. I make people around me happy and I make myself happy. My special woman makes me the happiest.



NELE

I want to become an independent human, actually just travelling around, being social and doing lots of voluntary work - like in South Africa - without caring about work, going back home and stuff. This thought came to me because I've been travelling from Germany recently, for six months actually, but today I feel like not wanting to go home.



NEOMI

Probably I would like to become someone who's in the middle of life, having their day of routine, having a great job, happy with his life, knowing who he is, having kids and family in the house. I wish it's the future me.

Question:

If you could become someone else tomorrow, who would you want to become and what would you do?

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SOUTHBANK SUDOKU

Last month's Sudoku solution

A	N	S	U	B	K	T	O	H
T	K	H	O	N	A	B	U	S
B	U	O	S	H	T	K	A	N
H	B	T	N	K	U	O	S	A
N	S	K	T	A	O	U	H	B
U	O	A	B	S	H	N	K	T
O	T	B	A	U	S	H	N	K
K	A	U	H	T	N	S	B	O
S	H	N	K	O	B	A	T	U

A variation of Sudoku, with the letters SOUTHBANK replacing the numbers.

The rules are the same as regular Sudoku, each line of the must contain the letters 'SOUTHBANK' as must each 9-square box. This Sudoku is MEDIUM!

Good Luck!

	N		S			H		
			H					S
B				A	K			
		U		N			O	T
		T	U		S	B		
N	A			K		U		
			K	U				A
H					A			
		K			H		N	

Buyer beware when it comes to conveyancers' advice

Last month in the Supreme Court, an owners' corporation (OC) in South Yarra unsuccessfully attempted to join two firms of solicitors that acted for lot owners in the purchase of their units, in an effort to see them held responsible for incorrect and/or misleading advice.

The dispute arose because the OC had only 24 car parking spaces shared between 32 owners. The OC subsequently undertook a process to grant use rights and leases to certain owners by special resolutions. Two of the lot owners who were not granted use rights over the car parking spaces

challenged the decision at the Victorian Civil and Administrative Tribunal (VCAT).

In response, the OC defended its decision and sought to join the conveyancing solicitors to the dispute, presumably to allege that the possible future divestment of the common property car parking spaces should have been disclosed as part of the conveyancing process.

The Honourable Justice Bell dismissed the application, finding that it was "simply untenable to suggest that solicitors acting on behalf of clients purchasing units in apartment buildings have a general duty of care to give advice ..." in relation to the facts of the case.

Of course, the situation may be different in the case of solicitors who were engaged because of their specialised expertise, or where some particular fact or circumstance tenably gives rise to the existence of such a duty.

If the claim were successful, the effect would have been that every conveyancing solicitor in Victoria who is retained by a client who has purchased or who intends to purchase a lot on plan of subdivision affected by an OC must advise the client:

(a) That the OC has a power to lease or licence common property;

(b) Of all provisions of the Owners Corporations Act 2006 (including section 14, which confers the power to lease or licence), which might conceivably affect the client's right to enter upon or occupy or use common property; and

(c) That the client ought to inspect the records of the OC on the off-chance that they contain a document which might point to a future risk.

In my view, the door is not closed on bringing a future claim against a conveyancing solicitor for inadequate or incorrect advice, but the facts and

circumstances would have to be compelling.

The lesson for owners and prospective purchasers here is that proper care must be taken to ask the right questions of your conveyancer and to brief them adequately.

This may mean that the professional fees to be charged for the service will need to increase, but that comes with the territory.

Unless the conveyancing solicitor is properly directed to the client's concerns and issues, there is every risk that the issue might be missed.

As always, caveat emptor (let the buyer beware) ...



Tom Bacon

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History

Barracking began in Southbank

Football has always been important in South Melbourne.

In 1873, the South Melbourne club merged with the Albert Park club and became immensely powerful in the 1880s, regularly drawing phenomenal crowds of over 30,000 to the Lake Oval.

But there were many other local clubs that played on smaller grounds. One such ground was on a military reserve behind the substantial bluestone buildings of Victoria Barracks in St Kilda Road.

