

SOUTHBANK NEWS

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Puzzles & Trivia P22



Malthouse Theatre unveils season 2024

Malthouse Theatre has announced its highly anticipated 2024 season, with eight compelling performances “celebrating how theatrical theatre can be”. Find out what’s in store on page 14.

Council wants to keep Arbory Afloat despite raised walkway Greenline designs

Questions emerge about how a popular floating bar would operate as part of elevated footpath designs at Flinders Walk.

WORDS BY David Schout
COUNCIL AFFAIRS

Lord Mayor Sally Capp says the City of Melbourne “wants to preserve” Yarra River-based businesses like Arbory Afloat despite Greenline designs showing wholesale changes to Flinders Walk.

Designs released earlier this year for Greenline, a proposed four-kilometre green trail on the river’s north bank running from Birrarung Marr to the Bolte Bridge, revealed significant changes to the busy stretch of riverfront outside Flinders Street Station.

Artist impressions depict a raised footpath at Flinders Walk which, if implemented, could impact the floating bar’s ability to operate. “A new elevated walkway will improve safety, accessibility and provide additional space for plantings,” the designs noted.

However, when shown the artist’s impressions as part of community consultation for Greenline, it is understood some members of the public have asked about the popular venue’s future should the raised path be constructed.

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Housing crisis prompts council action on short-stays

The City of Melbourne is the latest Victorian local council looking at doing what it can to mitigate the growing number of short-stay apartments in its municipality in a bid to open the market to more long-term renters in the city.

WORDS BY Sean Car
HOUSING

At their August 29 meeting, councillors voted in favour of introducing an annual registration fee of \$350 per property and a 180-day cap on the number of days a property can be leased for short-stay accommodation per year.

The policy position adopted by the council recognised a “need to track and regulate the short-term rental accommodation industry to relieve a tight housing rental market by increasing the availability of housing being used for longer-term homes for people”.

Council management will now begin a consultation process with the community and stakeholders to inform the draft local law with a report to come back to councillors in November.

The City of Melbourne is home to one of the biggest short-term rental markets in Australia, with council data showing around 4100 active short-term rental listings, which represents around 14 per cent of the city’s residential properties.

The overwhelming majority of these properties (84 per cent) are located in the CBD, Docklands, Southbank and Carlton.

However, Inside Airbnb lists much higher figures than the council’s data, currently showing there to be more than 6700 active properties on the

short-stay market in the municipality.

With the motion endorsed by councillors on August 29, the council says it will consult extensively with the community and key stakeholders, including short-term rental owners and operators, on any new policy options for the sector. Any new regulation would not be introduced until February 2024.

Lord Mayor Sally Capp said the options under consideration represented an “important step to address the housing crisis and increase the number of homes available to our residents, students and key workers”.

“We are in a housing crisis,” Cr Capp said. “Every home that becomes available matters. That’s why we’re looking to encourage property owners to move into the long-term rental market.”

“As Australia’s fastest growing city, we are considering all options that will deliver more housing – and the quickest way to do that is to utilise housing that is already in place.”

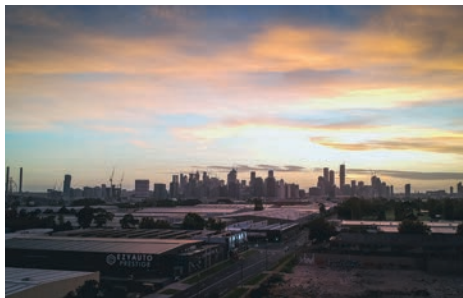
“Based on benchmarking from other capital cities and municipalities, an annual registration fee for short-term rental properties may be set at \$350, and a short-term rental cap may be set at 180 days.”

If successful, the City of Melbourne would join the Bass Coast and Warnambool Shires, as well as Frankston and Mornington Peninsula Councils to introduce such measures as an annual registration fee.

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Housing crisis prompts council action on short-stays

Continued from page 1.

Other metropolitan councils including City of Port Phillip and City of Yarra are also currently investigating options to deal with short-stays.

Deputy Lord Mayor and the council's planning portfolio chair Cr Nicholas Reece said compared with other Australian cities, the proposed changes represented a "light touch approach" and that there was "ample capacity" in the city's hotels.

"I will also just highlight the fact of there being more than 10,000 new hotel rooms that have come online in the last few years. We've got 1200 under construction and so there is ample capacity in our hotel industry for welcoming thousands and thousands of new tourists," he said.

"So, it's not the beginning of the journey, but it's an important next step."

President of local residents' group Southbank3006 David Hamilton told *Southbank News* that while it was in full support of the initiatives proposed by the council, he said it was "disappointing" that it had "taken a housing crisis to get this issue back on the agenda for reform" when "the impact on residents' lives has been an ongoing issue for years".

"Based on the information published by the council, a short-term industrial scale operator with 50 properties in Southbank arbitraging the rental market by entering into a 12-month lease and then subleasing the same property for short-term rentals could be making a gross profit of \$22.5k per week based on current rents in Southbank," Mr Hamilton said.

"This is driving up rents for others, leaving many struggling to find accommodation close to where they work, and reportedly leading to overcrowding in smaller apartments with the number of residents exceeding the design and occupancy certificates."

"This is not entrepreneurship and the new economy we want in Southbank. This is lazy opportunism exploiting regulatory flaws."



Mr Hamilton called on the Victorian Government to support the council's initiatives by committing to a review of current short-stay regulations, and strengthening owners' corporation powers to limit stays to a minimum of 90 days.

Senior director government and corporate affairs at accommodation platform Stayz Eacham Curry said the move by the council would "only limit accommodation options for tourists and income for mum and dad retirees".

"Introducing new fees or restrictions on the number of nights short-term rentals can operate will not introduce more homes to the long-term rental market in Melbourne," he said.

"Stayz supports fit-for-purpose regulation of the short-term rental sector. We have consistently advocated for a state-wide registration process, a mandatory code of conduct, and an industry-funded industry body to adjudicate community issues. We urge the Victorian Government to introduce sensible regulation without sacrificing tourism or leaving these issues up to councils like City of Melbourne to solve on their own."

As reported by *Southbank News* in August, the state government is currently considering a

\$5 tourism levy on short-stay accommodation, but the Victorian Tourism Industry Council (VTIC) and some local business groups have argued the proposal would be a major impediment to the sector's post-pandemic recovery, while doing little to solve the housing crisis.

Speaking at the council meeting on August 29, Cr Rohan Leppert said while the government's proposed "tourism tax" was "shorthand" for generating revenue from the short-stay accommodation, he hoped the council's initiative could help "unlock some doors at Spring St".


"Other cities around the world don't have that dearth of regulation, and they know the difference between a short-stay and a long-stay apartment," Cr Leppert said.

"Wouldn't it be a good thing if after we signal our own intention to enter this space, that the council and the state can partner on how we can ensure that as government generally enters regulating this space, it does so in a way that both levels of government are completely aware of, and are complementing the work that each other is doing?"

"I also hope that we can unlock some doors at Spring St and figure out how regulating this space across two levels of government works efficiently, not just in the interests of government, but above all, in the interest of the public." ●

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▲ Greenline designs depict an elevated walkway where Arbory Afloat currently operates.



▲ Arbory Afloat.

Council wants to keep Arbory Afloat despite raised walkway Greenline designs

Continued from page 1.

Currently, visitors to the venue step directly onto the pontoon from the busy walking and cycling thoroughfare, however an elevated footpath depicted in artist impressions would change the location's makeup.

Since opening in 2015, Arbory Afloat has proven to be one of the city's most popular venues throughout spring and summer.

Operating on the other side of Flinders Walk to sister venue Arbory Bar & Eatery, the floating bar expanded in 2017 and has since operated on a larger 70-metre-long pontoon.

Cr Capp said it was not in the city's interest for Greenline to push out river-based operators.

"We want to ensure the precinct is a place for everyone, with options to eat, drink, walk, play

and relax," she said.

"Arbory Afloat has been an incredible success in Melbourne and continues to attract residents, visitors and workers to the beautiful river precinct. We want to preserve these types of businesses well into the future."

The council said it was currently working with businesses along the river, including Arbory, as part of the \$300 million Greenline project.

It said that artist's impressions were focused on the broader vision for what the north bank of the river could look like.

Southbank News spoke with a representative from Arbory who said they were awaiting further details of the Greenline plans before they wished to comment.

Parks Victoria (rather than the City of

Melbourne) manages the section of the river where Arbory Afloat is located, although it would not reveal when the bar's lease expires at the current location.

The council has designated five precincts as part of Greenline, with Flinders Walk encompassed in the easternmost section dubbed Birrarung Marr.

While detailed designs have been released for "site one" of Birrarung Marr (on the eastern side of Princes Bridge), specifics on the areas outside Flinders Street Station are yet to emerge.

The council has said Greenline will create four kilometres of interconnected promenades, parks, open spaces, native plantings, cultural activations and environmental renewal, and regenerate under-utilised spaces along Northbank.

It was currently inviting the community to have their say on the project's draft master plan, with consultation open until September 13.

"We know conversations with the community will be key to the success of the Greenline project. That's why we're seeking feedback from traders, workers, residents, visitors and other stakeholders to help shape our Greenline project master plan," Cr Capp said.

"Local businesses add so much value to this area and we'll continue to work with them to deliver a vibrant and diverse space that showcases Melbourne's best features."

The Lord Mayor has said Greenline would deliver one of the biggest transformations of the city since the completion of Southbank Promenade in 1990 and the opening of Federation Square in 2002. ●

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Forty randomly selected locals to make up City of Melbourne’s “people’s panel” on affordable housing



The City of Melbourne says “now is the time” to create a community panel on the complex issue of affordable housing.



WORDS BY *David Schout*
COUNCIL AFFAIRS

A panel of 40 randomly selected local residents could shape City of Melbourne policies on affordable housing as part of a new “people’s panel”.

The move would see panel members, recruited by an independent recruitment consultant and set to be representative of the municipality, take part in three all-day sessions and provide recommendations that the council would implement “to the maximum extent possible”.

The “Affordable Housing People’s Panel” would consider ideas and deliberate under a “clear and appropriate remit”, which would ask: “How can the City of Melbourne and the community deliver more affordable housing effectively?”

Expected to be endorsed at the September 5 Future Melbourne Committee meeting, the panel would meet for the first time in late

October before a final report was produced in December.

It is not clear at this stage how exactly the 40-strong panel would be picked.

A report by council officers and subsequent engagement plan for the panel was due to be presented at the meeting (which took place after publication), and argued urgent action was required.

“The current shortage of affordable housing is not the result of a single decision, rather the consequence of long-term underinvestment in the development and maintenance of affordable and social housing,” the report stated.

“Responding to this housing crisis... requires innovative solutions, and collective action and support from all levels of society.”

The City of Melbourne defines affordable housing as “high-quality rental properties for very low-, low- or moderate-income households, that cost no more than 30 per cent of the household’s gross income”.

In 2019 it estimated there was a shortfall of 6000 affordable homes across the municipality, however that figure was set to grow to 23,200 by 2036.

The engagement plan noted that NIMBYism (not in my backyard) at times held back affordable housing policy.

“There is strong support at all levels of government to partner with developers and the community housing sector to deliver solutions for our community [and] the community agrees as well, with broad support for affordable housing projects within the city.”

“However, this support reduces when communities consider affordable housing options in their own neighbourhoods.”

As a local council, the City of Melbourne do not play a major role in housing policy, however part of the panel’s role includes providing recommendations for what they should

be advocating for to the state and federal governments.

The decision to create the panel is being seen as a win by advocates of deliberative democracy, a school of thought that claims political decisions should be the product of fair and reasonable discussion and debate among citizens.

One proponent, Dr Stan Capp – president of CBD residents’ group EastEnders – has for several years argued the City of Melbourne needed to better engage the community in decision-making.

Dr Capp (no relation to Lord Mayor Sally Capp), a former CEO of Southern Health, completed a doctoral thesis in 2001 on public healthcare in which a key focus was on community engagement.

He has previously been critical of a council-established people’s panel for the Queen Victoria Market (QVM), which involved non-impartial parties such as traders, which he argued was “poorly structured and had predictably disappointing outcomes”.

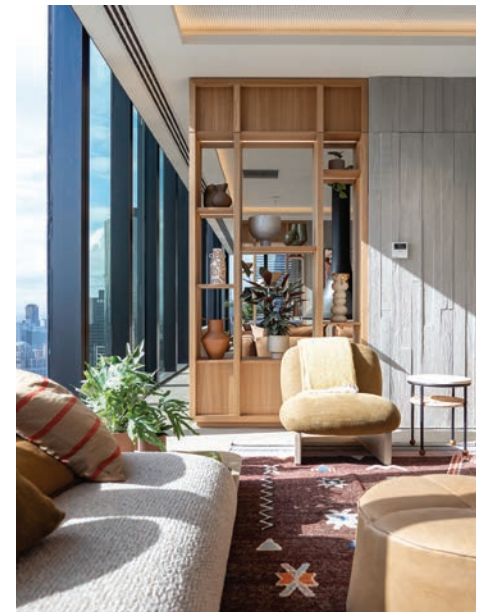
However, he was “extremely positive” about the Affordable Housing People’s Panel, and congratulated those involved in establishing it.

“The paper being presented sets out the issues well and correctly identifies the importance of the question and remit, the need for independent randomly selected panellists and a commitment by the council to include recommendations to the maximum extent possible in future decision making,” he told *Southbank News*.

As part of the panel process, the council also committed to identifying where it can’t incorporate a recommendation by the 40-strong group and “clearly explain why”.

Dr Capp said this was “good practice”.

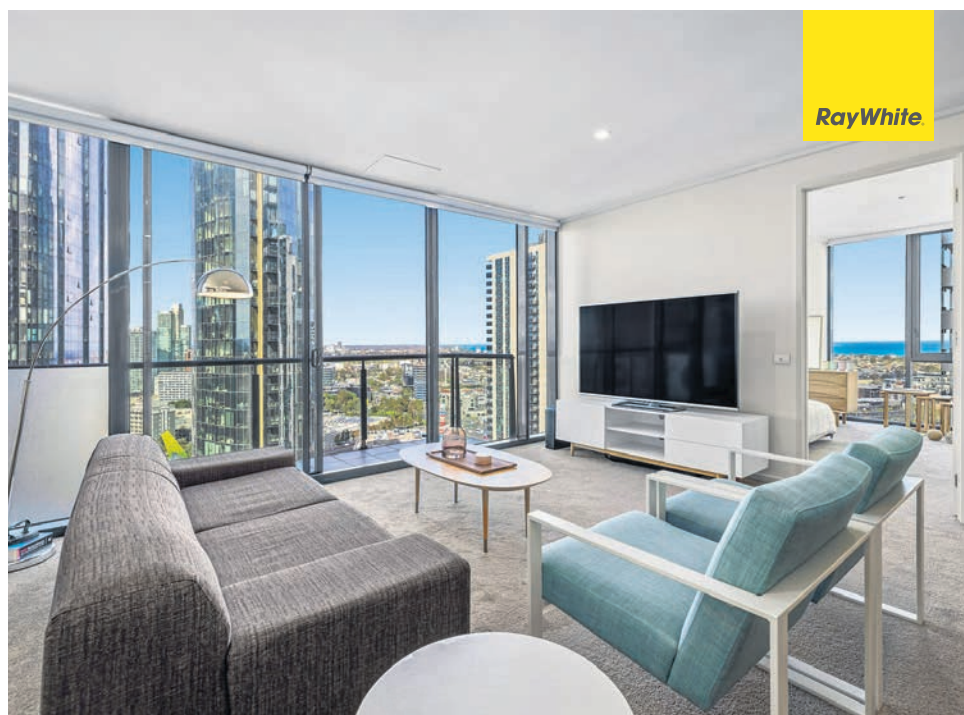
He added: “[The panel] will demonstrate a ‘proof of concept’ of an approach that the City of Melbourne should embed in its decision



making on matters of significant complexity.”
“The use of this strategy in dealing with the complex issue of affordable housing is an excellent opportunity to utilise this model of deliberative democracy and a well-designed evaluation tool should be adopted to make sure that any learnings are identified and will inform future panels.” ●



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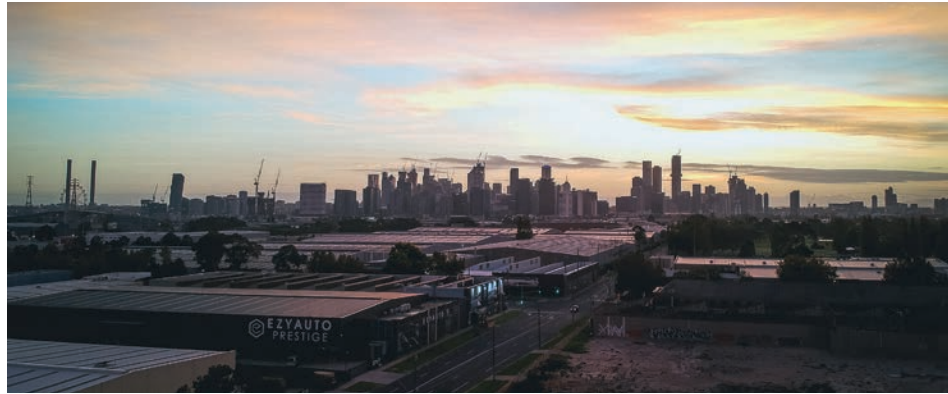
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Port Phillip council in “fight” for future of Fishermans Bend amid “abandoned” plans

The City of Port Phillip (CoPP) has accused the Victorian Government of “abandoning” its plans for Fishermans Bend as it ramps up a new campaign to “fight for a bright future” for the urban renewal project.

