

# Rosanna Library Redevelopment Partnership Project

## Frequently Asked Questions

### **What is proposed for the Rosanna library?**

A library, double the size of the existing library will be built to provide a much needed expansion to the children's area, co-working and study spaces, community meeting rooms, reading areas, quiet spaces and much more.

The current library does not meet the needs of a modern library user and access for all is needed. This will include pram parking during children's activities, access to collections that are currently on high shelves, wider aisles and provision of enough desk space for work and study especially during peak periods such as after school and exam times.

The new library will be a two storey, 1,300sqm building that incorporates indoor and outdoor spaces that provide a contemporary, progressive and innovative library service, in the heart of the local community.

The new library is expected to open during 2024.

### **Where will the new library be located?**

The new library will be built on the same site. There is no change to the location.

### **Who will own and operate the new library?**

This will remain the same as it is now. Council will retain full ownership of the library and Yarra Plenty Regional Library Corporation will operate the library on behalf of Council.

### **What is proposed for Heidelberg Theatre?**

Major improvements to the theatre will also be delivered as part of this project. The specific

works are yet to be determined and will be done in consultation directly with the Heidelberg Theatre Company.

The possibility of an off-stage workshop area and upgraded backstage amenities and additional props storage space is being considered. Council is also reviewing the accessibility needs and looking to modernise some of the ageing infrastructure.

### **What is happening with the Turnham Avenue Streetscape upgrade?**

The first stage was completed as part of the level crossing removal project and included new bus stops, shared user path and the pedestrian crossings. There will be further streetscape upgrades as part of the future projects in Turnham Avenue such as the library and supermarket. Consultation on the draft concept plan will occur soon.

### **Who is involved in this proposal?**

Banyule City Council has partnered with Woolworths through their in-house Retail Property Development division known as Fabcot Pty Ltd.

### **Why did Council decide to partner with Woolworths?**

In 2019, Woolworths approached Council and presented the opportunity to build a new library as part of their supermarket development and a formal offer considered by Council in late 2020. Partnering with Woolworths will enable a new library to be delivered much sooner than if Council did it alone. It will also be an integrated building that delivers a positive outcome for the Rosanna

shopping village and wider community.

### **What are the timelines for the project?**

The library project will happen over a 3-year period. There will be several opportunities along the way for the community to have a say.

## **Key stages**

### **APRIL 2021**

#### **Stage 1: Announce project**

- We will inform the community about the project, why it is happening, who is involved and the anticipated benefits and opportunities.
- We will inform the community around opportunities to 'have a say'.

### **MAY - JUNE 2021**

#### **Stage 2: Concept Design**

We will consult the community about the project with a focus on:

- The materials, finishes and landscaping of the library and surrounds;
- The internal allocation of space, fit out, functioning, community use and programming of the new library;
- An updated Turnham Avenue Streetscape Concept Plan;
- Changes to car parking restrictions and management which may be necessary;
- Identifying and understanding potential concerns in relation to the library redevelopment.

### **JULY 2021 - DECEMBER 2021**

#### **Stage 3a: Sale of Land**

We will follow formal consultation process required under Local Government Act 2020.

### **2022 -2023**

#### **Stage 3b: Planning Permit**

Woolworths will apply for planning approval.\*

#### **Stage 3c: Rezoning of land**

Council will undertake a planning scheme amendment to rezone the parcel of land sold to Woolworths.\*

*\*Council will follow the processes required under the Banyule Planning Scheme and Planning and Environment Act 1987.*

### **2023-2024**

#### **Stage 4: Construction**

Woolworths will build the new library next door to their supermarket. Council will complete the 'fit out' of the library which includes the fittings and fixtures, built-in appliances, painting and decorative touches.

### **Who are the proposed user groups for the library?**

Everyone is welcome at Rosanna Library. Library patrons come from every walk of life. Rosanna library is the smallest of the Banyule libraries however it is a popular and heavily used library, with its proximity to public transport.

As part of the stage 2 consultation, Council will work with Yarra Plenty Regional Library & community to identify any other potential user groups that would benefit from the expanded library spaces.

### **How did Council determine the project is a good idea?**

Throughout 2020, Council investigated options and completed research regarding an improved and modern library service to meet the needs of the local community.

Yarra Plenty Regional Library service has identified the development of Rosanna Library as part of their needs analysis and will work closely with Council to finalise the plans for the project.

