

BACKGROUND TO ROSANNA AND TURNHAM AVENUE PRECINCT

Woolworths Redevelopment Permit (existing)

In 2014, Woolworths made an offer to purchase Council's former Rosanna offices under their property division Fabcot Pty Ltd following the relocation of Council's offices to a new premises in Greensborough.

The offer was subject to Woolworths obtaining a permit for development of a new supermarket. In order to facilitate the move and subsequent sale of the Rosanna Site, Council undertook a number of key steps which included:

1. Rezoning of the land to Commercial 1 Zone and Mixed Use Zone;
2. Undertaking an Expression of Interest process for the sale of the land;
3. Subdivision of the land and establishment of easements;
4. Public Notice of Council's Intention to sell the land and commitment to sell;
5. Committing to undertake car parking, pedestrian access and streetscape works in the vicinity of the library and Heidelberg Theatre as part of the redevelopment of the land;

Woolworths applied for and was successful in obtaining a planning permit for the new supermarket.

Planning Permit P1260/2015 was issued on 5 April 2017 at the direction of the Victorian Civil and Administrative Tribunal for a supermarket on the former Council Service Centre site at 44 Turnham Avenue, Rosanna. The proposal included tree removal, car parking and a liquor licence for the sale of packaged liquor.

The proposal was for the construction of a supermarket with a leasable floor area of 2,702sqm, including a liquor component of 135sqm. The building would abut the land's Turnham Avenue frontage appearing as two storeys. With the fall of the land, the building was to be three levels with undercroft car parking. A total of 86 car parking spaces were to be provided including the undercroft and an open parking area abutting Douglas Street. On-site loading was to be provided at the rear of the supermarket accessed from Douglas Street. The proposal also included the removal of a number of large trees along the frontage of the site and adjoining boundary with the building design to generally abut the Turnham Avenue front boundary. A copy of the plans which formed the assessment of the proposal is included as **Attachment 2**.

Key features of the 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.

Settlement of the Council Office contract occurred on 21 June 2017, however, Woolworths didn't proceed with development of a supermarket in Rosanna at that time, due to its focus on another supermarket development in Heidelberg.

Since acquiring the site from Council, Woolworths has leased it to the Level Crossing Removal Authority and more recently, to Kalparrin Early Childhood Intervention Program. The most recent 12-month lease commenced on 1 July 2020 and expires on 30 June 2021

Rosanna Urban Design Guidelines

The Rosanna Urban Design Guidelines (Guidelines) were adopted by Council on 19 December 2016 following community consultation and comment. The Guidelines were based on four themes (identity, vibrancy, connectivity and integration) to help guide and inform the proposed Rosanna Village and Turnham Avenue streetscape works. The Guidelines were also used to assist in advocating to the Level Crossing Removal Authority (LXRA) and the State Government on the design of the Hurstbridge railway line improvements, including the Lower Plenty Road level crossing removal and the development of the new Rosanna Railway Station.

Turnham Avenue Streetscape Concept Plan

The Turnham Avenue Streetscape Concept Plan was prepared concurrently with the Rosanna Urban Design Guidelines but with a specific focus on Turnham Avenue given the significant changes to this street as a result of the proposed Rosanna Station works by the LXRA at the time and pending the proposal for a Woolworths supermarket on the former Council Service Centre site at 44 Turnham Avenue.

The principles of the Turnham Avenue Streetscape Design Concept Plan were approved by Council on 18 September 2017 to enable future implementation and continued advocacy to the LXRA.

The streetscape design concept included alterations to the kerb and channel, lane widths and pedestrian crossing locations to best accommodate the new station precinct and Woolworths Supermarket while providing for:

- The location of pedestrian crossings to provide better connectivity between the Railway Station, community facilities and future Woolworths.
- Direct pedestrian connectivity between Turnham Avenue and Beetham Parade through the Railway Station and commuter car park.
- A boulevard concept with new street trees on both sides of Turnham Avenue.
- A shared user path, pedestrian, cyclist and vehicle accessways generally as proposed by the LXRA for the new Rosanna Station precinct.
- Improved bus stop and kiss-and-ride locations.
- Improved footpaths and carriageway surface treatments.

The LXRA ultimately delivered key components of the streetscape plan such as the bus stops, shared user path and the pedestrian crossings generally in the locations specified but subject to some changes in the final design. The streetscape plan has not been fully implemented and is awaiting finalisation pending confirmation of redevelopment of the Woolworths supermarket proposal.

Lower Plenty Road Level Crossing Removal and Rosanna Station Reconstruction

The LXRA completed an upgrade to the Hurstbridge Railway line (known as Hurstbridge Upgrade Stage 1) in Heidelberg and Rosanna in early 2019 on behalf of the State Government. The project included:

- Duplication of the single-track section of rail line between Heidelberg and Rosanna, with associated power and signalling work.

- Removal of the Lower Plenty Road level crossing with new elevated rail over the road.
- Building a new train station at Rosanna with associated landscaping, car parking and pedestrian access from the surrounding Rosanna Activity Centre.

There were extensive works undertaken outside of the immediate rail corridor which provided benefit to Council and the surrounding community including:

- Upgrades to Turnham Avenue such as two pedestrian crossing points, bus stops, new pedestrian paths and planting generally in accordance with the Turnham Avenue Streetscape Concept Plan.
- Landscaping, paths and tree planting in Rosanna Parklands, to the corner of Ellesmere Parade and Lower Plenty Road.
- A new shared user path adjoining Ellesmere Parade.
- Additional toilets at the station for the benefit of the wider public which are now maintained by Council as public toilets.
- A kiosk at the station now leased by Council for the purposes of a social enterprise cafe.
- Drainage reconstruction and upgrades in key locations including in particular at the Manton Street Reserve.

Many of the additional works undertaken were achieved following Council advocacy and with contributions by Council to the public toilets at the station, drainage and the additional pedestrian crossing on Turnham Avenue.

Heidelberg Theatre

The Heidelberg Theatre is located in Turnham Avenue adjoining the former Council Service Centre. It is understood to have been a former bus depot and garage which has been converted for theatre use and features a bluestone façade to Turnham Avenue set back behind a small landscaped entry. There is no on site car parking and only a small storage area within a shed in the rear yard. The land and buildings are owned by Banyule Council.

The Heidelberg Theatre Company (HTC) is a non professional theatre company that was established in 1952 but has occupied the theatre in Rosanna since 1982 under a lease with Council. The current lease was renewed in 2019 and extends through until December 2028 on a minimal community rental. The HTC is a successful non professional theatre company which has produced more than 500 plays, has about 800 members and attracts more than 7,000 patrons annually to its various productions.

A small budget has been allocated by Council in the current financial year to undertake designs and scoping in partnership with the HTC for an offstage workshop and storage area at the rear of the premises. No funding has been allocated to undertake works.