WORDS BY *Sean Car*
PLANNING



In what marks some of the strongest language to date from any authority overseeing the renewal of Fishermans Bend, the CoPP has openly stated that it’s “frustrated” by the lack of progress from the state government in delivering on its master plan.

“We are frustrated by the lack of progress, as is our community. The Victorian Government has abandoned the plan for Fishermans Bend, and it is time they now honour it,” a statement from the CoPP said.

“Our council has taken our role as a key partner seriously and done its best to ensure the master plan is delivered, yet our repeated requests for meetings, engagement and consultation with the state [government] are not being heard and this raises grave concerns as to why.”

Fishermans Bend – Australia’s largest ever urban renewal project spanning a peninsula two-and-a-half times the size of Melbourne’s CBD – is locally governed by the City of Melbourne (north of the Westgate Freeway) and the CoPP to the south.

The area is made up of five precincts, of which three (Montague, Sandridge and Wirraway) are a part of the Port Phillip municipality, with the remaining two, Lorimer and the Employment Precinct, the responsibility of the City of Melbourne.

While the state government forecasts 80,000 residents and 80,000 jobs for the area by 2050, the project is currently the subject of an investigation by the Victorian Office of the Auditor General to establish whether responsible agencies are effectively delivering the Fishermans Bend Framework.

The investigation follows a controversial rezoning of the precinct as “capital city” by former Liberal Minister for Planning Matthew Guy in 2012 and nearly a decade of reset planning by the current Andrews Labor Government.

While development in the Montague precinct, which is serviced by two existing tram lines, is proceeding as forecast, the remainder

of Fishermans Bend still awaits announcements on vital tram and train infrastructure.

The community also continues to wait for detailed precinct plans for all five precincts to be released by the state government for community consultation.

In response to a question from Cr Marcus Pearl in July regarding the delay to Montague Precinct Plans, the CoPP’s manager of city planning and sustainability John Bartel said the council had been awaiting their release “for the last three years”.

The CoPP has recently launched a campaign to fight for a “bright future for Fishermans Bend” as it calls on community members to write to the minister responsible for the precinct, Deputy Premier Jacinta Allan, to demand action.

“Fishermans Bend is an exciting opportunity for our city and community but it risks being a lost opportunity. Every delay by the Victorian Government pushes back the chances of making this a world-class place to live, work and play,” the council said.

“Our community must not be left without the services they need for a growing area,” adding that an investment in open space was urgently required to meet demand from the community and local sporting organisations.

The campaign comes after what City of Port Phillip Mayor Heather Cunsolo described as an “absurd” situation that was unfolding between the council and the state government regarding the acquisition of the Australia Post site on Williamstown Rd.

In a letter to Member for Albert Park Nina Taylor, Cr Cunsolo requested intervention “to resolve a very difficult situation” with the state government seeking to purchase the site for a new school, despite open space having been earmarked for the site by the council.

“As you are aware council is seeking to purchase the Australia Post site, ideally in partnership with the state, and to convert the

site into open space as provided in the state government’s Fishermans Bend Framework and the planning scheme,” Cr Cunsolo wrote to Ms Taylor. “Unfortunately, without engaging with councillors, the state government is considering locating a school on the site.”

“The location of the school on a space allocated for open space occurs at a time when there is significant demand for the limited open space in Fishermans Bend. Our sporting grounds are bursting at the seams,” adding that the council was “struggling to maintain quality playing surfaces.”

“We need to act now,” Cr Cunsolo wrote.

“If the state government is the other bidder – which we suspect, it is for an education facility – I am very concerned that have the state government and council using scarce resources to compete against each other. This would be an absurd outcome.”

The Fishermans Bend Business Forum echoed the sentiment from the City of Port Phillip, stating that it “shares the frustrations of our community and continue to be committed to this cause”.

The report by the Victorian Office of the Auditor General into the current delivery of the Fishermans Bend Framework is due to be released this financial year.

A Victorian Government spokesperson said it continued to work with the community and industry to activate the precinct, and stressed its commitment to opening a new primary school in 2026.

“We will be opening a new primary school in Fishermans Bend in 2026 - building on our existing investments to deliver great local services for the growing population in the Fishermans Bend precinct,” the spokesperson said.

“We are continuing to work closely with stakeholders including the CoPP as we refine plans for Fishermans Bend, including infrastructure, to ensure we can meet the needs of the community for decades to come.” ●

Council embarks on place-naming process for Fishermans Bend

WORDS BY *Sean Car*
COUNCIL AFFAIRS

The City of Melbourne is inviting locals to share their stories and connections to Fishermans Bend as part of the development of a new place-naming framework for the area.

The subject of Australia’s largest ever urban renewal project, Fishermans Bend is locally governed by both the City of Melbourne to the north of the Westgate Freeway, and the City of Port Phillip to the south.

The area is expected to house 80,000 new residents and accommodate 80,000 new workers by 2050 according to the Victorian Government’s blueprint for the area, which is made up of five precincts.

Of those five precincts, the City of Melbourne is the responsible authority for the mixed-use precinct of Lorimer, part of which is in Docklands, and the new Employment Precinct, which will soon be home to the University of Melbourne’s new engineering campus in 2025.

Given the scale of future development within both precincts, which will see the creation of numerous new streets and open spaces that will require naming, the council said there was a need to develop “a more strategic and holistic approach to place-naming”.

Together with the Department of Transport and Planning and Development Victoria, Lord Mayor Sally Capp said the council was developing the Fishermans Bend Place Naming Framework, which would establish a set of themes and principles “to ensure future place naming of newly created streets and open spaces celebrate the area’s unique history, current context and future aspirations”.

The community is encouraged to share local stories and connections through a range of engagement activities, including:

- An online survey, which will be available on Participate Melbourne;
- An online community workshop taking on place Tuesday, September 19, 5.30pm to 7pm (registration via Participate Melbourne); and
- A pop-up on Wednesday, September 20, 11am to 1pm, at 1 Phillip Court, Port Melbourne.

Consultation is now open and runs until October 9.

In late 2024, a final Fishermans Bend Place Naming Framework will be presented to the Future Melbourne Committee.

To have your say: participate.melbourne.vic.gov.au/fishermans-bend-place-naming ●

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RIPE Cheese, at Queen Victoria Market, is a treasure trove for cheese connoisseurs, offering everything from prosciutto-wrapped treats from Bruny Island to gooey truffle toasties.

Hakim Halim is the “big cheese” behind this award-winning business. But he is quick to deflect all the glory to the cheesemakers themselves.

“I am most passionate about sharing the stories and produce of all the Australian artisanal cheesemakers to everyone,” Hakim said.

“Without them, RIPE will just be like any other generic cheese shop, deli and supermarket. They have done all the hard work in creating the best dairy products, and so credit goes to all our Australian producers.”

Hakim started his life in Melbourne as an international student 13 years ago.

He worked his way through various companies and experienced many hardships, including racial discrimination, before building his successful business.

“I thought being part of the corporate rat race was what I wanted. But once I started building a business with a purpose bigger than myself, everything made sense and I found joy,” Hakim said.

“That joy has pushed and motivated me to overcome any obstacles that we face, and work tirelessly to achieve the goals that we have set for ourselves.

“It’s incredible to be recognised in the Lord Mayor’s Small Business Awards, and I’m so humbled because I never could have imagined to be in this position when I first got here.”

Over his time in business, Hakim has seen the Australian cheese industry blossom. And he’s right there at the forefront of this growth, showcasing and advocating for local cheesemakers on the world stage.

“We see ourselves as the catalyst that brings Australian produce to the world. Last year, for example, we brought our cheese masterclasses to Singapore – who knows where to next?” Hakim said.

“We want to showcase Australian cheese and its producers through more advocacy, outreach, education and government lobbying. At the same time, creating more opportunities for future cheese experts through mentorship and scholarship programs.”

Hakim’s top tips for doing business in Melbourne

Are you planning to start or grow a business in Melbourne? Hakim has this advice for your onward journey.

“Melbourne has a very competitive business market with lots of different

concepts and brands, and discerning customers,” Hakim said.

“It is of the utmost importance to have a clear and genuine unique selling proposition that can be understood and appreciated for many years to come. Melburnians hate gimmicks!”

About the Lord Mayor’s Small Business Awards

Independent small businesses, and the dedicated Melburnians who run them, are the soul of our city.

Each year we say thank you to those making a significant contribution to the city’s culture, prosperity and liveability through the Lord Mayor’s Small Business Awards.

Alongside the overall winner, we also recognise Melbourne’s most innovative businesses. This year, Docklands-based startup Gaia Project Australia took out the Small Business Innovation Award.

While sending lettuce to space might sound like sci-fi, the Gaia team is planning for interplanetary growth, while changing the face of local agriculture to address climate change and food security.



Nadun Hennayaka of Gaia Project Australia

To learn more, search for Gaia at news.melbourne.vic.gov.au

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STUDENT Q&A

ARTS



“

Get to know a student's experience studying at The University of Melbourne's Faculty of Fine Arts and Music. Jessica Leigh is studying a Bachelor of Music (Honours) at the Melbourne Conservatorium of Music.

”

PHOTOGRAPHY BY *Ajay Viswanath*
ARTS & CULTURE

What motivated you to choose your degree?
I love how music can make you feel so many different emotions. At 12, I was awed by a soloist's rendition of Grieg's piano concerto in my school orchestra. The power of the notes that



were played really resonated with me. Since then, I've wanted to create beautiful and moving experiences for others. Through this degree, I'm immersed in what I love and learning the skills I need for an exciting career.

Describe a typical day of study ...

A typical day kicks off in the practice room, where I prepare for the day ahead. Then, I either have a lesson, lecture, or tutorial. After an intense but fun session, I grab lunch and go to rehearsals or practice. During busier weeks, I go home and practice more or catch up on lectures or readings.

How do you feel connected to your industry through your degree?

It's enriching studying in the heart of Southbank's arts and music scene. I've connected to the industry through the degree in ways that go beyond the practice room. I've played for musicians of professional ensembles,



like the Melbourne Symphony Orchestra, Australian Chamber Orchestra, Australian String Quartet, Australian World Orchestra, London Symphony Orchestra, Gewandhaus Orchestra, and several American orchestral members.

What advice would you give to someone considering your degree?

Please know you are good enough! Your passion for music will drive you through the ups and downs. Be prepared for a rigorous journey, but remember the rewards are immeasurable. A music degree is only a foundation. Your passion and continuous learning will define your future success. Keep honing your skills and be curious; ask questions and stay open to new experiences, genres, and people. Embrace versatility; a music degree opens doors to other paths beyond performing, like teaching, music management, composition, conducting, to name a few.

What are your goals for the coming years?

I want to keep studying, either in Melbourne, interstate or overseas. I plan to start a small chamber collective with friends, collaborate with artists, and share the results of our endeavours with the community. This will include performance spaces that are out of the ordinary, new, and old compositions, and many artists from VCA and MCM.

You will soon tour to Singapore and Malaysia with the University of Melbourne Symphony Orchestra, what are you most looking forward to?

I'm looking forward to playing in the three different concert halls during concert week: Hamer Hall in Melbourne (Sep 24), Yong Siew Toh Conservatory of Music Concert in Singapore (Sep 27), and Dewan Filharmonik Petronas in Kuala Lumpur (Sep 30). I can't wait to experience the vibrant cultural scenes of Malaysia and Singapore and the delicious food too. We have a demanding schedule, with three major concerts in one week. I'm interested to witness the growth of our sound and how far we can push our limits during this exciting musical journey. ●

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CREATIVE VICTORIA



“Neighbourhood hotel” announced as part of The Queensbridge Building

An under-construction 62-storey Queensbridge St development is set to feature “Hannah St. Hotel”.

WORDS BY *David Schout*
BUSINESS

A boutique hotel has been announced as part of a 62-level skyscraper under construction at 90 Queensbridge St in Southbank.

The development, dubbed “The Queensbridge Building”, is set to feature predominantly residential apartments, however it will also now include 10 hotel floors at podium level.

The site, at the nexus of Queensbridge St and the Kings Way overpass, hosted a temporary basketball court for 12 months from early 2021.

However, development is now well under way with the project set to be completed around September 2025.

Delivered by developer Time & Place (joining forces with real estate financier MaxCap Group) and managed by TFE Hotels, Hannah St. Hotel will feature a “neighbourhood bar, restaurant, and rooftop bar/events space”.

Time & Place director Tim Price said he expected the 188-room boutique hotel to be enjoyed by both visitors to Melbourne and Southbankers.

“This is a neighbourhood hotel. A building with roots in the community and a place where you’re welcomed in to enjoy the hospitality whether you’re staying short term or you’re a permanent resident,” he said.

“We aren’t developing and leaving, we’ll be in this building long after its doors have opened.”

The hotel’s name comes from the tiny Southbank street adjacent to the site; offshooting from Queensbridge St and morphing into Haig Lane.

The street itself is named after Patrick Hanna (and at some point adopted an extra “h”), who arrived in Melbourne in 1853 and operated a punt across the Yarra River, connecting those in South Melbourne to the docks and warehouses north of the river as the city boomed during the gold rush.

Price expects the hotel to attract a certain clientele given its design and proximity to Melbourne’s Arts Precinct, which is currently the subject of a \$1.7 billion renewal program.

“We envisage the hotel will become ingrained in the cultural fabric of the suburb and form a part of the transformation, coming to life as a ‘neighbourhood hotel’ for locals and visitors alike,” he said. “As we set out to bring this landmark hotel to The Queensbridge Building, we are looking to bring international influences to Southbank through design and experiences. We anticipate that our hotel will be regarded as the



place to stay for anyone in the arts visiting the city.”

This was reiterated by TFE Hotels chief executive Antony Ritch.

“What I love about this project is that Hannah St. Hotel will deliver an experience in a neighbourhood that is transforming, thanks to an investment in Australia’s largest cultural infrastructure project, into a truly world-class art precinct,” he said.

“Importantly for us, Hannah St. Hotel is being delivered by Melbourne developers with a long-term commitment to the area.”

When completed, the 367-apartment Queensbridge Building will include a series of resident-exclusive gardens, private rooftop terraces, lap pool, co-working spaces, and private dining room.

Down the road in Docklands, TFE is also ready to manage a new \$340 million dual-tower hotel featuring what would be the longest escalator in the Southern Hemisphere.

Due to open in 2026, developer Capital Alliance was aiming to grab the mantle in 2026 with a 47-metre moving staircase, should its new project at 28-38 Pearl River Rd be approved by the Victorian Planning Minister. ●

Major Crown properties on the market, but still no move on Queensbridge site

WORDS BY *Sean Car*
PROPERTY

Two major Southbank sites on Clarendon St and City Rd have put up for sale by Crown’s new owners, US private equity group Blackstone, following its \$8.9 billion acquisition of the company in 2022.