The barracks were constructed in 1856 and were occupied by Victorian forces and visiting British regiments, such as the 14th, who landed in Melbourne in November 1866 (after military action in New Zealand) and departed in March 1870.

Whilst in Melbourne they gained an unenviable reputation for riotousness and misconduct. They used to congregate and watch the cricket and football matches played on the reserve behind the barracks, formerly known as the Eastern Swamp.

It was one of a number of swamps around Melbourne, such as West Melbourne, Elwood and Port Melbourne, that were covered in green slime and contributed to diseases such as typhoid.

They were eventually filled in but the efforts of South Melbourne council to reclaim the land was hampered by it being on Crown Land. The reserve no longer exists but is clearly visible on old maps and photographs.

The soldiers of the 14th regularly played



against suburban teams, and were renowned for playing a plucky, but rough and unscientific game where the main aim

appeared to be to render as many of their opponents 'hors de combat' as possible.

They also played matches (of varying rules) against teams from military regiments passing through Melbourne.

But it was off the field that they made their greatest imprint on the game as their method of support became legendary.

These were pivotal years for the development of Australian football and the soldiers left an indelible mark on the increasingly popular game.

They were rough and ready spectators and their organised comments enlivened an afternoon at the football.

Because of their connection with the barracks, their style of energetic criticism became known as "barracking" and they soon became known as "the barrackers".

South's Lake Oval ground was relatively close to the St Kilda Rd army barracks and the soldiers naturally attended South matches, where "the barrackers" became inextricably associated with South, sometimes bringing great criticism from visiting clubs for their behaviour.

So Southbank was the place where Australian football's great tradition of barracking began.



Robin Grow

President - Australian Art Deco and Modernism Society

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Health & Wellbeing



Being fit for living

Depression and exercise

One of the great things that I have noticed over my 20 years as a personal trainer has been the increased prevalence of people opening up about their feelings and letting me into their world and to then listen, try to understand and to help where I can.

On the flip side however, is the fact that more people are suffering mental health issues and are becoming overwhelmed with the increased pace of life.

Allowing regular exercise into your life has so many great benefits that compound day-after-day and then week-after-week. Exercise may improve mental health by helping the brain cope better with stress.

In one study, researchers found that those who got regular vigorous exercise were 25 per cent less likely to develop depression or an anxiety disorder over the next five years. Recent evidence suggests that poor diet and a lack of exercise contribute to the origin and course of depression.

So, I will put it to you that most people elect to partake in regular exercise to either lose weight, look better or to increase fitness/wellness but perhaps we could all take a different approach and look to do it to help stay on top of or improve our mental health? Food for thought.

Our ever-increasing busy lives

Nearly every client that first comes to see us states in their comprehensive health, posture and fitness assessment that their life is simply too busy. One of our key strategies is to highlight this and then look to help them find a more healthy and balanced lifestyle. It is vital for anyone with the pursuit of better health, wellbeing and fitness to address this fact.

Being busy just seems to be the way of life and far too many people almost see it as a badge of honor to say they are so busy and have too much on their plate. I see it as the opposite.

A happy and healthy person is one that can shut off from their work, is one that can take time off work and leave on their own terms.

It is important for you to start looking at what areas that you could cut down on unnecessary wasting of your time. Value your time and make it work for you and not the other way around.

Herein lies the secret to a fun-filled, relaxed, fit and healthy life.

Workplace stress

We spend almost a third of our daily life working and it is vital that we enjoy what we do in a fun, satisfying and safe workplace. When I say safe, I am not only meaning physically safe but also mentally safe. Many workplaces are failing in addressing the latter.

A study from Beyond Blue found that 91 per cent of Australian employees believe that mental health in the workplace is important whilst 88 per cent believe physical safety is important and yet one in five Australian employees report that they have taken time off work due to feeling mentally unwell in the past 12 months. Only 52 per cent of employees believe their workplace is mentally healthy compared to 76 per cent for physical safety.

I highlight here that business owners need to be aware of these types of statistics and then ensure suitable workplace health initiatives and wellness programs are put in place to improve in these lacking areas.

We are involved in delivering many of these programs and, when executed properly, they have amazing results - and not just in helping employees feel valued but also increasing productivity as a result.