Rosanna Village Traders Association

Rosanna Village is a Neighbourhood Activity Centre primarily on Lower Plenty Road and Beetham Parade providing retail, food and professional services to the surrounding neighbourhood. The traders within the centre are supported by the Rosanna Village Traders Association which is an incorporated association aimed at undertaking activities such as marketing, events and promotion.

Funding for the association is provided through a Special Charge Scheme currently set at \$500 per property annually across 80 properties and a \$39,000 Council contribution. This

provides a total annual budget of \$79,000 per annum for the use of the association. The most recent scheme was approved in July 2020 and ends on 30 June 2025.

After a period of more than 40-50 years with very little change to the layout, form and structure of the Rosanna Village Activity Centre there have been a number of changes in recent years which have significantly impacted on traders within the centre including:

- The level crossing removal and station reconstruction works during 2018 and 2019.
- Streetscape renewal works in 2020 and early 2021.
- Changes to the retail environment with the dominance of larger centres and a significant shift to online shopping.
- Economic Impacts of the Covid-19 lockdowns and restrictions during 2020.

Rosanna Activity Centre Streetscape Renewal

The Rosanna Activity Centre Streetscape Renewal is a significant upgrade to the Rosanna Village public realm to enhance the look, feel and walkability of the centre as part of a renewal of aging infrastructure. Detailed plans for the upgrade were prepared in 2019 in consultation with the Rosanna Traders Association and local traders with the final plans supported including:

- New footpaths throughout the centre with high quality feature pavers.
- New kerbs in key locations.
- New street furniture highlighted by a landscaped micropark on the corner of Lower Plenty Road and Beetham Parade.
- Planting of new trees along key trading areas.

Works commenced in early 2020 and are now nearing completion.

Rosanna Library

Rosanna Library is a stand alone single storey brick building with bluestone features, undercroft carparking and landscape setbacks on the corner of Turnham Avenue and Douglas Street. It has a floor area of 508 square metres which is identified by the Yarra Plenty Regional Library Service in their 2019 Infrastructure Development Plan (Plan) as being inadequate for the population growth and demographic changes in the surrounding catchment. Visitations to the library are currently over 120,000 annually and growing. The location is identified in the plan as being well suited on a corner block and with easy access to public transport. Significant improvements to the facility and services offered are identified as being needed within the Plan.

PLANNING PERMIT APPLICATION

Proposed Woolworths Supermarket

Turnham Avenue, Rosanna

Project No. 1444 - REV A
March 2016



Melways 32 A1

Subject Site



Aerial Photo

DEVELOPMENT DATA

Site Area	= 4320m ²
Building Area	
Upper Ground:	
Gross Floor Area:	= 2467m ²
Leasable Floor Area:	= 2182m ²
First Floor:	
Gross Floor Area:	= 782m ²
Leasable Floor Area:	= 520m ²
Lower Ground:	
Gross Floor Area:	= 284m ²
Leasable Floor Area:	= 0m ²
TOTAL Gross Floor Area	= 3533m ²
TOTAL Leasable Floor Area	= 2702m ²
Car Parking Spaces Provided	
Undercroft Car Park	= 64
On-grade	= 22
TOTAL	= 86
Bicycle Parking Provided	= 9

ARCHITECTURAL DRAWINGS

Site Analysis

TP.000	Rev A - Cover Sheet/Development Data
TP.001	Site Photographs
TP.002	Rev A - Existing Conditions Plan

Floor Plans

TP.100	Rev A - Lower Ground Plan
TP.101	Rev A - Upper Ground Plan
TP.102	Rev A - First Level Plan

Elevations

TP.200	Rev A - South / West Elevations
TP.201	Rev A - North / East Elevations
TP.202	Rev A - Streetscape Elevations
TP.203	Rev A - External Finishes/Material Colour Schedule

Sections

TP.300	Rev A - Sections
TP.301	Rev A - Context Section - Proposed
TP.302	Rev A - Context Section - Existing



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1. View East towards subject site from Turnham Avenue.



2. Adjoining property to South of subject site on Turnham Ave, looking North East.



3. Douglas Street looking South towards site with existing library in foreground.



4. Douglas Street looking South through rear of site.



5. View from within site looking East over carparking area.



6. View from within site looking South.



7. View from within site looking West.

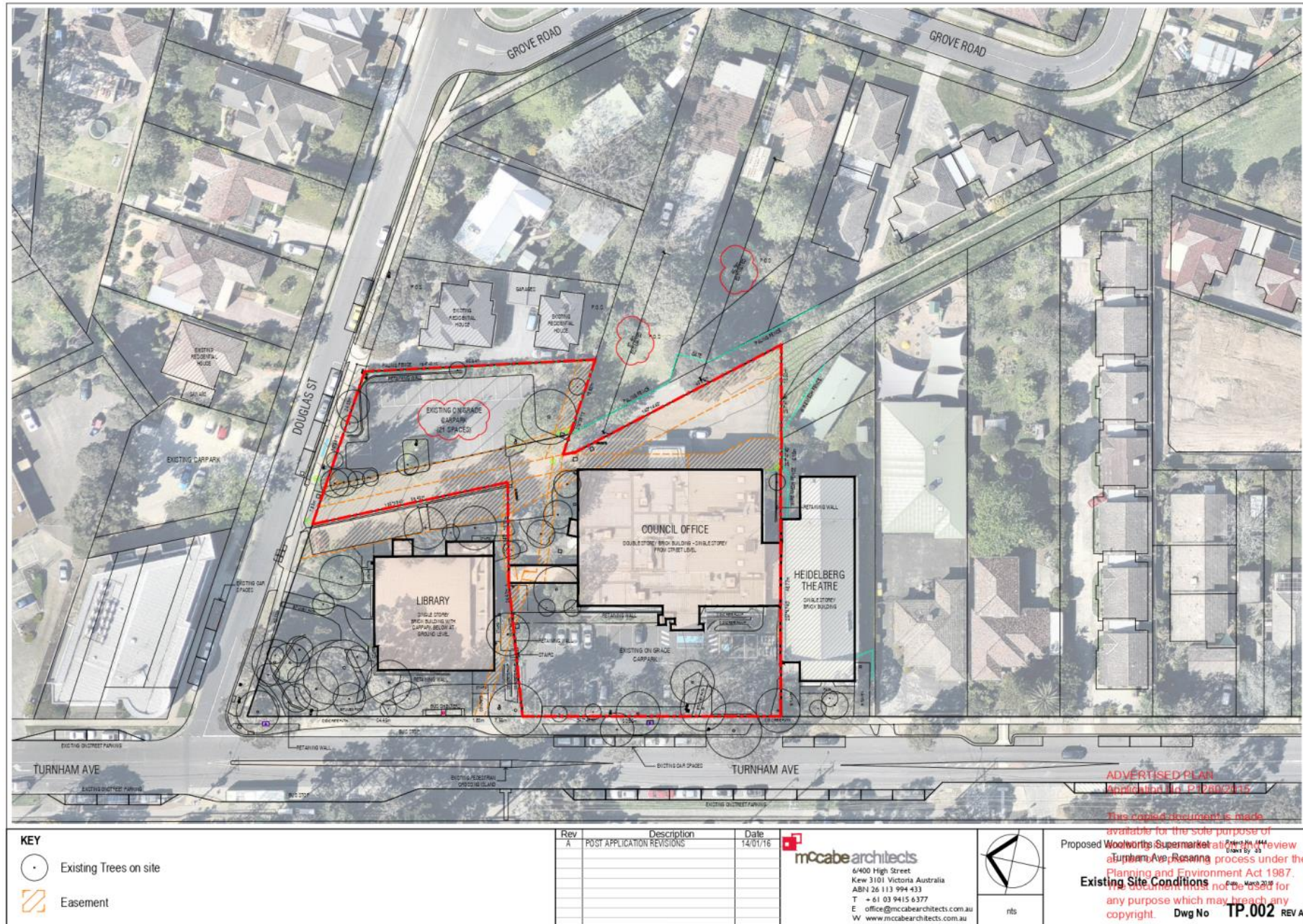
ADVERTISED PLAN
Application No. P1260/2015