As it continues efforts to stabilise Crown’s core business, Blackstone has listed two prominent sites at 284-290 City Rd and 93-103 Clarendon St, which are being jointly marketed by Cushman & Wakefield and Colliers.

Reports suggest the two sites are expected to realise more than \$50 million for Blackstone, which acquired the company formerly controlled by James Packer in 2022 following a series of inquiries in NSW, WA and Victoria that delivered adverse findings against it.

Both sites listed for sale adjoin Crown Casino’s rear car park and are being marketed as “an exclusive opportunity to secure prime development sites in Melbourne’s most recognisable CBD fringe location, offered individually or in one line”.

But as Blackstone offloads the two properties at City Rd and Clarendon St, which were purchased by Crown in 2005, it’s understood the site that was formerly the subject of Australia’s tallest development proposal at 1 Queensbridge St is not under any consideration.

Crown Resorts and former joint venture partner Schiavello won a “state significant” approval in 2016 to build the \$2 billion Queensbridge Tower at the site, which never proceeded after an extension to its permit was refused by the state government in 2019.

As part of the approval, the community was promised a range of public benefits to be funded by Crown and Schiavello, including upgrades to Queensbridge Square, Sandridge Rail Bridge, Southbank Boulevard and Southbank Promenade.

A spokesperson for Blackstone confirmed with *Southbank News* that the Queensbridge site was not under any consideration at this moment in time, but any decision regarding its future would be a matter for both Blackstone and Crown Resorts. ●



No sign of when Ingles St tram boom gates will be restored

WORDS BY *Sean Car*
TRANSPORT

A major tram intersection at the edge of the Montague Precinct in Port Melbourne remains without its boom gates while “a comprehensive safety review” is finalised by the Victorian Government.

The Ingles St tram crossing, home to the route 109 tram, has been without boom gates since the start of the year following a number of accidents, which saw them damaged and ultimately removed.

But the Department of Transport and Planning (DTP), which is the responsible authority for managing safety at the intersection, was unable to confirm to *Southbank News* if and when the boom gates would be replaced.

It said that with traffic lights operating and turning red when a tram is approaching the crossing, the boom gates were only a “secondary safety measure” and current signage and traffic controls had been deemed sufficient while it undertook a safety review.

“Keeping everyone safe on our roads and public transport network is our number one priority,” a DTP spokesperson said.

“We’re undertaking a comprehensive safety review at the Ingles St tram crossing in Port Melbourne with the current safety controls found to be consistent with road and rail safety guidelines.”

“We remind everyone to make safe choices on our roads and we urge drivers to pay attention and obey the traffic signals at the Ingles St tram crossing.”

The DPT said it had installed trailer-mounted variable message signs for road traffic to reinforce the need for compliance with the traffic signals while the boom gates remain out of operation.

In May 2023, Yarra Trams undertook a road safety audit which identified that the controls “were adequate, effective and sufficient” to warn drivers that the boom gates were not in operation and to proceed through the crossing with caution, while reinforcing a tram speed limit of 20 to 30km/h.

The DTP’s safety review is expected to be completed in mid to late October. ●

SOUTHBANK NEWS

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New audio warning for illegal footpath riders in e-scooter crackdown



New “in-app communication” trial on Swanston and Elizabeth streets sees e-scooters telling off their non-compliant riders.



WORDS BY *David Schout*
TRANSPORT

A fleet of camera-equipped e-scooters has been rolled out in Melbourne, with new technology giving riders an audio warning for tandem riding and illegal travel on footpaths.

The 25 scooters from operator Lime feature “advanced camera capabilities” and will tell non-compliant riders to cease footpath travel, which is illegal in Victoria.

The “in-app communication” trial, now under way on Swanston and Elizabeth streets and in Jolimont, will also direct riders to park in designated zones to avoid footpath clutter in busy areas.

Early reports suggest the trial had reduced complaints by 55 per cent.

Unlike most other states and territories where electric scooter users can ride on footpaths, travel in Victoria is restricted to streets and bike/shared paths.

The City of Melbourne wants to crack down on those doing the wrong thing, to prevent incidents with pedestrians.

Lord Mayor Sally Capp praised operators

Lime and Neuron, but said she still received high levels of complaints about riding and parking on pavements.

“[They] have been very responsive to discussions with us. But there are a range of issues with how e-scooters are used. A lot of that comes down to human behaviour, which is the hardest thing to moderate, change and control,” Cr Capp said at the August 15 Future Melbourne Committee meeting, where councillors endorsed the trial.

“We do believe that the way the technology works means that there’s more we can do to ensure safety, and a big part of the safety is compliance. We want to be proactive in this.”

Deputy Lord Mayor Nicholas Reece, who owns a private e-scooter, said that prior to the meeting the council had received “a lot of complaints”, and that bad behaviour on scooters was particularly evident “late in the evening”.

“I reckon they’re a lot of fun. I’d like to see them continue in Melbourne, but we’ve got to crack down on the hoon element and work better than what it is at the moment,” he told 3AW.

In addition to the new audio warning on e-scooters, other technologies were being developed, including AI systems that prevent riders from “ending” a trip unless they provide a photograph of their e-scooter correctly parked.

Improved “dual band” GPS systems were also being developed, which the council has suggested could be looked upon favourably in future procurement processes.

Most providers currently use single frequency band technology to locate devices and create “no-riding” and “no-parking” zones.

And while this worked well in large locations such as Fitzroy Gardens or the Shrine of Remembrance, it is not accurate enough to prevent riding on a footpath while allowing riding on an adjacent street.

Operator Beam has said it would deploy 200 e-scooters in the City of Melton that can only travel at four km/h on footpaths, which would prove a significant deterrent.

A report from council officers suggested



access issues, those who require aid with mobility. So, we have to get it right.”

A report from council management has advocated for expanded designated e-scooter parking areas, something it says is supported by Lime and Neuron.

This would include, in busy areas of high scooter use, “readily identifiable” parking zones spaced approximately 150 metres apart and large enough for five or more scooters.

The zones would be located on both kerbside spaces and footpaths, and riders would be directed to park by line marking and the app itself.

Council officers were currently identifying locations to trial the marked e-scooter parking zones.

“Many cities around the world are moving from free-floating e-scooter parking to designated parking, often clustered with other micro mobility vehicles [like] bicycles,” the report stated.

At the August 15 meeting, councillors requested management work with Lime and Neuron to “expedite the rollout of designated parking zones”, emphasising the need to find a solution soon.

The Victorian Government’s shared e-scooter trial – which involves the municipalities of Melbourne, Yarra and Port Phillip – began in February 2022. In March this year the trial was extended by six months and expanded to include private e-scooters.

The latest City of Melbourne report said it “appears likely that e-scooters will be permanently legalised in early October 2023”.

According to the council, Melburnians “have embraced the e-scooter trial”, surpassing five million rides since February last year, with almost 6000 trips a day, one of the highest rates in the world.

Both Lime and Neuron have argued that Melbourne’s shared e-scooters currently has a “higher-than-optimal rate of use per day” and said the fleet should be expanded from the current 750 per operator. ●

providers who could not deliver accurate geofencing technology in future would be left behind.

“In any future agreements with e-scooter operators, officers would include requirements to take advantage of up-to-date technology as part of the procurement process,” the report said.

“Management would also seek to ensure that agreements are flexible and able to incorporate new technology as it develops and to exclude operators which cannot deliver appropriate technologies.”

Dangerous e-scooter use on footpaths continues to be a key complaint among CBD residents, workers and visitors.

However, there is also concern about poor parking practices that obstructs access, particularly for elderly and disabled pedestrians.

Cr Rohan Leppert said e-scooters’ impacts on accessibility were considerable, and the issue was something that required urgent attention.

“I am constantly reminded ... that if we can’t find a way to regulate or provide the adequate incentives through a contract to prevent footpath travel and parking in an inappropriate spot, then we’re preventing a class of people from participating in public life,” he said. “And that’s older Melburnians and Melburnians with



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“Policy by stealth”: Former Deputy Lord Mayor accuses council of edging out city helipad



The writing is on the wall for the Yarra River helipad, which has operated for more than 50 years.



WORDS BY *David Schout*
COUNCIL AFFAIRS

Former Deputy Lord Mayor Clem Newton-Brown has accused the City of Melbourne of creating a “policy by stealth” that sought to push out the city’s Yarra River helipad.

Mr Newton-Brown, who served as Town Hall deputy from 1999 to 2001, said the council’s cooling on the Batman Park helipad “doesn’t make sense”.

On August 15 councillors unanimously endorsed the a master plan for the Greenline project, a four-kilometre northbank trail from Birrarung Marr to the Bolte Bridge, which noted that the helipad “impacted the park experience”.

It follows previous findings, including from the 2019 Yarra River-Birrarung Strategy, which were similarly critical of the helipad as having “adverse impacts on the experience and amenity of this important green space”.

Crucially, the master plan also committed to exploring new options for the former screen house building, which the council currently leases to helicopter charter Microflite.

Mr Newton Brown, now CEO for aviation consultant Skyportz, said it had become clear the council was looking to push the helipad away from Batman Park.

“The policy has been created by default. It’s essentially snuck into other policies such as the Yarra-Birrarung Strategy, the Transport Strategy,” he told councillors at the August 15 Future Melbourne Committee meeting.

“There has never been an actual consultation with the industry, with the existing operator, with potential future operators of that site ... there’s an existing operator there that employs 40 people and 20 aircraft.”

“They take 20,000 tourists a year out to regional Victoria ... it’s an icon of Melbourne and certainly the events that happen in Melbourne wouldn’t be the same without the promotions that helicopters provide for the Grand Prix, Spring Racing Carnival, etc.”

Mr Newton-Brown said he was recently in Paris and saw the city’s first vertiport in the French capital, where electric air taxis were set to operate as part of the Summer Olympics next year.

“They’re putting in a vertiport, and we’re proposing to take one out. It just doesn’t make sense.”

He said the council was “out on a limb here”, with funding committed at state and federal levels to explore the concept of air taxis and urged councillors to call for a



review of the helipad’s future that sought input from both sides.

“There’s a bit of a disconnect there. It would be good for council officers to do a report, bring in state government, bring in the players, bring in the people who are impacted by this policy by stealth, I suppose, to remove that.”

Mr Newton-Brown also suggested the council could overcome funding issues at the site by partnership with helicopter operators.

“Don’t assume that the impact of a helipad is negative on a park. Yes, there is an impact, but there’s potentially a very positive impact ... the excitement of having the aviation industry having a new centre in Melbourne would be a great attracter to the park. Indeed, the industry would probably pay for much of that section of the park as part of the integrated proposal. That gets around the problem that council has of actually paying for Greenline, or part of Greenline.”

Cr Rohan Leppert argued the findings of now numerous strategies were clear, and the council would make decisions that benefit the wider population.

“[They are] inconsistent with the growth of the helipad into an electronic aircraft hub of any type. I think it’s procedurally fair for us to continue to design policy in the interests of the public,” he said.

“Of course, the policy doesn’t seek to extinguish any existing use or development right. What happens after those rights expire is an entirely different matter.”

Cr Leppert rebuffed a suggestion that a move to edge out the helipad had “snuck in”.

“I’m surprised to hear the criticism about procedural fairness. I think this process has been as transparent as it could be.”

Mr Newton-Brown concluded that Melbourne would give up a comparable advantage it had over other cities should the helipad be moved from a central location.

“This is an opportunity council has which is not available in any other capital city. We’re the only capital city that has a central city helipad. Certainly, it’s not the place for intense operations but it’s a massive advantage you’ve got.” ●

Aggressive behaviour on streets prompts concern from resident

WORDS BY *Brendan Rees*
SAFETY & SECURITY

Reports of a rough sleeper causing a public disturbance near Southbank Promenade has prompted safety concerns from a resident outside their apartment building amid ongoing efforts by authorities to end the housing crisis.

The incidents have been occurring near the Queensbridge Arcade located along the Yarra River, which has become a gathering spot for individuals experiencing homelessness.

A resident, who wished to remain anonymous, said while it was disheartening to see people sleeping rough, they expressed concern about one individual behaving aggressively, shouting, and assaulting a diner at an eatery.

“A glass was broken, and he was holding the guy,” the resident said after witnessing the man experiencing homelessness approach the diner in early August.

“Someone came and said, ‘chill out, chill out,’ and he said, ‘don’t come near me’, while still holding onto the guy. I asked someone to call the police.”

The resident said the incidents mainly occurred during the evenings, in which people experiencing homelessness were also congregating outside McDonald’s and 7-Eleven near Queensbridge Square, but believed they hadn’t caused public order issues like the other individual.

“I don’t feel comfortable walking, I try to not make eye contact with the person as well, because he mumbles to himself quite loudly at night-time and he’s swearing,” they said.

“There should be a solution to this. We need to find out what is the problem and find a place for them to stay. It’s not right for them in winter when it’s cold.”

Victoria Police in a statement said that it continued to work closely with The Salvation Army and City of Melbourne “in an ongoing manner to engage with people experiencing homelessness in Melbourne and ensure they have access to essential services”.

“The priority for Victoria Police is to link people who are sleeping rough to the services available to them, and we work closely with local councils and support organisations to address these issues,” it said.

“If an offence is detected, police will deal with the matter at hand. Anyone who commits criminal or anti-social behaviour that puts the



community at risk can expect a swift response from police.”

Lord Mayor Sally Capp said the council was working with Victoria Police and other agencies to support the city’s most vulnerable people and “deliver initiatives that improve safety on our streets”.

“Every Melburnian deserves a roof over their head, and a safe place to call home,” she said, adding the council had homelessness support hubs, and had brought together 17 agencies to support people sleeping rough.

“While state government has the lead responsibility for delivering social and affordable housing, we’re stepping up to ensure anyone who needs it has access to a pathway out of homelessness.”

“This includes our Make Room project, which will deliver 50 custom-built studio apartments to assist those making the transition from rough sleeping to permanent housing.”

The council said while people experiencing homelessness would be referred to support agencies and assisted with any needs, when issues arose such as those relating to access, obstructions and impacts to the amenity of an area, council staff would direct people to safely relocate.

Almost \$6 million will go towards safety infrastructure and resources, including lighting in key precincts and the operation of the Safe City Camera Program as part of the council’s 2023–24 budget with \$100,000 to expand the Salvation Army’s street team, boosting safety after dark.

Southbank Residents’ Association president Tony Penna said homelessness “was a concern no matter where it is” but had faith the City of Melbourne were “doing all they can do deal with it”. ●

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A behind-the-scenes look at major upgrades to Arts Centre Melbourne

Since it first opened in 1984, Arts Centre Melbourne’s Theatres Building (under the Spire) is undergoing its most significant refurbishment as part of the Victorian Government’s Melbourne Arts Precinct Transformation project.



Important works have already begun as part of the package and are set to include new state-of-the-art amenities backstage, technology upgrades, improved accessibility, as well as new dining and hospitality outlets.

In addition to upgrading Arts Centre Melbourne, the \$1.7 billion Melbourne Arts Precinct Transformation project also includes delivery of The Fox: NGV Contemporary, and a new 18,000-square-metre urban garden connecting the precinct. When complete, the project will attract millions more tourists to the Arts Precinct each year to enjoy the best of Melbourne’s cultural and creative offerings.

A major part of the works will be upgrades to Arts Centre Melbourne’s Theatres Building.

These developments will improve back-of-house facilities including an expanded underground loading dock, a new rehearsal space, and an event space. When complete, patrons taking in a show in the State Theatre will be able to enjoy greater comfort and accessibility with new seating and improved acoustics.

Specific accessibility changes include increasing the number of positions for wheelchair users, enhanced amenity seating (wider rows between seats), as well as adding swing-away arms where possible to make access easier for mobility impaired people. Parts of the interior design in the auditorium will also be improved such as the carpets and lighting to be sensitive to people with sensory needs. Technology

improvements will include advanced hearing augmentation systems and broadcast capability, which will allow audiences to experience the shows in different ways.

From an operational perspective, the expansion of the loading dock is a critical part of the works package.