So, perhaps talk to your boss and see if they are doing all they can to reduce your workplace stress and help your mental health.

For a more information, exercise guidance or if you have any questions feel free to contact me anytime.



Justin Moran

Justin Moran is the Owner of Just In Time Personal Training.
www.justintimept.com

Business



A paradigm shift in the Southbank property market

Melcorp Real Estate, one of Southbank's leading agencies, has been servicing inner Melbourne for more than a decade, with a network of offices across Southbank and Melbourne's CBD.

In that time Melcorp has built a reputation for dealing in quality real estate.

Melcorp Real Estate reports an increasing demand in the Southbank apartment market. In 2017 the Southbank property market has shown an upward shift, with median apartment dwelling prices up by 4.55 per cent over the last year as reported by Corelogic. Prices are now significantly higher than the CBD.

Southbank's residential property has grown 12.5 per cent since 2015, boosted by more than 1700 people moving to Melbourne every single week of the year. Now there are simply not enough homes to cater to the number of residents wanting to live in or close to the city. With 31 sales reported in Southbank in April, the inventory is low and the demand is high. There has been a strong demand from buyers - 48.7 per cent being independent youths, moving to Southbank for all the lifestyle benefits and the enviable location being close to the CBD.

Melcorp Real Estate's Southbank specialist Aisha Coe (pictured right) said: "Multi-purpose properties are becoming a trend within Southbank, with many purchasers using their properties as weekend homes with the hope that their children in the future will move in for access to universities or work."

Melcorp has a strong rental presence,

having leased over 300 apartments in the last three months in Southbank and the CBD. The Southbank leasing market is strong with a high demand of apartments for lease and low inventory, enabling top rental prices and a median gross yield of 4.9 per cent. Now, the average rental rate in Southbank is higher than the CBD.

Southbank specialists, Aisha Coe and Sergio Lopez (pictured left) have built an in-depth knowledge of the Southbank property market and have a wealth of experience with over 20 years in real estate between them.

If you are thinking of selling, Sergio and Aisha believe that you need an agent who is up to date with what the market is achieving and what is going on in the area.

"How this is going to impact you as a client, to elevate your property over the competition and make the process as smooth as possible," Sergio said.

"Any agent can tell you they can sell your property, but can they show you their success? Our knowledge and results speak for themselves."

With Melcorp Real Estate leading the market in quality Southbank sales and rentals, people who have their fingers on the pulse should call Sergio and Aisha on **9696 8869**.

For more information visit www.melcorp.com.au

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www.chunkymove.com



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.



WEDNESDAY MAY 17 @ BOYD
NIGHT SCHOOL
 Come to night school and peel back the layers of the city with Robyn Annear, who peers into Whelan the Wrecker's demolition sites to explore changing ideas of heritage.



WEDNESDAY MAY 24 @ BOYD LIBRARY
ANY BOOK BOOK CLUB
 Like talking about books? So do we. Join our Any Book Book Club at Southbank Library and tell us what you've been reading. Come share what you're currently reading.

SATURDAY MAY 27 @ BOYD
BASKET WEAVING WORKSHOP
 Celebrate Reconciliation Week by learning the ancient craft of twined basketry at this hands-on workshop facilitated by Adrienne Kneebone. Bookings essential. 12pm to 4pm **eventbrite.com.au**

MONDAYS @ BOYD
ZUMBA & PILATES
 For an optional donation enjoy a pilates class between 6pm and 7pm. This is followed by a free zumba class from 7pm to 8pm. For more info contact Catalina: **partywithlatinas@gmail.com**



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www.southbank.org.au

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 for more information

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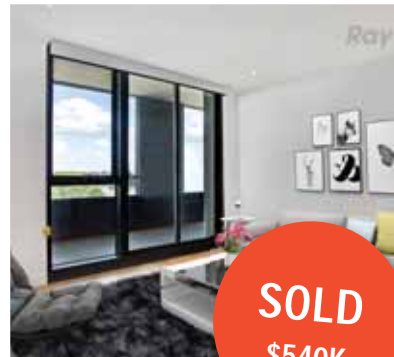
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