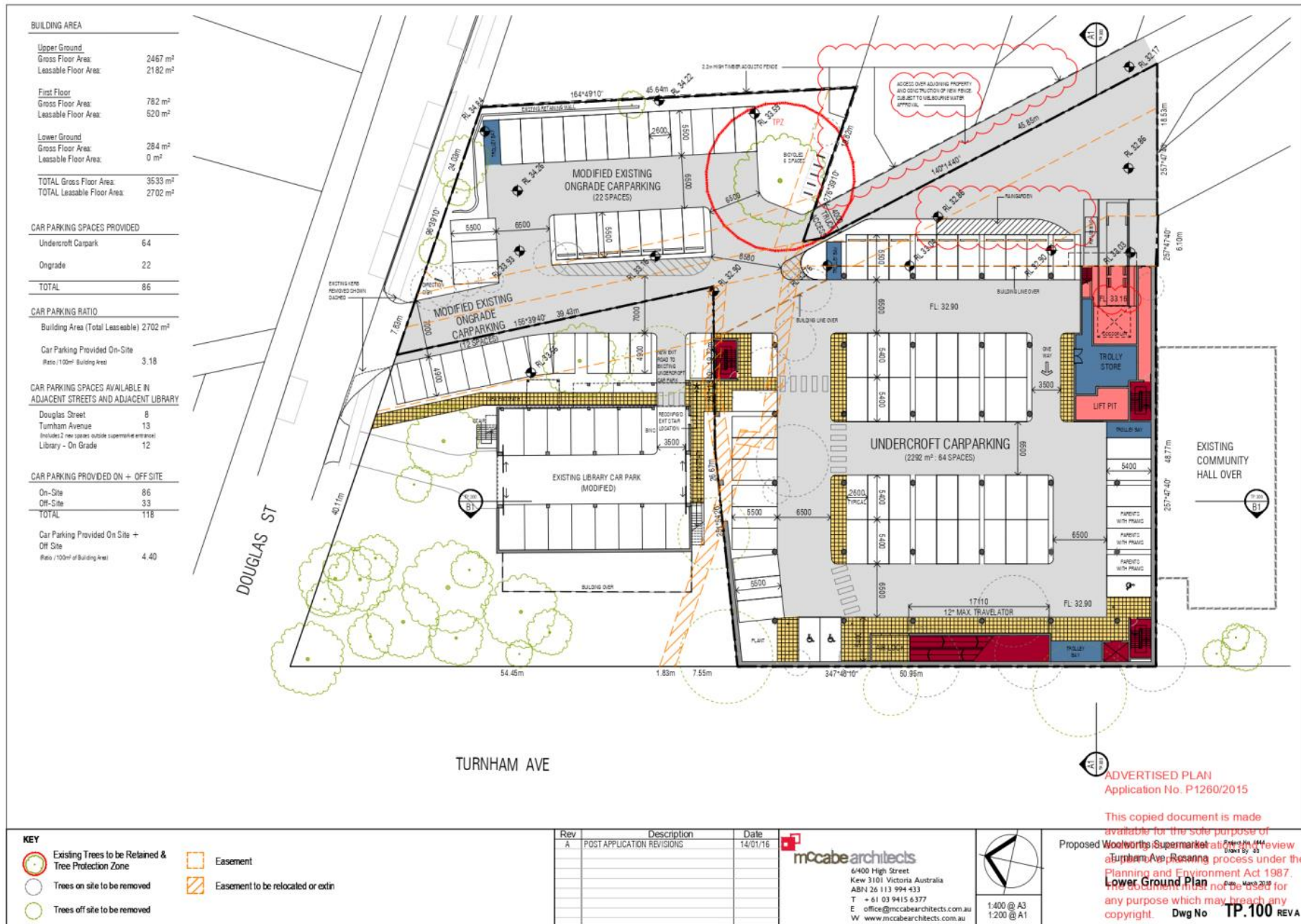
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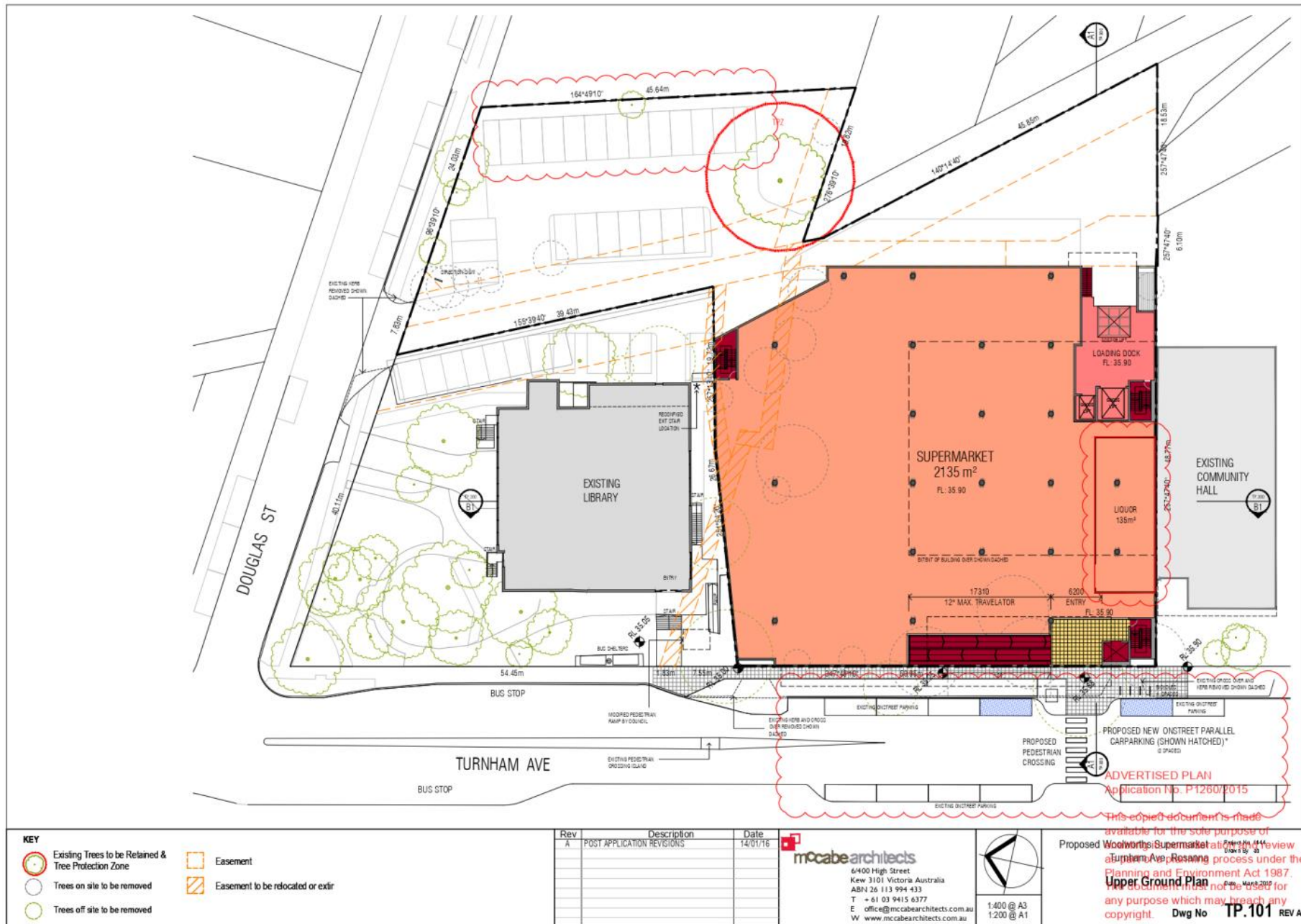
Proposed Woolworths Supermarket
Turnham Ave, Rosanna