Arts Centre Melbourne’s technical director for the Reimagining Project, David Harvey, shared, “the loading dock is the hub of our three theatre venues in the Theatres Building – all the scenery, lighting, AV and broadcast equipment goes into and out of the theatres from here. Some of our shows require up to 25 semi-trailer loads to bump into the theatre. By increasing the size of the loading dock by almost double,

we’ll be able to load and unload more efficiently, with improved safety for back-of-house teams.”

Already, the works have removed more than 2000 tonnes of concrete from the rear of the Theatres Building to make way for the expanded loading dock, all while Arts Centre Melbourne has continued to present an exceptional calendar of shows. The changes are set to bring the State Theatre up to global contemporary standards, helping to attract more world-class performances for the public to enjoy.

Arts Centre Melbourne chief executive officer Karen Quinlan AM said these important refurbishments, new spaces and improved accessibility were significant steps towards transforming the visitor experience.

“The work that we’re doing is really setting the scene for the future. It positions us as having a unique offering in Melbourne,” she said.

Arts Centre Melbourne remains open throughout the construction works, so you can still enjoy shows, events, and its restaurants throughout the lifecycle of the project. ●

For more information:
artscentremelbourne.com.au/about-us/reimagining

METRO TUNNEL

Anzac Station an “emotional experience”

Leaders of the design team behind the Metro Tunnel’s state-of-the-art stations have spoken about the challenges of designing a major train station to sit next to one of Melbourne’s most important historical monuments – the Shrine of Remembrance.

Melbourne will be home to five stunning new underground stations when the project opens in 2025, a year ahead of schedule.

The station designs are a collaboration between international design practices Hassell, Weston Williamson + Partners (WW+P) and Rogers Stirk Harbour and Partners (RSHP).

Anzac Station – located at the southern edge

of the CBD on St Kilda Rd – will connect iconic Melbourne destinations including the Shrine, Royal Botanic Gardens and Albert Park to the train network for the first time.

During a recent visit to Melbourne, internationally renowned designer and senior partner at RSHP Ivan Harbour said Anzac Station had been designed with its important location in mind.

“I’ve been told many times, it’s a very special place,” Mr Harbour said.

“We felt we needed to create something that had a level of modesty, in deference to the importance of the Shrine. You imagine quite an emotional experience in that location.”

Anzac Station was conceived as a “pavilion in the park” along a reimagined St Kilda Rd boulevard strategically set between the Shrine of Remembrance, Domain Parklands and Albert Park Lake, said Principal at Hassell Mark Loughnan.

“Vertical and horizontal pedestrian connections filled with fresh air ensure Anzac Station



functions as a unique and safe gateway to and from Melbourne’s most significant parks and gardens,” Mr Loughnan said.

WW+P managing director Australia Will Riley said the materials for the station’s distinctive timber canopy were chosen as part of the sensitive, discreet approach to the station’s design.

“The striking timber canopy provides both

shelter and shade while still allowing daylight to flood the station concourse beneath, creating an uplifting environment for passengers,” Mr Riley said.

The Office of the Victorian Government Architect (OVGA) has worked closely with the Victorian Government to ensure the five new Metro Tunnel stations reflect the qualities of their locations and offer a special experience to all Melburnians.

“The Metro Tunnel links many important places in Melbourne and will change the way people move around the city. Not only from station to station, but also in and around the stations which are stitched carefully into each location,” Victorian Government Architect Jill Garner said.

Work on Anzac Station is powering ahead with installation of stairs, lifts, escalators, signature lights and platform screen doors now complete. Crews are also getting ready to pour the concrete stairs for the entrance in the Shine of Remembrance grounds. ●

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And at the City of Melbourne we recognise our business owners are the heart and soul of the city and the engine room of our economy.

Through initiatives such as Invest Melbourne and our Business Concierge, we're making it easier to do business by cutting red tape and attracting new investment to drive innovation and create jobs.

Find out more about how we can support you and your business, visit melbourne.vic.gov.au/business



SMALL BUSINESS GRANTS

Start or expand your business in Melbourne with our Small Business Grants. Grants of up to \$30,000 are available to small businesses wanting to build on our city's reputation for innovation and creativity. Applications close 25 September. Visit melbourne.vic.gov.au/smallbusinessgrants

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Making magic happen for city businesses



Meet the business concierge who's working behind the scenes to bring dreams to life for city businesses.

Every time Lisa Guest takes a call from someone with a question about running a business in the city, she looks for the magic in the moment.

"Behind every question, I know there's something delicate and important in our hands," Lisa said. She's a case manager with our Business Concierge Service.

"No matter how big or small the idea, here's a person who believes in their dream, and we get to help those ideas come to fruition."

Lisa and her colleagues are tasked with helping businesses connect the dots as they open, run and flourish in the municipality.

"Often when I'm speaking with a prospective business, I remind myself that it's more than a question about opening a cafe. Behind every idea, there's often a family. Maybe it's the family's life savings," she said.

Since January 2022, the Business Concierge team has provided free advice and mentoring to more than

15,500 city businesses - reducing the time it takes for a business to start up in the city and supporting them as they embrace Melbourne's new rhythm.

Woman of the world

Born to "hippy parents" in Argentina in a time of political unrest, Lisa was six when her family moved to Brazil. She grew up there and studied journalism.

Restless, she packed a bag and headed for Australia to learn English, surf and travel. She stayed in Perth for 23 years, meeting her husband and raising two children.

When her kids moved to Melbourne to study and broaden their horizons, she soon followed, and landed with City of Melbourne as a public health officer.

That's how she began to fall in love with the city, and got to know its small businesses by roaming the laneways to offer support throughout the pandemic.

Now she keeps her imagination and networks firing as part of our Business Concierge Service which offers a one-stop shop for business support.

Case managers help businesses navigate government processes and find the right services. They also share

trends, identify site locations and investment opportunities.

"We work with cafes and retailers, but also pop-ups and activations," Lisa said.

"We support startups, social enterprises - many are migrant women and that is very humbling.

"I have the chance to make a meaningful impact by supporting fellow migrants as they navigate the hurdles of starting a new life."

She calls opportunities like these "pinch-me moments".

"I'm not just in Melbourne, I'm in the thick of it. One day I'm on the phone with a business, hearing a big idea and it could be the next big thing," Lisa said.

"The next day I'm volunteering on the busking panel to decide who can perform in the Bourke Street Mall, hearing a keyboard player whose music just flows and transports you."

The Business Concierge Service will ramp up its work to support new and existing city businesses over the coming year, with a \$500,000 investment in the Budget 2023-24.

Got a big idea for a business? Unclear about a permit? For one-on-one advice, call our dedicated Business Concierge Service on 9658 9658 (press 1 for business), or submit your query online at melbourne.vic.gov.au/business

DID YOU KNOW?

In 2022-23, the Business Concierge helped establish 51 businesses, resulting in 605 expedited jobs, \$28 million in capital expenditure and an estimated \$55 million in gross local product brought into the economy earlier than would have otherwise been the case.

FRESH IDEAS FOR NEIGHBOURHOOD TRADE WITH NEW FUNDING



Iconic local retail and hospitality businesses across Melbourne are getting a boost thanks to new funding through the City of Melbourne's Business Precinct Program.

The Business Precinct Program provides annual financial support to recognised precinct trader associations representing important consumer-relevant areas of the municipality.

We are supporting 10 precinct associations with more than \$850,000 in funding for 2023-24.

The funding is designed to support traders as they attract visitors to beloved retail and hospitality venues across 10 busy precincts in the municipality.

The funded precincts are: Carlton Inc., City Precinct, Collins Street Precinct Group, Docklands Chamber of Commerce, Greek

Precinct Association, Kensington Business Association, Melbourne Chinatown Business Association, Melbourne City North Business Association, North & West Melbourne Precinct Association and the Yarra River Business Association.

Associations funded under the Business Precinct Program undertake activities to boost the trader area on behalf of their members. They also build a robust membership with local street traders to strengthen community.

Precinct associations also create opportunities for local businesses to get to know one another and exchange information, run networking events and community festivals, and build regular communications with members.

Find out more about our Business Precinct Associations at melbourne.vic.gov.au/precincts

ECONOMY SNAPSHOT SHOWS CONFIDENCE AND GROWTH

More Melbourne businesses are revamping their premises, with new data revealing permit approvals for upgrades have nearly doubled in the past year.

Our latest Melbourne Economy Snapshot shows more than 50 businesses applied to upgrade their premises in May - up almost 90 per cent on the 27 applications at the same time last year, and trending towards pre-pandemic levels.

The snapshot also shows reinvigorated confidence in Melbourne's tourism sector, with more than 10,000 additional hotel rooms becoming available in the past four years.

Activity in the city has steadily increased throughout 2023, with the snapshot revealing the colder winter months have not deterred visitation, with a 24 per cent increase in night-time activity across the city during key June events.

The Melbourne Economy Snapshot aims to equip city traders with data and insights to better inform business decisions. Subscribe to our Business in Melbourne e-newsletter to receive the quarterly snapshot at melbourne.vic.gov.au/business

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EXPERTS TRANSFORMING MELBOURNE'S BUSINESS LANDSCAPE

Melbourne as a leading tech city. It facilitates connections for new tech companies in the industry verticals, where Melbourne is a recognised leader.

Scott Tanner

Expertise in banking and financial services, real estate, digital transformation, and corporate governance



Our vision is to attract the headquarters of great businesses and future industries. We want to tackle and solve new global challenges and create new opportunities in a loop of learning, innovation and leadership.

Invest Melbourne can identify gaps and reinforce our strengths in attracting and retaining global industry leaders. We help industry and individuals create an exciting and dynamic environment where industry and individuals can achieve their full potential.

Rachel Watson

Expertise in renewable energy generation



Melbourne is already a key hub for energy companies in Australia, and renewable energy companies in particular.

Invest Melbourne is uniquely placed to foster business activity in the renewable energy sector, which will further enhance Melbourne's reputation as a green city of the future.

Dr Julie Wells

Expertise in the tertiary education, policy and partnership development



Melbourne is rich in educational, sporting, scientific and cultural institutions. I'd like to see that wealth leveraged and enjoyed by everyone.

My vision is for Melbourne to be a global hub for inclusive innovation - artistic, social, scientific - where everyone can participate and benefit.

Invest Melbourne has a great part to play as a facilitator, enabler and partner with industry, business and government to grow investment and jobs right here.

Read more about the Invest Melbourne Advisory Board, and find out how Invest Melbourne is cementing the city's reputation as a global investment destination at news.melbourne.vic.gov.au/economy

Ever wondered who's behind the magic of turning Melbourne business ideas into reality? Meet the Invest Melbourne Advisory Board - the team that's dreaming up ways to help entrepreneurs start, grow and go global.

Invest Melbourne helps unlock business potential for many innovative and successful companies seeking to invest here in Melbourne. Are you among them? Harness this prosperity, connect with the right people at the right time, and achieve business success.

Amanda Coombs, chair

Expertise in financial services and innovation



We draw on our experience in finance, technology, innovation, energy, life sciences, logistics, property and education. The aim is to develop a pipeline of opportunities that will create jobs and ensure Melbourne is an easy place to do business.

We want Melburnians to be proud of their city and enjoy working and living here. There's great momentum for reimagining what Melbourne can be for businesses that are looking to land or expand in the city.

Andrew Carter

Expertise in med tech, pharmaceuticals and commercialisation



Invest Melbourne is a bold facilitator of ideas that prioritise long-term wellbeing over profit. Our vision is for a city that seamlessly blends work, leisure and life experiences. A place where getting together with colleagues, family and friends is desirable and easy.

Melbourne is a city that prioritises people and offers a mix of safe spaces. We acknowledge our past and improve our natural assets, and promote commuting options that are environmentally sustainable.

David Chen

Expertise in shipping, technology and general business leadership



My goal is to foster a business environment that champions sustainable supply chain solutions and puts Melbourne at the forefront of global logistic innovations.

Melbourne is a city where culture, technology, and sustainable logistics coalesce, ensuring efficient, eco-friendly business operations.

Amy Foo

Expertise in technology and digital innovation



I'm passionate about the tech industry, and seeing more cultural diversity and women in tech. By facilitating the right investment frameworks and policies, Invest Melbourne is creating sustainable economic growth.

As a global leader, we attract business, innovation and talent, and foster a vibrant city culture. That leads to good business and job opportunities for Melburnians.

Ian McCall

Expertise in information and communications technology, digital innovation



Melbourne is already a leading city in the globally connected technology community, home to a vibrant startup community, headquarters to home-grown technology giants and hosting a strong representation of global-leading tech companies.

Given the increasingly central role of technology in every sector of the economy, Invest Melbourne plans to amplify global recognition of

Investment in business is paying off for the city

Invest Melbourne, the City of Melbourne's investment body, is eclipsing its job creation and economic targets, further cementing our reputation as a world-leading destination to start and grow a business.

In 2022-23, the number of jobs created and capital expenditure

generated were 220 and 215 per cent above our targets respectively.

Invest Melbourne supported a pipeline of some 70 major projects which are set to create more than 1,650 jobs and contribute \$430 million in capital expenditure to the city.

Invest Melbourne's support is forecast to generate a \$500 million

estimated increase in gross local product (GLP) for the city through new jobs, the establishment of new businesses and headquarters, and capital expenditure.

Sixty per cent of the projects supported by Invest Melbourne were in the hospitality and retail sectors, with our Business Concierge service

providing assistance to manage permits and licensing applications, as well as general business advice.

Invest Melbourne is working across more than 140 projects - which could create or fast-track an estimated 8,000 new full-time jobs across the city and generate around \$1.3 billion in capital expenditure.

KEEP IN TOUCH

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Arts Precinct

Malthouse Theatre unveils season 2024

Malthouse Theatre has announced its highly anticipated 2024 season, with eight compelling performances “celebrating how theatrical theatre can be”.

WORDS BY *Brendan Rees*

The coming season launches in February and its eclectic mix includes the opening and stage premiere of an award-winning memoir, *The Hate Race*, by Australian writer Maxine Beneba Clarke, which explores the complexities of race in Australia.

“I think there’s a lot of love for *The Hate Race* as a really amazing local novel by a local writer, and I think there’s a lot of celebration for Maxine’s writing. This is the first time her writing has been put on stage,” Malthouse co-CEO and artistic director Matthew Lutton said.

Speaking of this season’s line-up, Mr Lutton expressed his excitement, saying there were many “extraordinary artists” with a “big focus on a very theatrical theatre” that promised to deliver unforgettable experiences for theatre enthusiasts.

“There isn’t a moment of domesticity or realism in sight, as every work celebrates theatre that transports you into fantasies, heightened realities, folklore, or ecstasy. It is very deliberately a season of productions celebrating how theatrical theatre can be.”

Among the enthralling shows include *Macbeth (An Undoing)* in which playwright Zinnie Harris reimagines Shakespeare’s Scottish Play from Lady Macbeth’s perspective, while Kadimah Yiddish Theatre’s *Yentl*, based on the original



Yiddish short story by Isaac Bashevis Singe, is about a journey of a young woman who defies the Jewish orthodox tradition that forbids females from studying religious scripture.

There is also the world premiere of *MULTIPLE BAD THINGS* by Back to Back Theatre, which follows three employees grappling with questions of inclusion, identity and intersectionality.

In May, audiences are invited to “join an odyssey of self-discovery and liberation” with *Homo Pentecostus*, which sees actor, dancer, and writer Joel Bray unveil an intimate exploration of his secret queer identity within the confines of a 1990s Pentecostal Church.

The season also features *The Interpreters (Apologia)*, which unpacks Nicola Gunn’s personal fantasy of being a French actress as she quarrels with a Japanese film director and their interpret-

er about how to translate a script of a complex mother-daughter relationship to the screen. There’s also the world premiere of *Under The Skin*, based on Michel Faber’s sci-fi novel, and a collaboration between Mr Lutton and acclaimed writer Pamela Carter. The story follows Isserley who embarks on a mysterious mission to hunt hitchhiking men for sustenance, “but her perspective begins to shift as she learns more about why she’s been sent to hunt”.

Keeping in line with diverse storytelling, the Malthouse Theatre will also present a Christmas fantasy and a “perverse, apocalyptic nightmare” in *Fuck Christmas*.