## What role is the existing Woolworths development proposal having on decision making for the project?

In 2016, Woolworths applied for and was successful in obtaining a planning permit for the new supermarket on the site adjoining the existing library. Key features of the existing permit include:

- The requirement for a streetscape upgrade adjoining the site.
- Transparent glazing to the front façade.
- Acoustic measures to minimise the impact of noise to surrounding residential properties.
- Sustainability measures as part of the building.
- A car park and trolley management plan.
- Tree retention primarily in the rear car park and an offset planting plan for trees being removed.

Since Woolworths already owns the land and has a permit to build a supermarket on the site, Council considered it reasonable to enter into discussions with Woolworths about an opportunity which will benefit the community through a library partnership. Council has entered into a Heads of Agreement with Woolworths as part of the initial proposal.

## What is a Heads of Agreement?

A Heads of Agreement is a non-binding document which sets out the key terms of a proposed agreement between parties. It is commonly used as part of the process of negotiating commercial transactions, particularly where further detail needs to be worked out. Woolworths and Council have signed the Heads of Agreement with the intention of ultimately entering into a binding contract of sale in the future.

## Why does Council need to sell the land?

Woolworths approached Council to see if there was an opportunity to redevelop the precinct in an integrated way rather than as separate disconnected projects. It will enable Woolworths to achieve a larger supermarket but also enable Council to deliver a much improved and well-designed library.

## How much land is Council selling?

The current land on which the library is situated is 1912sqm. The proposal is to sell 828 sqm, (shaded in blue, below).



## How much is Council selling the land for?

Council and Woolworths have negotiated a purchase price in line with independent valuations obtained for the land. Details of the land sale price will be reported to Council following the formal sale of the property.

## How much money has Council committed to deliver the project (Library, Streetscape and Heidelberg Theatre improvements)?

There are funds available within existing budgets for consultation and planning phases. Additional funds will need to be allocated within the future capital works plan to enable the library project to be delivered and the fit out undertaken.

Funding will also need to be allocated for the Turnham Avenue Streetscape works, capital upgrades at the Heidelberg Theatre and support for the Rosanna Traders Association.

## Why do we need to improve the library?

The existing Rosanna Library building is towards the end of its working life and is unable to adequately service current community needs and expectations. It is considered that the existing structure is not fit for purpose and it is not feasible to retain for any future redevelopment.

This project provides an opportunity for Council and the Yarra Plenty Regional Library to obtain a modern library facility with significantly increased floor space which will service future community needs and cater for population growth in the area.

### **What will happen to the existing library during construction?**

Rosanna is one of 3 libraries within Banyule operated by Yarra Plenty Regional Library service. As it is still early in the project, a decision about what will happen during construction is yet to be determined.

### **How much disruption can the community expect?**

Council will ensure that construction management plans are in place throughout the project to minimise disruption to our neighbours and local community. We recognise that the Rosanna community has endured many construction and traffic related disruptions in recent years and Council will work with Woolworths to minimise the inconvenience and impacts of construction on local communities and the environment.

### **Will we be able to provide feedback?**

Yes. There will be a number of forums and opportunities for feedback over the life of the project. Council is committed to ensuring the views of the community are heard and considered in its decision making. It will be made clear for everyone when and how community will be able to provide feedback.

We encourage you to follow the Shaping Banyule project page to stay informed about the opportunities to have your say. We will also ensure we are connecting with and reaching a broad range of community by proactively seeking out feedback using a range of different methods.

### **Can I view details of the proposal?**

Yes. Project background, timelines and proposal information will be available on Council's Shaping Banyule website. Council will also provide hard copy information about the proposal at the library.

Full details relating to the proposal including the report to Council and supporting documentation can be viewed through the Agenda and Minutes of the 12 April Council meeting at: [banyule.vic.gov.au/councilmeetings](http://banyule.vic.gov.au/councilmeetings).

### **What happens next?**

#### **Community consultation**

The Community Engagement Plan outlines when and how the community will be consulted about the project. There will be consultation on the concept plans which includes asking the community what they think about the internal allocation of space, fit out, functioning, community use and programming of the new library.

#### **Formal Statutory processes**

Several formal legal processes will be undertaken before any building works can commence which may take up to 18 months to complete.

The proposal is subject to planning approval. Public notice will be required as part of the planning process, which gives the local community an opportunity to view plans and other relevant documents, and to provide written comment either in support of a proposal or to object.

There will also be a statutory process about the sale of the land with a public notice process and opportunity for the community to lodge a formal submission.

#### **For more information or questions contact:**

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