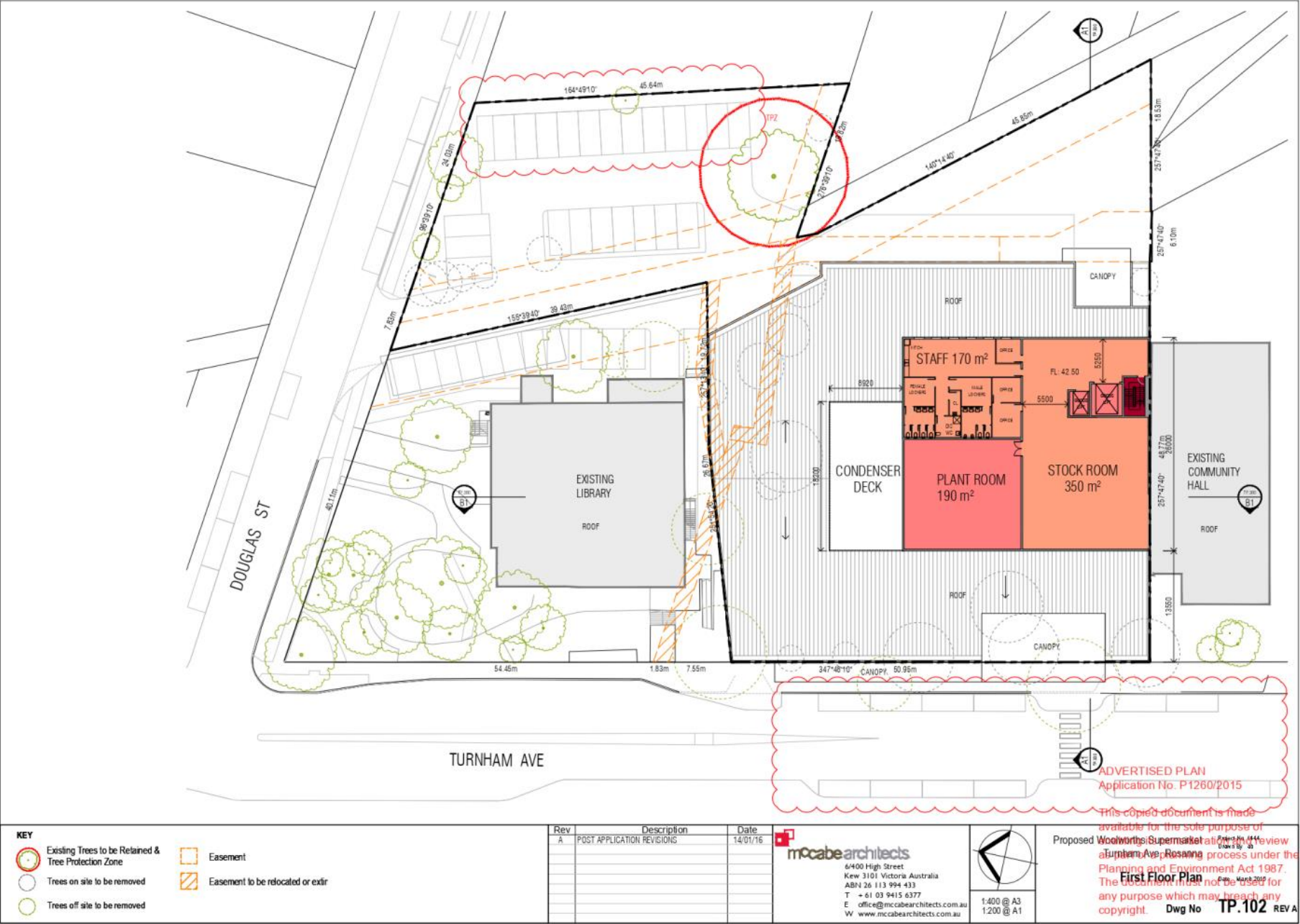
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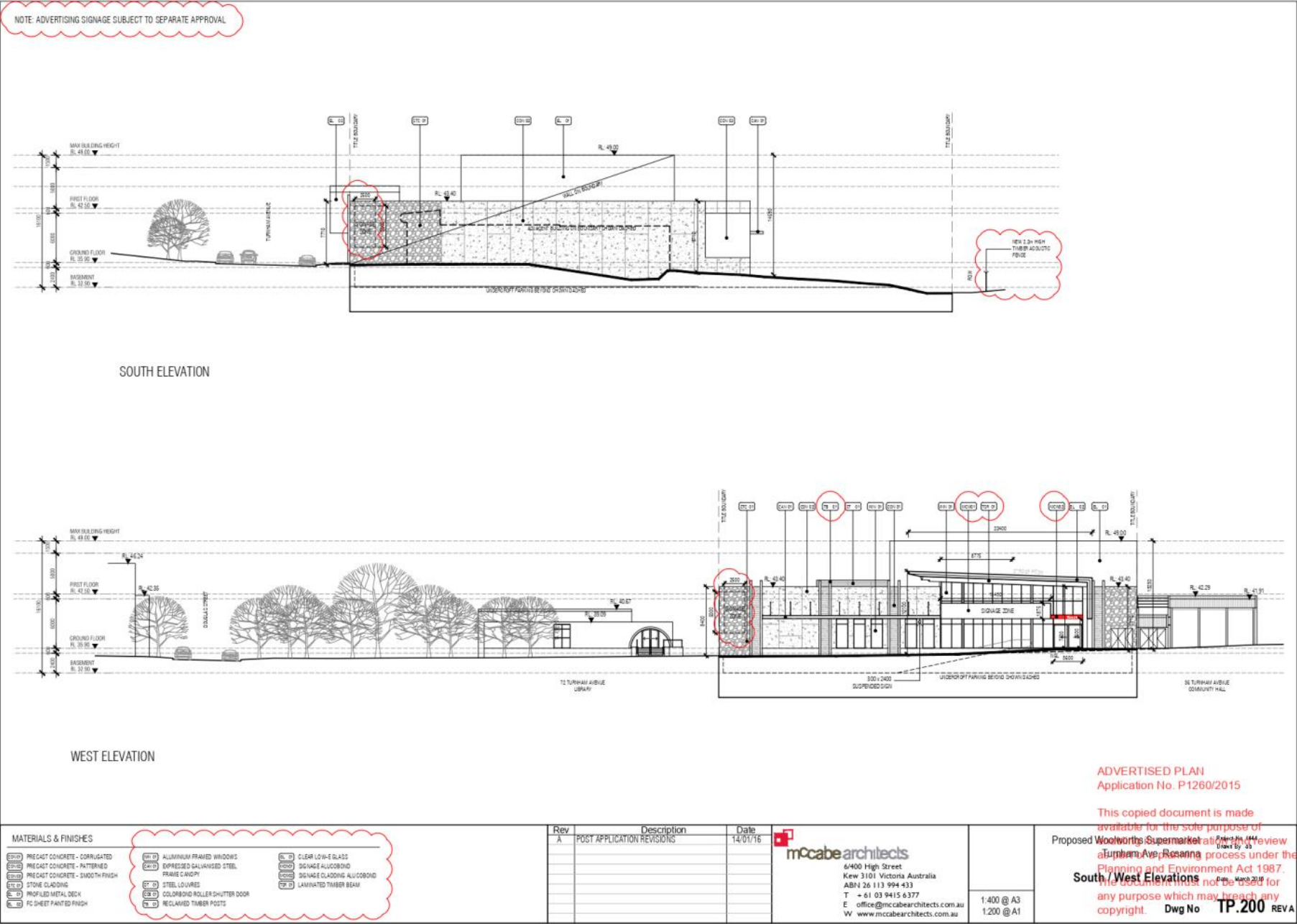