Mr Lutton told *Southbank News* that all productions were “very stylised, and there’s a sense of nothing you see on television being duplicated on stage – that’s a really big celebration of what it



means to perform live”.

For those who haven’t visited the heritage-listed theatre before, Mr Lutton said the venue had a great bar and café in a welcoming space ensuring everyone had a memorable night out. Tickets to *The Hate Race*, *Yentl*, *Homo Pentecostus*, and *Macbeth (An Undoing)* are now available. Tickets to *Multiple Bad Things*, *The Interpreters (Apologia)*, *Under the Skin*, and *Fuck Christmas* are on presale from February 8 to Malthouse Supporter Community and on sale to the general public on February 15. ●

For more information:
malthousetheatre.com.au

CRITIC

A powerful debut

WORDS BY *Rhonda Dredge*

Wrestling Before the Gateway is a bold and beautiful show of abstract paintings in the manner of Hilma af Klint whose spiritual approach to work was kept under wraps for 70 years. The myths of the art world inspire young artists as they work up the courage to follow their own ideas.

The exhibition at Assembly Point is a powerful debut into the Southbank Arts Precinct for a young artist. Painter Holly Goodridge, 24, has done hundreds of small versions of portals, inner imaginative spaces, and has scaled up the best onto canvas.

She likes the freedom of being able to roll the canvas up rather than stretch it, hanging the pieces instead by colour plastic curtain loops, keeping it casual.

Their scale represents a bold statement for an artist, quite a departure from the many close-up analyses of culture that have dominated the vitrines at Guild.

“I’ve found that 180 centimetres is my wingspan,” Goodridge said. “Otherwise, I have to climb up and down and I run out of energy.”

The portals are joyous, casual, unpretentious and just the kind of backdrop that works for the crowd of budding artists, actors and printmakers who gather here for coffee in Sturt St. The anime cartoon references are contemporary and clever use is made



of small stars that give circles volume. In the dark corners of the past, however, Goodridge was made to feel inferior about her talents, like many female artists experimenting with their visualisations.

A teacher once told Goodridge in Grade 3 that she’d never have any friends until she was at uni. There was some truth in what the teacher said but it was mean, Goodridge said, now confident enough to express her self doubt. “I had friends, but I didn’t feel like I fitted in. I was the out girl.”

At art school, her talents were recognised, she found like-minded people and is now working in a social media position for RMIT Creative.

Goodridge had to teach herself how to socialise because she was more interested in drawing and suggests that the portals are a means of escaping neurotypicality.

Wrestling Before the Gateway, Holly Goodridge, Assembly Point, until September 10. ●

Unity, Culture, Hope: Songs for Freedom play for change

WORDS BY *Edmund Coleman*

Marking the 40th anniversary year of 16-year-old Yinjibarndi boy John Pat’s death, *Songs for Freedom* is a moving assembly of soul, blues and country music by the Freedom Collective, advocating for change in the alarmingly disproportionate incarceration rates of Aboriginal children in Australian prisons.

Guided by Ngarluma and Yinjibarndi Elders and presented by Australia’s leading arts and social change organisation, Big hART, *Songs for Freedom* is a stirring celebration of hope, peace and freedom that has been gaining traction across the nation.

The Freedom Collective has been a continuous process of organic creation spanning more than 10 years from artists in the Ieramugadu community (Roebourne, WA) – the town where John Pat died in police custody – and beyond. The project also delivers workshops in the Ieramugadu community, school, and prison, driving positive change through music, theatre, performances, and creating digital content. Forty years after John Pat’s passing, First Nations’ people account for just over two per cent of the population yet constitute nearly a third of Australia’s prison population. Since the 1991 Royal Commission into Aboriginal Deaths in Custody the number of First Nations people dying in custody has increased, according to Amnesty International. In spite of this, *Songs for Freedom* is uplifting and unifying in its hope for a better future and is described as a “powerful example of what can be accomplished through song and community”.

The first single, *Songs of Freedom*, written by Yamatji man, Fred Ryan, is a stunning country ballad that swells with anguished lyrics: “I try to walk in these two worlds; trying to make sense of it all; the black and the white; the divided nation; the different rates of incarceration,” and beautiful, rousing stringed crescendos.

Musical director and Grammy Award winner Lucky Oceans said, “[*Songs of Freedom*] has become an anthem in its own right,” nodding to Ryan’s lyrics: “there’s a song for this land, girl by sea; but I want to hear a song for me.” *Justice Has No Plan*, featuring Naomi Pigram of the Yawuru



and Wadjjarri people, opens with a driving country-rock guitar riff and the howl of a harmonica. Pigram’s narrative lyrics are immediately arresting and charged by an urgent need for change: “when you take the kid from country; and lock him up in the city of lights; then you’re bound to make a monster who’s out of his mind; and out of sight; and justice wipes its hands; cause justice has no plans.” Lucky Oceans describes the performance as a “full-hearted collaboration.”

“The people of Roebourne have shared their voices, music and songs so generously and really bring a sense of community to the stage. It’s a unique and inspiring thing to be a part of.”

The performance will be held at the Melbourne Recital Centre, in the Elisabeth Murdoch Hall, on Friday, September 15, and is the last performance before The Freedom Collective return to Roebourne for a final home-town presentation on the 40th anniversary of John Pat’s passing. Mobtix are available. ●

For more information:
melbournerecital.com.au



TOM CRAFT



Talking skating, toxic masculinity and the Tao with Tom Craft

Hailing from Wagga Wagga in rural New South Wales, Tom Craft, 20, describes coming of age in a deeply conservative and religious environment.

WORDS BY *Edmund Coleman*

As a “very expressive” teenager, Craft found solace at the skatepark and in the teachings of philosophy.

“I went to a religious high school where expression was stifled, especially for men,” Craft told *Southbank News*. “To have an environment where you could just muck around, and everyone would support you whatever you were doing was really important.”

Craft’s photography aims to capture the incubatory tension of growing up at odds with society, and the importance of an accepting community. “I wanted to use my photography to explore the relationship between how this very evangelical Christianity ends up creating an environment

where it’s difficult for men to be feminine, or be emotional. Essentially how sports, religion, all relate to this environment of hegemonic toxic masculinity,” Craft said.

Craft, who is studying for a Bachelor of Photography at Photography Studies College (PSC) in the Montague Precinct of South Melbourne, is currently working on a book, *Bolton* – named after the skatepark in Wagga Wagga. *Bolton*, Craft explained, was an extended photo-essay about the people he grew up skating with, and the strong sense of kinship they forged despite negative public perceptions of skateboarding. “Most media representations of skateboarding are super rough,” Craft told *Southbank News*. “I wanted to demonstrate that most people just skate for a sense of community. Though [skating’s] not considered an art, it is very much a form of expression. I think the environment of skateboarding where everyone’s different, everyone’s at different skill levels, and everyone’s working to improve themselves creates this very democratised environment where people are willing to help and accept each other.”

Craft’s photography is also intrinsically informed by philosophy.

“I would say that the Tao and other philosophies and aesthetic paradigms like Wabi-Sabi, Stoicism and Buddhism all have a strong emphasis on integrity and reality. I work to apply what I’ve learned to my own practice by engaging in a respectful, considered, and ethical photographic practice with a focus on the present,” he said. “Much of contemporary photojournalism mystifies and romanticises its subjects. And while there are limits to the objectivity of a photograph, working to represent subjects as close to they truly are paramount to my practice, even at the detriment of aesthetics.”

For Craft, photography, more than an art-form, is also a way of being in the world.

“I think photography for me is a really good way to be present, because you have to pay attention all the time. To me I view photography as an act of mindfulness.”

“It’s almost like an act of noticing.” ●

For more information:
facebook.com/tomcraftsphoto



Melbourne Symphony Orchestra’s movie concert series returns

The last tickets are on sale for the Melbourne Symphony Orchestra’s (MSO) eighth and final performance of Star Wars: The Empire Strikes Back this October.

WORDS BY *Georgie Atkins*

Conductor Nicholas Buc will lead the MSO through an incredible performance of the iconic score by John Williams as the film is projected on the big screen at Hamer Hall between October 5 to 21; a night that will leave audiences breathless while others are left handless.

“As well as being a fan favourite in the series, *The Empire Strikes Back* introduces perhaps the greatest villain’s theme in cinematic history, *The Imperial March*,” Mr Buc said, adding that the film’s score was his personal favourite in the franchise.

“Williams’ bombastic music for Darth Vader has since come to represent everything evil in the *Star Wars* universe and, combined with his new love theme for Hans and Leia, this score improves on everything that Williams started in Episode IV.”

The MSO is a force to be reckoned with as they prepare for *The Empire Strikes Back* concert series, having already performed two other films in the *Star Wars* franchise including *Return of the Jedi* and *A New Hope*. ●

For more information:
mso.com.au

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Image by Cathy Raymond

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Southbanker

Hollywood could be calling for Glenford's screenplay

Glenford Noble has proven time and again that his artistic prowess knows no bounds – now the TV producer, writer, and actor has his sights set on Hollywood.

WORDS BY *Brendan Rees*

The Southbanker has spent the past three years writing a screen play called *Florence*, which is based on the true story of Florence Price, America's first black female classical composer in the 1930s, which he said was "showing a lot of potential" of being turned into a major film. With a creative team now behind him and a film music contest under way to help find talent for the film's musical score, Mr Noble remained optimistic of making it to the big screen. "We're getting some interest from some of

the big Hollywood studios," he told *Southbank News*, but added any momentum for the film had been temporarily paused while the current Writer's Guild of America strike reached more than 100 days. Asked how he felt about Hollywood potentially knocking on the door, Mr Noble, 66, said while it was an exciting prospect, he wouldn't be disappointed either way – but conceded he'd continue to persevere. As a result of his screenplay, Mr Noble has landed a role at the Sundance Film Institute in the US as community forum leader. "It's been fun. I feel if it ever happens, it would be wonderful but if it doesn't then at least I've enjoyed myself. I think it's about the journey not the destination." It's not the first time he has attracted the interest of Hollywood. In the 1980s, he flew to America where he met with Sidney Poitier, the first black man to win an Oscar, to discuss his screenplay called *Scarlett*. While the script didn't make it to the big time, Mr Noble cherishes his memory of having "rubbed shoulders with the rich and famous" of Hollywood, including stars Steve Martin and



Henry Winkler, at a gala function. Originally from London, Mr Noble's love of the entertainment industry began after starting his career as a journalist in 1977 at the *South London Press*, a bi-weekly local newspaper which had a circulation of around 100,000. But when Channel 4 launched, he took an opportunity to be researcher on a "revolutionary chat show" called *After Dark*, which featured a Free Nelson Mandela segment. Keen to explore new avenues, Mr Noble moved to Melbourne in 2000 with his partner and landed a job as a script editor on the soap opera *Neighbours*, before going on to be a script editor on a children's ABC drama series called *Eugenie Sandler PI*, which took out the best children's series award. He then developed his own shows at Channel 31's community television station including *One*

Night Stand, which discovered the "next generation of writers, directors, and actors". "I also produced and presented *Sacred Spaces*, a series which celebrates the best of Melbourne architecture. I've made 130 shows for C31." In recent years he worked as a background extra actor on *Neighbours*, ABC's *Mad as Hell*, and on a Netflix series called *Click Bait*. In the meantime, Mr Noble keeps himself busy as a part-time actor, as well as hosting a monthly podcast called *The Spirit Within* at Southern FM, while also volunteering at a soup kitchen and the Sacred Heart Mission op shop in South Melbourne. Speaking of his passion as a Southbanker for the past three years, he said it's a "really friendly, warm community", in which he and his neighbours regularly gathered for a barbecue including his beloved cavoodle puppy Rollo. ●

Bikes worth \$14,000 stolen after culprits walk into apartment complex

“A Southbank resident has been left seething after brazen thieves stole their electric bicycle worth \$3000 and other bikes from a secured bike room within their apartment building.

WORDS BY *Brendan Rees*
SAFETY & SECURITY

The resident said CCTV showed three people gaining unauthorised entry into the Botanic Complex on Coventry St about 4am on August 10, with one holding what appeared to be an electric grinder. According to the victim, who wished to remain anonymous, two had their faces covered using an umbrella while another had a scarf wrapped around their face while they were in the lobby, before going to the bike room on the ground floor. There, they stole the resident's bike, a Cube Town Sport Hybrid 400 with a baby seat, as well as two other bikes belonging to other residents, worth a total of \$14,000. "On the night, about midnight they followed some tenants into the building foyer," the victim said, before "they looked around". "They came back again at 4pm, faces covered with an umbrella [and they] went straight to the bike room." The victim said their bike was safely secured but was left feeling

"shocked and angry" when they found the metal locks broken on the ground. The 20-storey luxury building has previously come under scrutiny after reports of drug use, aggressive behaviour, and violence emerged from disgruntled residents in December 2021, which resulted in a security guard being hired to patrol the front entrance. The alarming incidents had occurred after the state government purchased 13 apartments to house for people formerly experiencing homelessness as part of its From Homelessness to a Home Program. However, according to residents at the Botanic, the unwanted behaviour appeared to be "not as bad" since the height of COVID-19 lockdowns. The victim of the bike theft said they believed one of the culprits – whose face was exposed momentarily on CCTV – may have been a former resident who was "kicked out" following complaints of being noisy



▲ The stolen bike, a Cube Town Sport Hybrid 400.

and shouting. They said they believed the person may have also been active on a local Facebook group, with the resident passing on the name to police in the

hope it may assist their investigation into the theft. The resident also posted their missing bike and details of the theft on social media, however, to their shock, a scammer located in the US, contacted the victim and others saying they could find the bike for \$100 US. Earlier this year, residents' group Southbank3006 hosted a forum with Victoria Police to discuss and develop strategies to improve bike and scooter safety and security in apartment buildings and on the streets of Southbank, following a growing concern of thefts. Southbank Police commander Senior Sergeant Alex O'Toole has previously spoken of opportunist thieves using cars to tailgate into residential car parks before stealing items from storage cages. To prevent bike thefts, Victoria Police advised people to use D-locks and parkiteer bike cages at railway stations. ●



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Open Glossary to fill ACCA

WORDS BY *Edmund Coleman*
ARTS & CULTURE

When James Nguyen migrated to Melbourne from Vietnam at eight years old, his family lived in secret in the annexe above their textile factory. Nguyen remembers the “clickety-click” of the knitting machines and the “whoosing” of the steam irons. He has loved textiles since.

As a part of Nguyen’s upcoming multi-lingual installation, *Open Glossary*, he will fill ACCA’s main hall with hundreds of white shirts in a sensory and immersive sculptural work, culminating in a space for the public to consider experiences of belonging and non-belonging from a range of queer migrants resettled in Australia.

In the adjacent gallery space a guard of white angels herald a safe space for queer folk and includes a Queer Glossary; a collective multi-lingual translation project of queer terms for non-English speaking LGBTQI+ community members.

The Queer Glossary, as Nguyen explains, aims to fill a gap in language for non-English speaking queer folk.

“A lot of us are highly skilled in queer theory,” Nguyen told *Southbank News*, “but it’s all in English.”

“It’s strange that the places where our parents left in search of freedom or in search of safety, those places now have languages for queerness that we lack. In our queer communities here we kind of miss out on all the changes in language that’s happening in our homelands.”

“I think the queer community is



▲ James Nguyen. Photo: Damian Gibney.

probably at the forefront of, you know, language creation,” explained Nguyen.

One of the words in the glossary is a Vietnamese term: “bung lụa”, which means “to spew or drop silk”.

“Basically, it used to be a derogatory term where a person who spews silk is, you know, like a pansy or a very soft touch kind of person. But yeah, there’s a lot of forms of reclamation now where it’s like ‘yeah, I spew silk, whatever!’” Nguyen laughed.

“It’s like, we should all be spewing silk, it’s a really lovely image.”

Open Glossary also includes an interactive space for young people to consider their relationship with First Nation’s people in contemporary Australia. The “hands-on making-space” invites participants to create their own stories in relation to Sovereignty, the Voice, Treaty and Care for Country.

