

Rosanna Library Redevelopment Sale of land

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.

How will the new library be built?

Council proposes to sell 828m² parcel of the Rosanna Library Site to Fabcot Pty Ltd (Fabcot) (wholly owned subsidiary of Woolworths Limited) at no less than market value (plus GST) to facilitate the development of a Woolworths supermarket on the adjacent site at 44 Turnham Avenue and 47-51 Douglas Street, Rosanna. In return, Fabcot will construct and deliver a new library to a 'warm shell' to agreed specifications on land to be retained by Council to an agreed construction cost. The library construction cost will be offset against the land purchase price.

Why is Council selling 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.

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.

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.

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 will obtain a current valuation for the land. Council will sell the land for no less than market value plus GST. Details of the land sale price will be reported to Council following the formal sale of the property.

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.

Will we be able to provide feedback?

Yes. You can provide feedback on this notice to sell land by sending a "submission" in writing. You can do this by mail or do it online.

As this is a statutory process, there is a detailed procedure for making submissions. If you need help or want to find out more, please contact Gary Mills, Senior Property & Projects Officer on 9457 9807.

How do I make a submission?

Submissions are to be made in writing and must be received by 5pm **Tuesday 17 August 2021**.

You can do this online at:

banyule.vic.gov.au/RosannaLibrary

You can also write to us. Please put this reference in your letter:

Rosanna Library Project (Ref: F2015/788)

Submissions should be addressed to the Chief Executive Officer, Banyule City Council and delivered to any of the following locations:

- Council Offices, Level 3, 1 Flintoff Street, Greensborough
- Ivanhoe Library and Cultural Hub, Ground Floor, 275 Upper Heidelberg Road, Ivanhoe
- Rosanna Library, 72 Turnham Avenue, Rosanna

Submissions can also be posted to:
PO Box 94 Greensborough 3088

You can also request to talk about your submission at a Council meeting or choose someone to talk on your behalf.

When will Council make their decision?

Firstly, submissions will be considered at the Ordinary Meeting of Council on **30 August 2021** beginning at 7pm.

At a follow up meeting on **20 September 2021** Council will consider whether or not to sell the Land. If no submissions are received, Council may consider whether or not to sell the Land at its ordinary meeting on **30 August 2021**.

What happens if Council decides to sell the land?

Any decision by Council to agree to sell the land through a notice of intention to sell does not oblige Council to sell the land. The sale of land will need to be subject to appropriate contract conditions and requirements being met.

There will be further work undertaken to progress the concept plans for the library and contract arrangements with Woolworths in preparation for planning approval processes later in the year.

What happens if Council decides not to sell the land?

The Rosanna Library Partnership Project will not go ahead.

For more information or questions contact:

Gary Mills
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9457 9807

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