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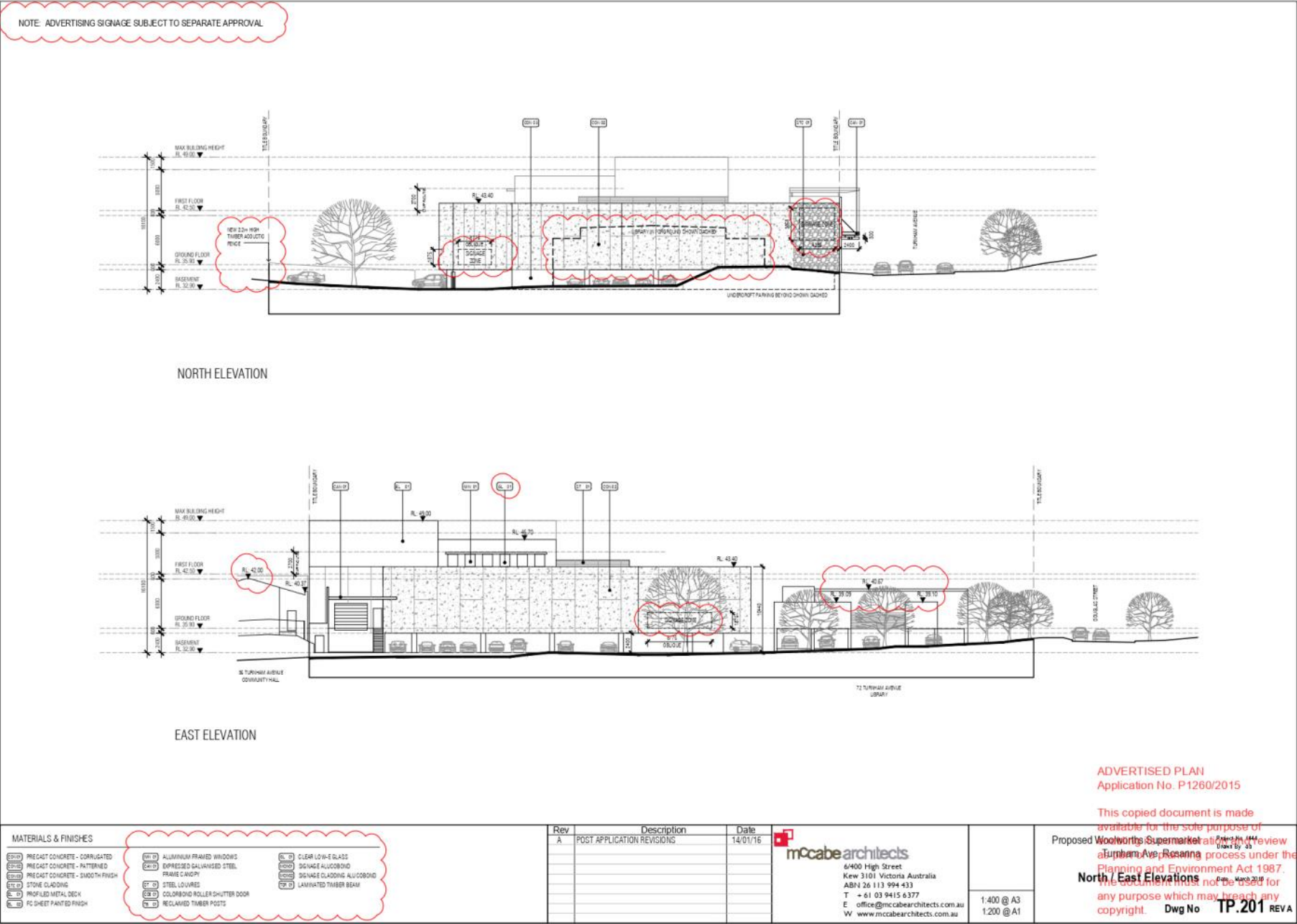