Open Glossary is presented in collaboration with Tamsen Hopkinson, Budi Sudarto, Kate ten Buuren and Chris Xu, and runs at ACCA from September 16 to November 19.

acca.melbourne ●

City of Port Phillip moves against “Shrine to Sea” bike lanes

WORDS BY *Sean Car*
PLANNING

The future of a Victorian Government proposal to connect the new Anzac Station near the Shrine of Remembrance to Port Phillip Bay with separated bike lanes is up in the air amid backlash from City of Port Phillip councillors.

Of the five councillors present at the August 16 council meeting, four voted against reviving controversial separated bike lanes as part of the government’s \$13.1 million “Shrine to Sea” proposal, which seeks to create “a boulevard for Melbourne, connecting Domain Gardens to Port Phillip Bay along Albert and Kerferd roads”.

The major aims of the project include enhancing existing greenery and open spaces, improving the safety and experience for pedestrians and cyclists, while also “celebrating local stories” and culture for residents and visitors.

But plans to include separated bike lanes along Albert Rd (much of which is managed by VicRoads) and Kerferd Rd (managed by the City of Port Phillip) and reduce vehicle lanes from two to one in each direction and drop the speed limit from 60km/h to 40km/h, have been the subject of strong community opposition.

The Department of Energy, Environment and Climate Action (DEECA), which is responsible for the project, said it analysed five different designs to improve safety and better support active transport along Kerferd Rd.

A protected bike lane from Beaconsfield Parade connecting the Moray St cycling corridor to Southbank was considered as part of this process.

But in response to backlash from residents, the government announced in May that it would separate the bike lanes from the Shrine To Sea master plan and consider them at another time.

And any hope of a revival of the bike lanes took a hit on August 16, as a majority of the five of nine councillors present voted in favour of advocating to the government that it works with the council “to develop a comprehensive community engagement approach for any future project that proposes a bike lane and associated works on Kerferd Rd”.

Cr Marcus Pearl, one of the four who voted for the motion, said Shrine to Sea was one of the most “poorly planned” initiatives he had encountered, and questioned how much of the \$13.1 million had been spent.

“The Shrine to Sea project stands out as one of the most questionable and poorly planned initiatives I’ve encountered from the state government. It’s increasingly being dubbed the ‘Shrine to Nowhere,’” he said.

“Introduced in 2018 through a brief press release, there was no comprehensive project plan, no discernible community demand, and no clear indication of how the allocated \$13.1m taxpayer funds would be utilised by the Andrews Government.”

“Fast forward five years: three government departments have ‘overseen’ this project, three rounds of consultation have taken place, and significant taxpayer funds have likely been exhausted. What do we have to show for it? Merely 150 trees that, arguably, would have been planted by the council regardless and a community left exasperated and confused.”

“It’s noteworthy that the Greens and ALP councillors advocated for the bike lanes. In a dramatic turn of events, two exited the meeting prematurely, disheartened by the halted progress of the bike lane proposal.”

Mayor Heather Cunsolo, who also voted in favour of



▲ A render of Moray St linking up to the Shrine to Sea project.

the motion, said the council would still make a submission to the government’s draft Shrine to Sea Masterplan community consultation on other matters relating to the project.

“This will include support for biodiversity in the median corridor, improvements to the Kerferd Rd Pier Forecourt including extra shade, seating, bike parking, safer crossings at Kings Way and Moray St and safety improvements at the Albert Rd / Kerferd Rd underpass,” she said.

“We understand there are very strong, opposing views about the bike lane and thank everyone who has contacted us with their feedback and suggestions. We commit to hearing all voices and will call for a full and transparent consultation when the Victorian Government revisits considering a protected bike lane separately from its Shrine to Sea Masterplan. “In the meantime, we will ask the government to fund interim upgraded safety measures along Kerferd Rd, such as white line-marking, green treatments at conflict points and more signage, where appropriate. This will benefit all road users, including bike riders.”

With public consultation on the master plan open until September 10, a Victorian Government spokesperson said it continued to encourage locals to provide feedback on the proposed designs.

“As part of the plan, improvements proposed in the draft masterplan include 350 new trees, more than 9000sqm of woody meadows, road reclaimed as landscape, plus safety and accessibility upgrades for pedestrians and bike riders at Kings Way and Moray St intersections,” the spokesperson said.

The government said project delivery had already commenced on some elements proposed within the plan that gained strong community support. More than 150 trees including jacarandas were planted in mid-2022, with five large mature palm trees planted along Albert Rd in May 2023.

The project is adopting a new name for the boulevard, “Yannawatpanhanna”, meaning “go to water” in the Boon Wurrung language of the Bunurong people, and a series of local stories about the history of the area were shared during 2022 and early 2023.

The government added that the \$13 million budget was allocated to fund the planning process and commence delivery of works, and that the majority of funding would be spent on the delivery of works. ●

For more information:
engage.vic.gov.au/shrinetosea

Couple make heart-warming gift to the Royal Botanic Gardens

WORDS BY *Brendan Rees*
COMMUNITY

An 87-year-old historian who spent his childhood growing up in the Royal Botanic Gardens Victoria (RBGV) has joined his partner in gifting a redeveloped gate to the iconic destination.

Formerly called Gate C, the new \$350,000 artisan Tecoma Gate is surrounded by new plantings, as well as new paving including a large mosaic tile by artist David Wong featuring arid plants and succulents inspired by historical sketches.

Frank Stratten, who has a shared love of the gardens with his partner Adrian Turley, were determined to give back to a place that has given



them so much.

So, the pair decided to donate the new gate in July, which was marked by a ribbon cutting ceremony with RBGV director Tim Entwisle. The gate was re-designed by the gardens’ long-serving landscape architect Andrew Laidlaw. ●

Flora
Indian Restaurant & Cafe

Flora Indian Restaurant & Cafe

The Flinders Street northern footpath is currently closed to way-through foot traffic at the Metro Tunnel site entrance between Swanston and Degraves streets until mid-September.

Flora will still be open to meet all your Indian food cravings. Immerse yourself in the sensory delight of Indian food with a range of fresh curries, breads and snacks.

📍 **238 Flinders Street, Melbourne**
☎ **03 9663 1212**
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BUSINESS

Southbank's only community pharmacy, hidden in plain sight

“

For one of Australia's most densely populated suburbs, it's peculiar to realise Southbank's clear absence of pharmacies in general, but more particularly community pharmacies.

”

WORDS BY *Jack Hayes*PHOTOGRAPHY BY *Marcela Lehocka*

Pharmacies play a crucial role in our national health system. They provide medicines vital for our daily needs, they determine what medicines are available in the market, and who should have access to them, and importantly, they provide health advice that eases the burden for hospitals, general practitioners (GP) and the broader health care system.

Finding a great pharmacist is just like finding a great GP, dentist, or physio. They become a part of your routine, they become a part of your health defence and they become a part of your life.

While it may be a little tricky to locate Southgate Pharmacy, Southbank's only community pharmacy, it hasn't stopped owner and pharmacist, Angelo Bonacci, providing sound advice and service to Southbankers for more than 20 years.

You find Southgate Pharmacy tucked away

on the podium level of Southgate shopping centre, accessed by the steps at the base of The Langham or via the escalators from Southbank Promenade.

According to Mr Bonacci, he is finding residents aren't just after a product or prescription, they are after a service, one that they can trust and know their health is in safe hands.

“A lot of people come to us with ailments, and they aren't too sure how to handle it,” he said. “We are effectively a triage service that can advise them whether there is nothing to worry about or that they may need to see a doctor. We provide an important bridge between locals and other health services.”

“It's not just general prescription needs, we can answer questions about medications, blood pressure, we are looking at adding vaccinations in the future, we are agents for the National Diabetes Services Scheme (NDSS),

we currently offer free local delivery, we offer dose administration aids ... we can service your general health needs whether it's allergies or asthma.”

A lot has changed in Southbank during the past 20 years since Southgate Pharmacy was first established. Eureka Tower, Australia 108, and Freshwater Place hadn't been built.

In that time, the local population has grown by more than 17,000 residents, who Mr Bonacci said would need the support, advice and service of a community pharmacist.

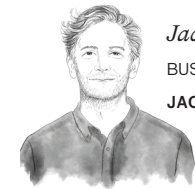
“Over those years, we've built up relationships within the community, and that is an incredibly important thing, because we know your health needs and we know what advice you will require,” Mr Bonacci said.

“At Southgate, we have our own mini health hub. We have the optometrist here, we have the GP here, and we have a pharmacy. We have

a great relationship with these businesses and will refer customers to them and them to us.”

“To the loyal group of local residents who helped us through the pandemic, and I want to thank you. Without them we might not be here today.” ●

For more information:
(03) 9699 7000

*Jack Hayes*

BUSINESS EDITOR

JACK@HYPERLOCALNEWS.COM.AU

NEIGHBOURHOOD POLICING

Beware of online scams

The Australian Competition and Consumer Commission (ACCC) has recently revealed that Australians lost a record \$3.1 billion to scams in 2022.

This represents an 80 per cent increase on total losses recorded in 2021. Phishing and online shopping scams are the two most common ways that criminals target victims.

Phishing

Phishing is when a scammer pretends to be from a legitimate business (such as a bank or service provider). They then try to trick you into sharing personal information with them.

This can include your:

- passwords
- bank details
- credit card numbers.

Scammers use personal details for criminal activities, such as stealing money from bank accounts.

You may be contacted by:

- email
- social media
- phone call
- text message.

Advice to protect yourself

Think before you click hyperlinks – don't click links in emails or messages unless you know who the sender is. You can check where a hyperlink directs to by hovering your mouse over

it. Don't click on the link if you don't recognise the website.

Check if emails and messages look legitimate – if you receive an email, text or social media message that you're unsure about, check that:

- it looks legitimate.
- it is addressed to you.
- it is from a real person or company.
- there are no spelling mistakes.
- there are no faded or blurry images or company logos.

If you are unsure if an email, text message or social media message is legitimate, you can:

- look up the contact details of the person or company online.
- call the person or company to confirm they contacted you.

If you think you have received a scam email, text message or social media message you can:

- block the sender.
- delete the message or email.

Online shopping scams

Online shopping scams happen when scammers pretend to be legitimate online sellers but have a fake website or products. Scammers may also have fake ads on real websites.

Advice to protect yourself

To help protect yourself from online shopping scams:

- Be wary of the payment method requested for online stores. Scammers will often ask for payment through money order, a pre-loaded money card, Bitcoin or wire transfer.
- Be wary of products advertised at a very low price.

- Use safe payment methods such as POLi Payments and PayPal. These payment types allow you to challenge and recover funds in some circumstances.
- Never send money or give credit card or online account details to anyone you don't know or trust.
- Do not pay unusually high delivery, courier, or freight fees, especially after you've paid for goods.

Selling your own items

If you are selling an item:

- Do not hand over or post your item until funds from the buyer have cleared into your bank account.
- Do not accept a courier to collect the item on behalf of the buyer.

Buying from online marketplaces

Do not buy items from an online marketplace without:

- first viewing them
- the items being placed in your hand first.

Find more information: [scamwatch.gov.au](https://www.scamwatch.gov.au)

If you think you've been scammed

If you think you've been involved in an online shopping scam:

- contact the retailer or auction service you used to report the scam.
- contact your bank or financial institution as soon as possible to dispute the transaction.
- report the scam to the ACCC: [accc.gov.au](https://www.accc.gov.au).
- for problems with products from a private seller online, contact Consumer Affairs Victoria: [consumervic.gov.au](https://www.consumer.vic.gov.au)

If your identity has been compromised

If you are concerned that your identity has been compromised through a phishing scam you can take the following steps:

- Visit IDCARE ([idcare.org](https://www.idcare.org)) or call **1800 595 160**. IDCARE provides free, confidential advice to Australians who have concerns about their identity or cyber security.
- Contact your bank or financial institution as soon as possible to let them know.
- Contact other service providers where your personal information could be used to access your accounts.
- Change passwords to accounts that may have been compromised.
- Report the incident through ReportCyber: [cyber.gov.au](https://www.cyber.gov.au) ●

For more information:
[police.vic.gov.au/online-identity-theft](https://www.police.vic.gov.au/online-identity-theft)

*Senior Sgt Alex O'Toole*STATION COMMANDER AT
SOUTHBANK POLICE STATIONSOUTHBANK-UNI-OIC@
POLICE.VIC.GOV.AU

Working to ensure quiet enjoyment, liveability and a place to live

Southbank3006 as a community group has an aim to bring a diverse community together breaking down the barriers created in vertical living in the most densely populated post code in Australia.

WORDS BY *David Hamilton*
PRESIDENT

We strive to be solutions-focused on liveability solutions and redefining how we approach issues to open space and traffic management to encourage social and community development.

One of the consistent themes that people say impacts on their liveability when asked why they joined us is “short-term accommodation”. The City of Melbourne (CoM) decisions in August on this topic need to be supported and addressed by the state government to make them effective and beyond challenge.

The response of the state over the years on this issue has been flawed, influenced by romantic ideas promoted by accommodation platforms of a struggling individual with a spare room or sharing with a “local family”. The reality is that short-term renting has morphed into industrial scale letting operations.

Efforts by the council and owners’ corporations (OCs) over the years have been stymied by “sharp lawyers” manipulating a judicial system fixated on administrative procedures rather than pushing the boundaries by addressing the fundamental social issues at stake and protecting the liveability of residents.

If we are serious about addressing access to housing in Melbourne, then unlocking the 14 per cent of stock tied up by short-term operators across the city and releasing this into the market for the purpose for which these properties were planned and built is key. Reform would deliver the owners of this rental stock more secure long-term rentals which are closer to the market and ensures the asset is professionally managed and maintained.

By Southbank3006’s calculations, based on the information published by the council, a short-term industrial scale operator in Southbank with 50 properties arbitraging the rental market by entering into a 12-month lease and then subleasing the same property for short-term rentals could be making a gross profit of \$22,500 per week based on current rents in the area. This is driving up rents for others, leaving many struggling to find accommodation close to where they work, and reportedly leading to overcrowding in smaller apartments with the number of residents exceeding the design and occupancy certificates.

If 14 per cent of the housing stock in Southbank is caught up in short-term accommodation, potentially this has withdrawn 1600 apartments from housing in the area. Using this stock as surrogate hotel accommodation impacts on the projections that developers have about market demand, and calls into question the planning approvals on which developments are based. That is, it was

built to provide permanent housing stock not a surrogate for hotel accommodation. Short-term accommodation then is a major distortion in the operation of an efficient property market for everyone.

Other cities with “destination” areas now focus on the impacts on local communities. The time is ripe for Victoria to take a similar review and not be swayed by “romantic” images portrayed by the platforms and operators driven solely by their own selfish commercial imperatives.

The Victorian Government must immediately create a cap and collar on short-term operators by:

Supporting the council’s initiatives on short-term accommodation underpinning them where necessary with appropriate statutory rules (the cap).

Amending the OC statutory rules by modifying the model rules for OCs and provide to include a provision that “a member or a renter of a lot must not lease, sublease, license, rent, hire or otherwise deal with a lot or part of a lot, or permit a lot or part of a lot to be lease, subleased, licensed, rented, hired, or otherwise dealt with for a period less than 90 consecutive calendar days” (the collar). This would strengthen the position of an OC and hopefully end needless VCAT posturing by lawyers for short-term operators.

This isn’t the only one area of strata law reform where Victoria needs to get up to speed. We Victorians are falling further and further behind NSW in strata law. Recent initiatives by NSW to address arrangements on building hand over from developers to OCs and the associated governance issues demand closer attention by this state government.

If we are serious as a society that the issues such as liveability and open space and traffic management are important to us, then addressing all issues to deliver enjoyment in vertical living will enhance liveability for all residents in Southbank.

Come and join us in an important cultural awareness event

We are holding a series of cultural awareness events funded by a City of Melbourne grant.

The first, held in July, *Understanding Aboriginality*

by Koorie Heritage Trust, took place at Boyd and fostered great discussion.

In late November we will offer a guided walking tour by Koorie Heritage Trust that will cover Birrarung Marr and other sites of cultural significance around the CBD and Southbank – there will be 30 spots available for this tour so be sure to sign up to receive emails at our website to get notifications. ●



For more information:
southbank3006.com

What comes next now the Matildas have changed the game?

The past month has caused nothing short of an obsession with the Matildas in my household. From Sam Kerr’s goal to Mackenzie Arnold’s wall of steel, like most Australians, it has been pretty much impossible to pull away from the TV.



WORDS BY *Josh Burns*
FEDERAL MP FOR MACNAMARA

Sitting there, watching young girls and boys don the jerseys of their new heroes, it wasn’t hard to see why millions of other Aussies were just as captivated as I was.

The excitement of the FIFA Women’s World Cup cannot be understated. Beyond the electrifying matches and international camaraderie, this event has been a catalyst for social change. The tournament highlighted the talent and potential of Australia’s female athletes, captured the hearts of millions, and ignited vital conversations about gender equity in sports.

The Matilda’s commitment to excellence on the pitch has captured the imagination of fans both young and old. From nerve-racking penalty shootouts to remarkable displays of sportsmanship, the Matildas have changed the way we see sport forever.

Young men have been making plans to get together at their local pub and watch the Tillies display raw talent and grit, showing us how the Matildas are actively breaking down gender biases in sport.

Our government recognises this and is committed to the progress and development of women’s sport in Australia. Prime Minister Anthony Albanese announced a \$200 million commitment to funding women’s sport.

The “Play our Way” program will invest \$200 million in enhancing sporting facilities and equipment designed specifically for women and girls. Future Matildas and all aspiring athletes will have the resources they need to succeed.

We are committed to breaking down barriers, addressing historical inequalities, and enabling our female athletes to achieve their full potential.

With a record breaking 11.15 million Australians watching the semi-final between Australia and England, Labor will also make sure that more iconic women’s sporting events are increasingly available for all Australians to watch on free-to-air TV.

By amplifying the reach of these events, we provide young girls and boys across the nation with role models to look up to, dreams to chase, and a future where they can aspire to greatness in sports.

One of my proudest election commitments was securing \$5 million for the Albert Park Sporting Precinct. This funding will go towards making changerooms inclusive and accessible, upgrading lighting and facilities.

I will continue to advocate for investment in our local women’s sports and ensuring they have a safe inclusive, and equitable environment.

The Matildas’ success, combined with the legacy of the 2023 FIFA Women’s World Cup, has inspired change for women’s sports. As we embark on this new chapter through the “Play our Way” program, we salute the Matildas’ unbeatable spirit.

Together, we are carving out a path to a more inclusive, equitable, and vibrant Australia.

Til it’s done. ●



Josh Burns
FEDERAL MP FOR
MACNAMARA
JOSH.BURNS.MP@APH.GOV.AU

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To list your business or for advertising enquiries,
Contact: jack@hyperlocalnews.com.au



SOUTHBANK RESIDENTS' ASSOCIATION

Launching our new app



Southbank Residents' Association (SRA) held its 25th Annual General Meeting (AGM) at the end of August and made a massive announcement.



Yes, 25th! What a milestone. This was my 10th AGM presiding as president.

Guest speaker at the event was the City of Melbourne's Greenline project director Mark Allan and his team to present to us the masterplan which was endorsed by the council the week prior. This is an exciting project, and we were delighted Mr Allan and his team were able to make themselves available. There were some great questions from the audience too for them to think about.

Of note, in my president's report I announced SRA had engaged a developer to produce an SRA app to allow us to better communicate and interact with our community but particularly with a focus on connecting our business community.

This app has already commenced development and we were able to show a small demo to our audience.

An SRA app has been a pipedream of mine for more than five years and I was delighted to make this announcement. It has essentially taken that long for our committee to be prudent with members' funds to save enough to finally commission this app.

So far, we have an indicative number of around 50 businesses which are showing strong interest across all sectors of our community, from restaurants/cafes, retail, real estate, and the arts.

The Yarra River Business Association has more than 150 members, so we would hope all, if not a majority, will be engaged with a special offer only available to Southbank residents via SRA membership. There has been strong interest in these very early days, and we can't see why any business would say no to being involved, so watch this space.

SRA members will have the option to opt-in and like businesses which appeal to them to

receive their offers in real-time. For example, if Arts Centre Melbourne was offering last-minute highly discounted tickets for unsold seats to their shows, you would need to follow them to get these offers in real-time, so you don't miss the show.

Why is this so exciting for SRA? Besides being able to connect our community, if we can generate 1000 new members who wish to exploit the goodwill of our local businesses then that will be an additional \$10,000 in annual membership revenue for SRA.

However, at the AGM we moved a motion to increase our membership to \$15 for financial year 2024/25 (first increase since SRA inception 25 years ago). So, with an increased membership fee of \$15 this would translate into \$15,000 of membership revenue per year. Imagine if we could sign up 5000 new members from the 25,000 Southbank residents. That would result in annual membership revenue of \$75,000. I believe this is truly achievable.

I am hopeful this app can secure the long-term viability of SRA. Imagine how effective our committee would be if we could achieve such levels of ongoing revenue. We could afford to pay for our social media to be managed; to improve the quality of our submissions by engaging professionals to draft them; to fund significant community events e.g., Battle of the Buildings trivia nights (how cool would that be?); an upgraded and well-maintained website! These are just a few of the potential visions.

A committee functioning this way may also attract more interest from the community to join, as it could then be a decision-making committee as opposed to a very hands-on committee as it has essentially always been. There is great future scope with this app for the betterment of SRA which I have not spoken about here. In many ways, what has been mentioned here is just scratching the surface.

If you want to know more about SRA or our app in development, please feel free to contact me at president@southbankresidents.org.au.

Failing that, tell all your friends about this app and to join SRA now while membership is cheaper. Oh, and encourage your favourite local business to be involved too! ●



Tony Penna
PRESIDENT
[PRESIDENT@SOUTHBANKRESIDENTS.ORG.AU](mailto:president@southbankresidents.org.au)



SOUTHBANK SUSTAINABILITY GROUP



Spring is just around the corner

The Southbank Sustainability Group (SSG) has made a start on spring planting.

WORDS BY *Maria Tarrant*

Beds have been composted, seeds and seedlings planted, and mulch put on top to help conserve water.

We will have plenty of leafy salad greens and herbs in a few weeks. In the interim we are starting to harvest turnips, radishes, silver beet and spinach.

We are looking for volunteers to help with watering the gardens over spring and summer so email us using the address below if you are interested.

We also have some spare capacity in our worm farms if you would like to bring your left-over vegetable matter. Again, email us and we will include you on the "worm feeding" roster.

We have had quite a few people ask us about this bright green herb which is producing lots of new growth.

It is called Gotu kola (*Centella asiatica*) and is a herb in the parsley family. You will often see it referred to in traditional Chinese and Ayurvedic medicine systems.

It is great to add a little to a salad of mixed greens – pick the leaves while they are young and small and don't add too much as it has a bitter flavour.

As part of the Southbank Sustainability Group's community activities, we have attended sessions of the children's play group at the Boyd Community Hub talking to parents and carers about what is in the garden and how to use the

vegetables and herbs.

The children have enthusiastically watered the garden beds with the assistance of their carers. These sessions provide a great opportunity for children in the high-rise buildings of Southbank to learn a little more about nature.

Watch out for our next sustainability focussed event "Darning and Needle-felting – Fix Your Woollens" which will be advertised on our Facebook page in the next few weeks.

The workshop will be held on Saturday, October 14, from 11.30am to 1pm, at the Boyd Community Hub with the assistance of the City of Melbourne. It will provide you with an opportunity to learn about the art of caring and repairing your winter woollens.

You will learn some different forms of darning along with how to needle felt to fix those holes and make your woollens last making them a delight to wear again. Mending is a great life skill which can save you money, save your clothes and reduce your impact on the environment.

Visit our Facebook page if you are looking for information on how to live more sustainably. There are guides on subjects as diverse as sustainable travel, reducing the impacts of your pets on the environment, volunteering, and food composting.

About the group

Southbank Sustainability Group is a solutions-focussed community group of Southbank residents working to bring positive change in sustainability practices. Reach us at southbank-sustainability@gmail.com or [facebook.com/SouthbankSustainabilityGroup](https://www.facebook.com/SouthbankSustainabilityGroup)

If you are interested in getting involved with SSG, send us an email or come to one of the upcoming meet-ups. ●

CONNECT WITH YOUR LOCAL COMMUNITY

The Southbank community Hub is a free online space to connect with fellow Southbank locals, stay in the know, post requests for help, share skills and local knowledge, ask for recommendations, discover local services, classes, retailers, events and more

SOUTHBANK NEWS



If you're a local resident or business you can join up here

WE LIVE HERE

Short stays “out of control”

The woeful inadequacy of the state’s short-stay legislation remains in the spotlight, with heightened tension in municipalities throughout the state.

City and rural councils are being faced with mounting resident complaints of noise, parties, nudity, assault, and property damage.

The intensity is increasing as party-lovers emerge from their pandemic-induced hibernation, as if making up for lost time. And with zero consequences, the behaviour is worsening.

The short-stay industry is a huge commercial business for many operators. Data collected by insideairbnb.com shows that 50 operators control 543 listings in Port Phillip. These 50 businesses are each managing up to \$20 million in property assets. All up, there is potentially a monumental \$1 billion in short-stay assets in Port Phillip – a big business by any measure.

The fallout from the continual social disruption has led to a groundswell of support and media coverage for a local resident advocate in the city. The advocate has shocking evidence of short-stay visitors assaulting residents with threatening language, including homophobic slurs, in common areas.

The short-stay chaos in Victoria is an abject disgrace and must be stopped.

Short-stay metastasis – state-wide

Short-stay impacts are being felt the breadth of the state – Warrnambool, Bass Coast, Yarra Valley, Mornington Peninsula and Port Phillip. The alpine town of Bright is beleaguered by almost as many short-stay properties as the NSW tourist hotspot, Byron Bay.

These councils have taken direct action or expressed their frustration with the lack of action by the state government. As the third tier of government, councils are reluctantly stepping into the breach and enacting fundamental reforms to stem the contagion.

With an election on the horizon, now is the time for the

Victorian Labor Party to formulate its policy in response to the shocking housing crisis. If the policies continue to be ineffective, the party risks losing ground across the state.

Industry welcomes micro-tax

For multinational corporations domiciled in putative tax havens, a new tax is fine and dandy – if somebody else pays it.

The state government’s proposed \$5 micro-tax on short-stay guests has elicited fawning praise from industry leaders. Revealingly, other operators in the short-stay industry are bemoaning the token one or two per cent that this proposed tax represents.

At least we are hopeful, now that we see the first timid moves from the state government indicating that they may be aware of rising community anger.

What’s next?

The Victorian community has been suffering eight years of government inertia.

In 2015 the government promised to address only the party issue and even for that modest aspiration it has failed dismally. The so-called “Airbnb party” Act has proven ineffective. Of the 50 cases brought before VCAT, none have been successful. The problem has persisted and indeed worsened. Victoria needs:

- a state-wide registration system;
- the government to allow owners’ corporations to make rules on shorts stays;
- the government to implement an annual day cap; and
- realistic and enforceable penalties.

Stop procrastinating. All these basic requirements are needed NOW. ●



Barbara Francis & Rus Littleton
CAMPAIGN@WELIVEHERE.NET



OWNERS' CORPORATION LAW

When an owners’ corporation needs to access someone’s apartment

Lot owners and tenants need to be aware that an owners’ corporation (OC) has a lawful right to serve a notice to gain entry to private apartments, in order to carry out repairs, maintenance and other remedial works.

WORDS BY Tom Bacon
STRATA TITLE LAWYERS

The notice in writing must provide at least seven days’ notice to the owner, and if the lot is tenanted, then the notice must go to both landlord and tenant.

Once properly served, the lot owner or tenant must grant entry to the OC and its agents, contractors and servants.

In addition to these very wide powers, an OC may also gain access without providing seven days’ notice, in an emergency, in circumstances where there is a water leak, or an interruption to a service such as electricity, gas, electricity, telephone, water, drainage and the like.

If a lot owner or tenant refuses entry or permission to enter, then the OC may apply to the Victorian Civil and Administrative Tribunal (VCAT)

for a formal order of access.

If an access order is granted, VCAT may also award damages to the OC if the resident’s failure to provide access caused them to incur costs or exacerbated damage to other lots and the common property.

It does not seem to matter if the OC is requiring access to the apartment for one hour, one day or one month.

In a recent case determined in VCAT, an OC in Docklands was granted access by order to enter a unit to erect swing stages to allow for façade repairs.

The lot owner had earlier refused access by seeking to impose unreasonable conditions of entry to their apartment, such as requiring the OC to pay compensation of \$100 per day, and to only enter the apartment during certain hours, and to only have a right of access for a finite duration of time (30 days max).

VCAT awarded the OC \$13,000 in damages, finding that it had incurred more costs in the remedial repairs project by virtue of the delays in not getting access to the apartment, and because it had to complete the remedial repairs in two different stages by coming back to the site at a later time.

VCAT also has a general discretion to award legal costs in special circumstances too.

Therefore, lot owners and tenants need to be very cognisant of their rights and responsibilities when they receive these types of notices from their OC manager or building manager. ●

10 YEARS ON

Looking back at Southbank News - 10 Years On

SEPTEMBER 2013 | ISSUE 23 |

SOUTHBANK NEWS

Clarke Street concerns

The City of Melbourne has maintained its ongoing opposition to an apartment tower proposal on Clarke St.

The 54-56 Clarke St apartment building was approved in February by Planning Minister Matthew Guy, but was resubmitted by developer BKK Architects due to the introduction of Amendment C171.

The developer behind the project, BKK Architects, has previously stated that the tower would be an iconic addition to Melbourne’s skyline.

“It’s iconic in the way it can be seen from many points in South Melbourne and along Southbank. Also, in its location and appearance. It’s located next to a bend in the Westgate Freeway and the design means it looks like it’s animated as you drive around the bend,” BKK director Simon Knott explained.

The council had previously appealed Mr Guy’s approval at Victorian Civil and Administrative Council (VCAT), so its opposition to the new (but almost identical) proposal is hardly a surprise.

Planning portfolio chairman, Cr Ken Ong, explained that the council’s position also remained unchanged.

“Since the implementation and gazetting of Amendment C171, the Southbank Structure Plan, a couple of months ago it (the proposal)



has come back to us in exactly the same form that we objected to in the first place,” Mr Ong said at the Future Melbourne meeting in early September. “Our comments remain unchanged,” Cr Ong added. ●

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CBD - 5 MINUTES TO YOUR DOOR

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日本語を話します

Quiz



- Amity Island is a fictional town in which movie franchise?
- How many properties in Southbank are at high risk of damage from flood waters by 2040?
- Who painted *Guernica* (1937)?
- Which comic book hero is the grand-nephew of the Lone Ranger?
- Breaking Bad* star Bryan Cranston (pictured) played Patrick Crump in which TV series?
- What did Lord Mayor Sally Capp suggest being built at Fishermen's Bend?
- What does the Fields Medal celebrate?
- Which busy intersections in Southbank were two new zebra crossings placed in?
- Which Tier 1 construction company is set to build Australia's tallest tower, STH BNK by Beulah?
- What was ornithologist Robert Stroud's nickname?
- How many apartments in the City of Melbourne are listed on Airbnb?
- What is being created at the forecourt of the Australian Centre for Contemporary Art?

QUIZ SOLUTIONS

1. Jaws 2. 16,000 3. Pablo Picasso 4. Green Hornet 5. *The X-Files* 6. Disneyland 7. Outstanding contributions to mathematics 8. Corner of Balston Street and City Road, and Corner of Balston Street and Kavanagh Street 9. Malthouse Street 10. Birdman of Alcatraz 11. 6,700 Apartments 12. A new park

5x5

No. 028

Insert the missing letters to make 10 words – five reading across the grid and five reading down.

A		G		E
	E		O	
I		E		T
	T		T	
S		N		R

SOLUTIONS

ACROSS: ALGAE, MELON, INERT, STATE, SONAR DOWN: AMISS, LENTO, GLEAN, AORTA, ENTER.