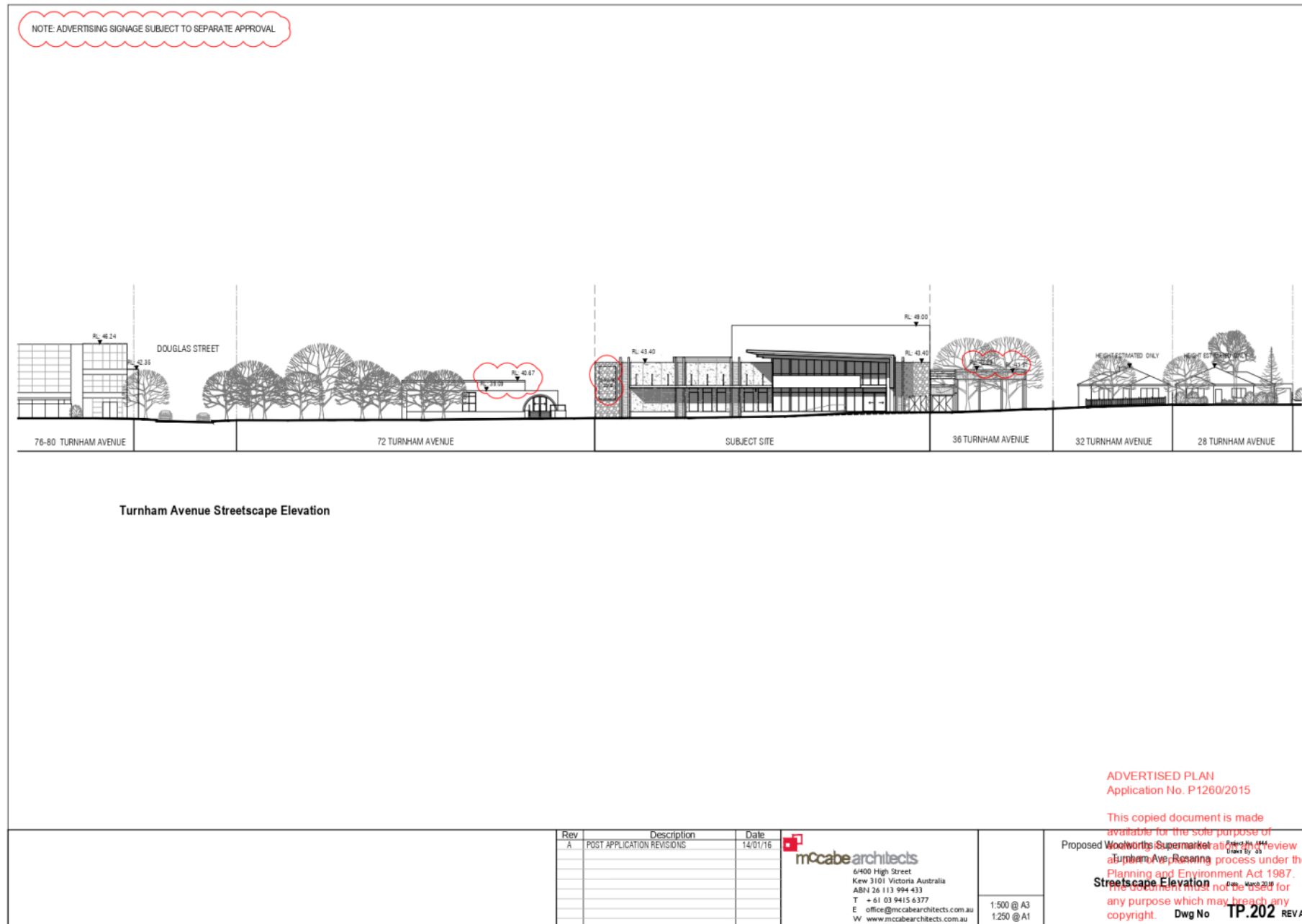












 <p>CON 01</p>	 <p>CON 02</p>	 <p>CON 03</p>	 <p>TB 01</p>	 <p>STC 01</p>	 <p>EL 01</p>	 <p>EL 02</p>	 <p>ST 01</p>
<p>Precast concrete - Corugated</p>	<p>Precast Concrete - Patterned</p>	<p>Precast concrete - Smooth Finish</p>	<p>235mm x 235mm Reclaimed timber posts</p>	<p>Stone Cladding</p>	<p>Profile Metal Deck Monument Colour</p>	<p>FC Sheet Painted Finish Dulux Vivid White</p>	<p>Steel Louvres Monument Colour</p>
 <p>CAN 01</p>	 <p>WIN 01</p>	 <p>COB 01</p>	 <p>MCW 01</p>	 <p>MCW 02</p>	 <p>TSR 01</p>		
<p>Galvanised, expressed steel framed canopy with Villaboard soffit. Paint finish to match Colorbond Ultra Surf mist</p>	<p>Aluminium Framed Windows Colour: Monument</p>	<p>Colorbond Roller Shutter Door</p>	<p>Signage Zone Alucobond Anthracite Grey</p>	<p>Signage Zone Cladding Alucobond Red Horizon</p>	<p>Laminated Timber Beam</p>		