PUZZLES AND PAGINATION ©PAGEMASTERS PTY LTD PAGEMASTERS.COM September 2023

Sudoku

No. 027

Fill in the blank cells using the numbers from 1 to 9. Each number can only appear once in each row, column and 3x3 block

EASY

8	3							4
6		4			1			2
				3			8	1
				8	7		2	9
	4			2			5	
9	7		3	4				
3	9			7				
2			6			9		5
4							3	7

HARD

5		4			9			1
		1		8				
				6	1	8		7
							2	3
			3	6	1	2	4	
8	2							
1		7	2	3				
				9		6		
2			4			1		8

SOLUTIONS

EASY

7	3	8	6	5	2	9	4	1
9	4	6	3	1	9	7	8	2
1	6	2	2	7	4	7	8	5
8	9	1	5	4	3	2	7	6
3	5	7	9	2	6	8	4	1
6	2	9	7	1	8	3	1	4
2	9	1	5	3	4	7	8	1
2	2	7	4	8	9	1	3	7
4	1	7	6	2	5	9	8	4

HARD

8	3	1	9	7	4	6	6	2
2	7	9	5	6	1	8	4	3
4	7	6	9	8	3	2	7	9
6	4	9	6	8	5	2	1	6
8	2	2	5	4	4	3	4	6
7	6	7	8	1	2	4	4	7
4	1	6	5	7	9	3	6	3
6	3	3	2	1	8	1	4	7
6	9	7	1	3	8	4	2	5
5	8	4	2	2	5	6	9	7
5	8	4	2	2	6	9	3	6

Wordfind

Theme: Winter

The leftover letters will spell out a secret message.

N	D	K	E	E	H	S	O	S	F	E
P	O	R	T	E	N	R	S	R	S	C
S	I	I	A	E	E	W	E	O	T	I
T	C	T	T	Z	E	E	W	O	O	T
O	E	T	B	A	Z	L	A	D	O	S
R	I	U	T	I	N	I	S	N	B	L
M	S	E	N	I	A	R	L	I	M	O
S	R	G	S	K	A	T	E	B	U	S
W	O	O	L	L	I	E	S	B	G	R
C	I	T	C	R	A	S	K	I	I	M
B	E	A	N	I	E	H	A	I	L	H

- | | |
|-------------|----------|
| ARCTIC | MITTENS |
| BEANIE | RAIN |
| BLIZZARD | SKATE |
| FREEZING | SKI |
| GUMBOOTS | SLEET |
| HAIL | SOLSTICE |
| HEATER | STORMS |
| HIBERNATION | SUBZERO |
| ICE | SWEATER |
| INDOORS | WOOLLIES |

Secret message: Keep warm

Crossword

No. 027

ACROSS

- Footwear (5)
- Game birds (9)
- Painting of the countryside (9)
- Weapon (5)
- Resting (6)
- Supplies (8)
- Muddle (7)
- Scottish emblem (7)
- Caring industry (7)
- Planes land on these (7)
- Examines (8)
- Exile (6)
- Prison rooms (5)
- Schooling (9)
- Gluts (9)
- Repairs (5)

1		2		3		4		5		6		7		8
9										10				
11								12						
14								13						
18										19				
20		21								22	23			24
26								27						
28												29		

DOWN

- Vends (5)
- Receptacle (9)
- Japanese delicacy (5)
- Scheme (4)
- Of first principles (10)
- Mistrust (9)
- Not a soul (2,3)

- Avoids (9)
- How astronauts in orbit feel (10)
- Persuades (9)
- All-embracing (9)
- Custom (9)
- Relating to the sun (5)
- Startle (5)
- Suspends (5)
- Embraces (4)

SOLUTION

S	O	N	E	W	S	E	S	N	T	J	R	N	S	
S	O	L	E	R	S	V	E	V	E					
N	O	I	W	O	D	S	T	L	E	C				
V	I	T	H	L	O	S								
H	S	I	N	V	B	S	L	O	C	S	N	I		
G					A	H	A	A						
S	A	V	M	N	N	O	N	I	S	R	N			
P					O	V	I	N	E					
T	L	E	S	I	H	T	E	S	T	I	E			
T					C									
H	S	E	L	L	E	D	E	L	I	V	I	S		
N					P	N								
O	U	M	S	E	D	O	G	S	C	O	S			
I	O				L	L								
S	O	G	S	P	H	E	A	S						

Codeword

No. 027

14	2	10		C	2	8	10		13	19	18	6	13	
6			8		12		7		6		19		14	
22	11	2	17	5	11	3		8	19	19	10	6		
11		24				1			I		8		21	
6	20	6		C	5		19	1	24	I	19	11	10	
10					9		8		6		21			
5	19	15	15	6	6			C	14	2	7	19	17	
		19		14		23			6				11	
12		I	C	16	2	4	6		13	19	18	6	17	
2			11		12		2			6			17	
10	11	10	9			I		10	5	11	1	1	8	6
5		6			10		6		14		14		14	
2	11	13		I	5		8	11	8	8	2	1	7	

SOLUTIONS

I	C	A	W	O	J	G	O	N	Z	R	K	N	F	E
19	15	15	6	6	14	2	7	19	17	11	10	6	17	17
10	11	10	9			I		10	5	11	1	1	8	6
5		6			10		6		14		14		14	
2	11	13		I	5		8	11	8	8	2	1	7	

1	14
2	15
3	16
4	17
5	18
6	19
7	20
8	21
9	22
10	23
11	24
12	25
13	26

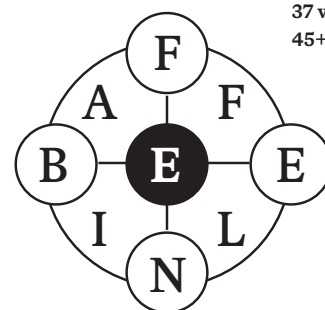
9-Letter

No. 027

Today's Focus:

- 25 words: Good
- 37 words: Very good
- 45+ words: Excellent

Using the nine letters in the grid, how many words of four letters or more can you list? The centre letter must be included and each letter may only be used once. No colloquial or foreign words. No capitalised nouns, apostrophes or plural words ending in "s".



Reference: Macquarie Dictionary

SOLUTIONS: INEFFABLE, lane, leaf, learn, leaf, item, life, line, nealie, feel, fellow, fee, five, fine, finable, final, fine, fineable, flea, flee, flea, bean, beef, been, belle, belle, bile, bine, effable, efan, effin, enable, fable, fame, abele, able, alec, alien, anele, anille, baffle, baffle, baled, bale, balen, bane, beal, bean,

What's on: September 2023

Community Calendar



FRIDAY, NOVEMBER 10, 7PM
THE BOITE - QUEEN OF HEARTS

All women. All original. Violins, big bass, trumpets and more. Queen of Hearts Mariachi is an all-female band drawing from the Mexican Mariachi tradition.

Primrose Potter Salon, Melbourne
Recital Centre - melbournerecital.com.au

UNTIL DECEMBER 2023, 10AM - 4PM
ARTS CENTRE MELBOURNE SUNDAY MARKET

Featuring local designers and artisans, discover handcrafted treasures made by local artisans at Arts Centre Melbourne's Sunday Market.



FRIDAY, SEPTEMBER 15, 7:30PM
ELIZA SHEPHARD - THE WORDS THEMSELVES

A theatrical evening of music, literature and dance from the winner of ABC's Young Performer of the Year. Standard \$37 (\$30 Concession).

Primrose Potter Salon, Melbourne
Recital Centre - melbournerecital.com.au



SATURDAY SEPTEMBER 23, 8PM
XANI - XANI MAKES

A surround sound solo violin experience exploring space, relativity and dark matter. Standard \$37 (\$30 Concession).

Primrose Potter Salon, Melbourne
Recital Centre - melbournerecital.com.au



TUESDAY, SEPTEMBER 26, 7.30PM
Melbourne Veena Festival: Our Journey - Iyer Brothers

Celebrating 50 years of playing the veena together.

Standard \$55 (\$45 Concession).

Elisabeth Murdoch Hall, Melbourne
Recital Centre - melbournerecital.com.au



SATURDAYS, 10AM - 12PM
SOUTHBANK SUSTAINABILITY GROUP

Join a group of green sustainability enthusiasts who meet fortnightly each month.

Specific dates can be found on facebook.com/SouthbankSustainability Group

THURSDAY, SEPTEMBER 28, 7PM
JG THIRWELL - SILVER MANTIS

Step into uncharted sonic territory as Melbourne-born, New York-based artist JG Thirlwell's critically acclaimed, Silver Mantis, takes audiences on an electro-acoustic journey.

Primrose Potter Salon, Melbourne
Recital Centre - melbournerecital.com.au



WEDNESDAY, SEPTEMBER 20, 6PM
SYZGY ENSEMBLE - DEVINE INSPIRATION

A fearless pioneer in chamber music, Syzygy Ensemble combines virtuosic talent with a bold commitment to today's music. Standard \$37 (\$30 Concession).

Primrose Potter Salon, Melbourne
Recital Centre - melbournerecital.com.au

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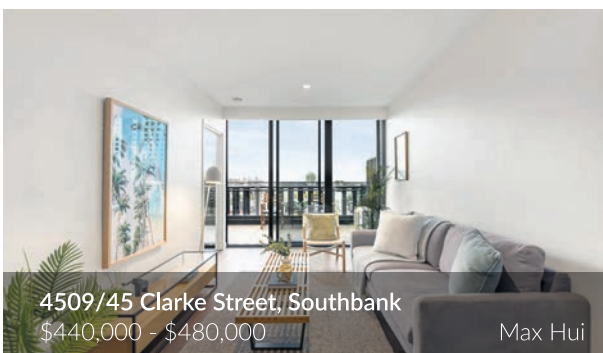
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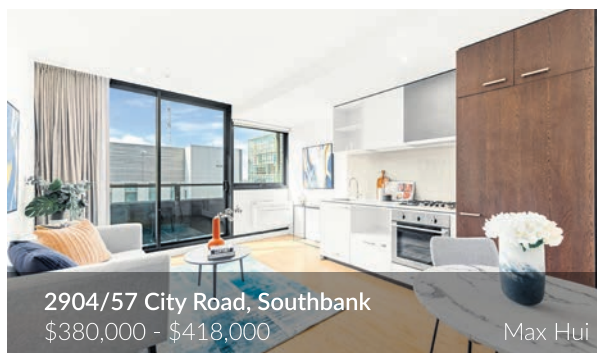


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4509/45 Clarke Street, Southbank
\$440,000 - \$480,000

Max Hui



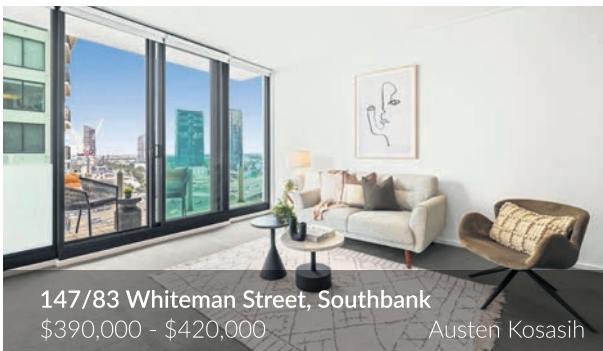
2904/57 City Road, Southbank
\$380,000 - \$418,000

Max Hui



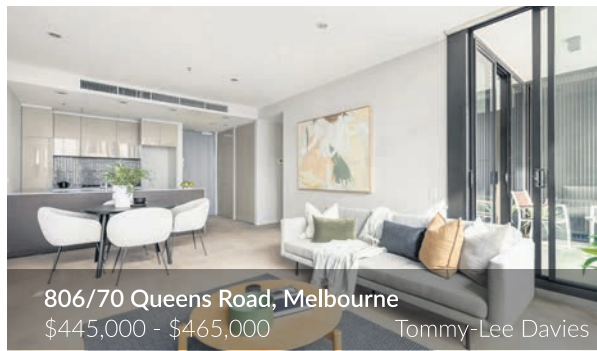
1007/45 Clarke Street, Southbank
\$500,000 - \$520,000

Tommy-Lee Davies



147/83 Whiteman Street, Southbank
\$390,000 - \$420,000

Austen Kosasih



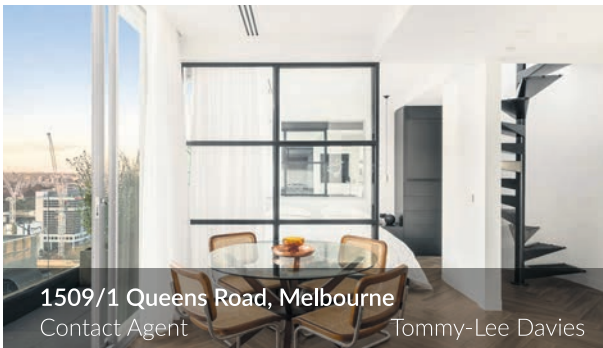
806/70 Queens Road, Melbourne
\$445,000 - \$465,000

Tommy-Lee Davies



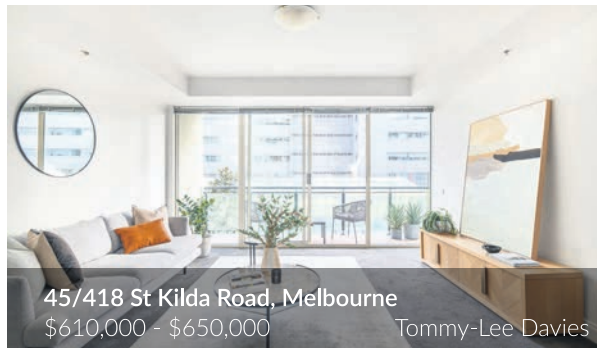
112/450 St Kilda Road, Melbourne
\$620,000 - \$650,000

Tommy-Lee Davies



1509/1 Queens Road, Melbourne
Contact Agent

Tommy-Lee Davies



45/418 St Kilda Road, Melbourne
\$610,000 - \$650,000

Tommy-Lee Davies



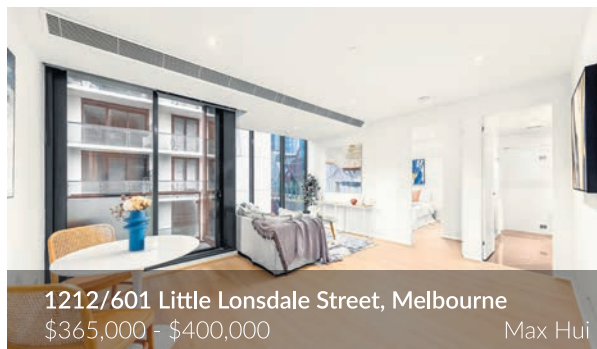
1109/478A St Kilda Road, Melbourne
\$410,000 - \$440,000

Austen Kosasih



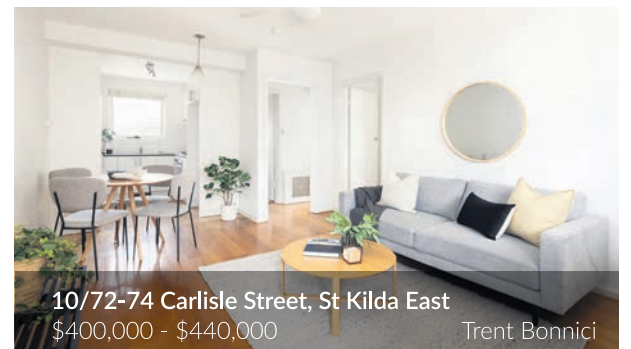
1206N/883 Collins Street, Melbourne
\$595,000 - \$645,000

Max Hui



1212/601 Little Lonsdale Street, Melbourne
\$365,000 - \$400,000

Max Hui



10/72-74 Carlisle Street, St Kilda East
\$400,000 - \$440,000

Trent Bonnici



803A/609 Victoria Street, Abbotsford
\$565,000 - \$610,000

Max Hui



E106/11 Flockhart Street, Abbotsford
\$430,000 - \$465,000

Max Hui



Michael Pastrikos: 0404 282 864

Max Hui: 0430 238 021

Tommy-Lee Davies: 0416 823 173

Austen Kosasih: 0422 396 900

Taylor Sims: 0403 485 210

Trent Bonnici: 0402 670 441

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