ADVERTISED PLAN
Application No. P1260/2015

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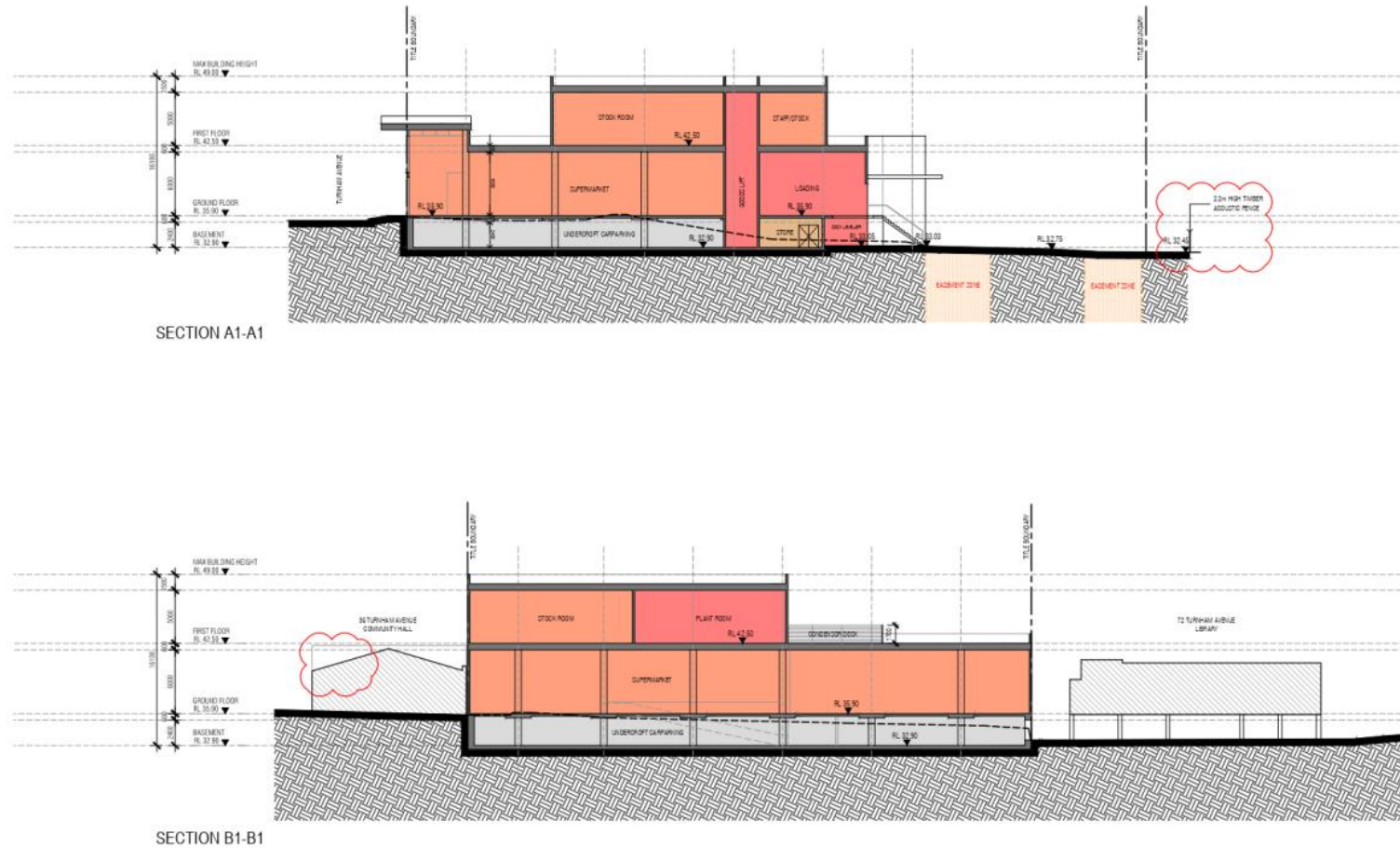
Proposed Woolworths Supermarket at 1111 Turramore Ave, Rosanna.
External finishes/materials / colours schedule
Dwg No **TP.203** REV

Rev	Description	Date



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Application No. P1260/2015

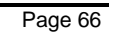
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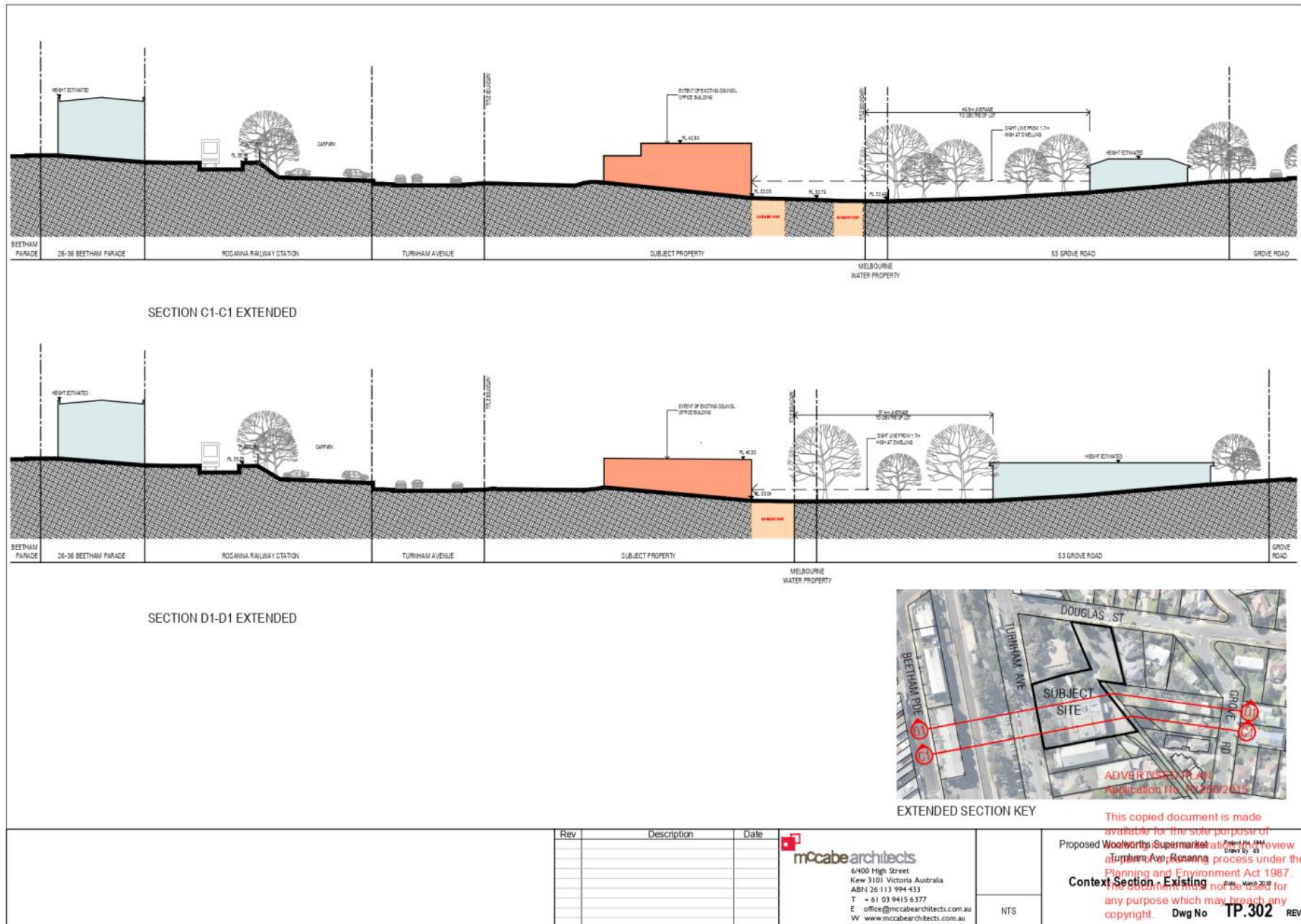
Rev	Description	Date
A	POST APPLICATION REVISIONS	14/07/16

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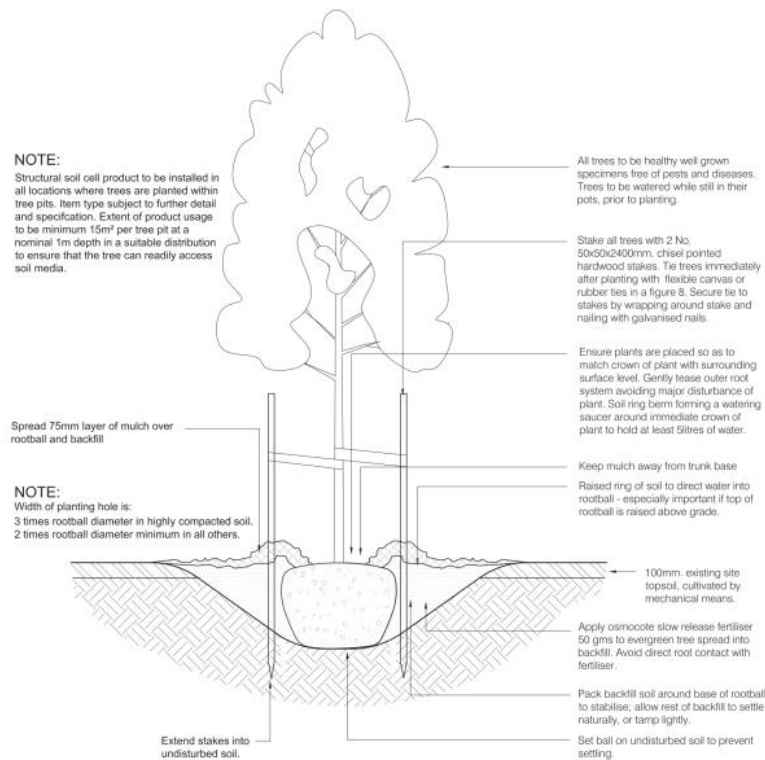
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Proposed Woolworths Supermarket
Turkman Ave, Rosanna
Sections
Dwg No TP.300 REV A

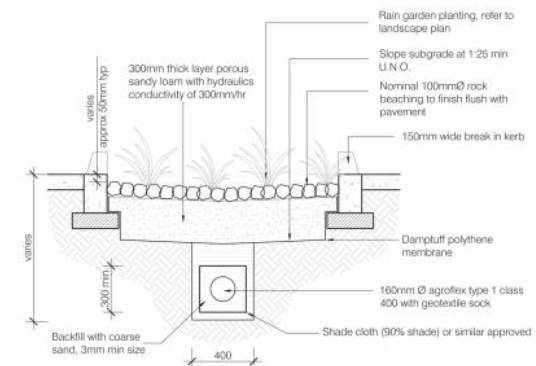
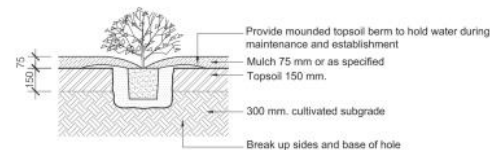








1 TYPICAL TREE PLANTING DETAIL

LA-02
SECTION
1:20

Rosanna Library Community Engagement Plan

APRIL 2021

Stage 1:- Announce Project

Key Objectives

- To inform the community about the project, why it is happening, who is involved and the anticipated benefits and opportunities
- To inform the community around opportunities to 'have a say' and the relationship between the different engagement stages and wider site redevelopment

MAY - JUNE 2021

Stage 2 – Concept Design

Key Objectives

- To understand what community and key stakeholders' value about their local library and their aspirations for the new library.
- To seek feedback on the concept plans with a focus on:
 - materials, finishes and landscaping of the library and surrounds
 - the internal allocation of space and fit out
 - to identify and understand any potential concerns in relation to the library redevelopment.
 - Turnham Avenue Streetscape Plan
 - configuration of car parking and management in response to the proposed changes in the area.

JULY 2021 - DECEMBER 2021

Stage 3

3A. Sale of Land

Formal consultation process as per statutory requirements for sale of land to be undertaken by Council.

DECEMBER 2021 – SEPTEMBER 2022

3B. Planning Permit

Formal consultation process as per statutory requirements for planning scheme amendment/permit which will be instigated by Woolworths.

ROSANNA LIBRARY UPGRADE OPTIONS

OPTION	COST	LIBRARY SIZE	FUNCTIONALITY	FEASIBILITY & DELIVERY	WOOLWORTHS DELIVERED	STATUTORY PROCESSES	OVERALL STREETSCAPE IMPACT
OPTION 1 NEW LIBRARY WOOLWORTHS PARTNERSHIP	Medium (cost effective outcome)	1303sqm (828sqm of site area to be sold to Woolworths)	Excellent	Excellent (Feasible, Efficient and timely delivery)	Definitely (Woolworths are seeking greater floorplate for viability)	Required (Planning approval and land sale process)	Very Good (Some tree loss but integrated with supermarket)
OPTION 2 NEW LIBRARY STAND ALONE	High	1333sqm (No reduction in library site)	Excellent	Good (Reduced efficiency and delivery timelines impacted)	Unknown (Woolworths have indicated size of existing permit may impact project viability)	Minimal	Good/Average (Greater landscape setback but not integrated with adjoining site and Turnham vehicle access problematic)
OPTION 3 LIBRARY REFURBISHMENT	Low / Medium (low cost but not cost effective over time)	508sqm (Does not meet library needs)	Very Poor	Poor (Difficulties to extend and refurbish existing library)	Unknown (Woolworths have indicated size of existing permit may impact project viability)	Minimal	Average (Existing character retained but no streetscape renewal)



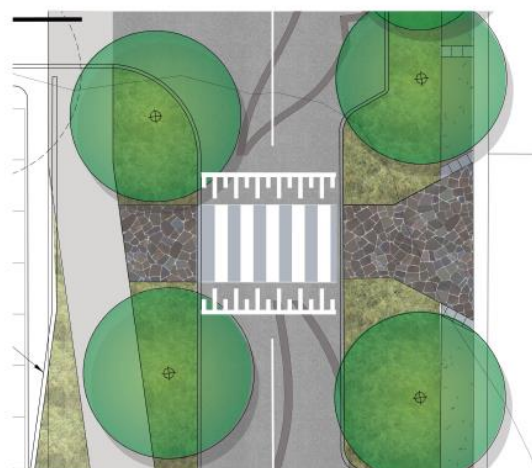




ROSANNA LEVEL CROSSING & STREETSAPES
TURNHAM AVENUE STREETScape DESIGN CONCEPT PLAN



01 TYPICAL PROPOSED TURNHAM AVENUE SECTION
1:100@ A1



02 TYPICAL TURNHAM AVENUE PEDESTRIAN CROSSING DETAIL
1:100@ A1

legend

- proposed evergreen tree
- existing tree to be retained
- existing tree to be removed
- groundcover planting
- exposed aggregate paving
- random 'crazy' paving
- footpath paving
- road
- gum leaf road stencil
- parking area
- bus zone
- concrete unit paving (500 x 500mm)
- informal shared path

street trees



Eucalyptus
sideroxylon



Corymbia citriodora
'Scentuous'

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NOT FOR CONSTRUCTION

Project Ref: 2016.417
Dwg No.: LCD-001
Scale: 1:1000@ A3
1:500 @ A1
Date: 31.03.2021
Revision: P9