



Central Coast Council

Gosford Library Review Panel

**ATTACHMENTS PROVIDED UNDER
SEPARATE COVER**

Tuesday 21 January 2025

Central Coast Council
ATTACHMENTS PROVIDED UNDER SEPARATE COVER to the
Gosford Library Review Panel
To be held at Gosford Library
118 Donnison Street, Gosford
on Tuesday 21 January 2025
Commencing at 6:00 PM

INDEX

REPORTS

1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)

Attachment 1: Gosford Library Building Review - Draft Report - 20 December 2024 – Complete Urban 3



GOSFORD LIBRARY BUILDING REVIEW
DRAFT REPORT | 20 DECEMBER 2024





GOSFORD LIBRARY BUILDING REVIEW



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REVISION DATE	20 DECEMBER 2024
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GOSFORD LIBRARY BUILDING REVIEW

PROJECT CONTEXT

The Gosford Library is located on Lots 9-12, Section C, DP69497 at 118 Donnison St Gosford NSW 2250.

The subject site is 1,645m² and is within Kibble Park and the land is categorised by Council as Community Land for “general community use” in accordance with s.36 (4) of the Local Government Act (1993). Council is the landowner.

The land that Gosford Library is situated on is part of Kibble Park and managed under the Kibble Park Plan of Management 2008. The Kibble Park Plan of Management requires that “any further development or improvement of Kibble Park for community facilities will be subject to Council approval and will comply with the current Plan of Management and Master plan.”



GOSFORD LIBRARY BUILDING REVIEW

EXECUTIVE SUMMARY

The Gosford Library is located within Kibble Park in the Gosford CBD. Kibble Park provides high quality public space for the community and visitors.

The Gosford Library was constructed as a special purpose building in 1969 and has been subject to some minor alterations and re-purposing throughout its operational life.

Central Coast Council approved the construction of the new Gosford Regional Library, on a site opposite the existing Gosford Library, in June 2023 and it is expected to open to the public in the second half of 2025.

With the opening of the new Gosford Regional Library, Central Coast Council must decide how to best utilise the existing Gosford Library site for the benefit of the community and within the existing Kibble Park Plan of Management 2008.

The existing Gosford Library has been well maintained throughout its operational period, however several areas within the existing facility no longer serve the original purpose and/or have been re-purposed. This has reduced the functionality of the building over time.

Since the original design and construction of the Gosford Library there have been multiple new standards and codes of practice adopted for buildings. The Gosford Library contains multiple instances of non-compliance with these current Standards and Codes.

This report identifies the eleven (11) specialist consultant reports that would be required to adequately scope works required to the existing Gosford Library to align it with current best practice, current Codes and Standards. It is forecast that this specialist advice and the collation of this advice would cost approximately \$150,000. Further to these specialist consultant costs, a high-level estimate of up to \$4.275M would be required for rectification and compliance Works. Ongoing maintenance costs of approximately \$75,000 per annum would be expected to ensure the existing facility remained at the required operational standard once all improvements are undertaken.

GOSFORD LIBRARY BUILDING REVIEW

NATURE OF REPORT

This report has been prepared from observations only. As a result all statements included in this report are high level and should be verified through more detailed investigations. These investigations may also include intrusive investigations. All values are estimates and subject to verification. While this report has been prepared with due care and skill, actual costs and the necessary scope of work may vary materially from those set out in this report. Complete Urban does not accept any liability for any additional costs, loss, expense or claim for any discrepancy between the actual condition of building and the conditions that can be observed or as a result of actual costs being different to the estimated costs.

GOSFORD LIBRARY BUILDING REVIEW

PROPERTY ASSESSMENT

The existing library building is a three storey building comprising a main public floor, lower staff and storage area and an upper level mezzanine floor. The building is solid construction with a basement floor slab concrete slab. The ground floor slab is insitu reinforced concrete slab with integral concrete beams to the perimeter and cantilever beams around the overhang. The floor slab and beams are generally supported on concrete columns with some load bearing reinforced concrete walls. The mezzanine slab is also an insitu reinforced concrete floor slab supported on reinforced concrete columns.

The roof structure is timber framed pyramid shaped structure supported on 4 main pitching points. Main rafters at the roof high point support the high level isolated concrete beams above the mezzanine area. The lower edge of the roof rafters are supported either on isolated steel columns within the walls or by the precast concrete bookshelf structures forming part of the external wall system.

Internal stairs and the front entry stairs are reinforced insitu concrete with extensive timber lining.

There are some external and internal face brick walls which given the nature of construction appear to be non load bearings infill type walls. There is also extensive feature timberwork wall panelling, balustrades and ceilings throughout.

The layout of the building appears to be very original with little evidence of significant modification since original construction.

However, there has been some alterations undertaken over the years. These include:

1. Replacement of roof cladding from tiles to timber including an alternate gutter system
2. Lower level toilets are now used as storerooms.
3. Decommissioned book hoist
4. Former substation has been decommissioned
5. Lighting system changed to suspended strip lights
6. Extensive retrofitted electrical services.

Despite these changes, it should be noted that the building is a 50 year old building and does not comply with current building and accessibility standards.

Architecturally, the building is a good example of modernist mid-century design and it is clear that the building was a bespoke building designed specifically as a library within the setting of Kibble Park. It has many library specific features including the book hoist, compactus storage, service counter and the mezzanine reading room.

We understand that Council are currently reviewing the decision to demolish the building. As with all older buildings, there are pros and cons for both refurbishment and repurposing versus demolition.

The bespoke fitout and type of construction means it is difficult to economically modify the building to suit alternate uses. If Council decide to retain the building, it will be best suited as a building of a similar building classification to the existing building. For example, community meeting rooms, community club space or social services.

Conversely, demolition of the building will open up the space currently occupied by the library, providing a connection of Kibble Park to Donnison Street which will enhance the functionality and appeal of Kibble Park, providing expanded recreational community areas.

This report identifies high level costs for the refurbishment and repurposing as a community building. Greater accuracy




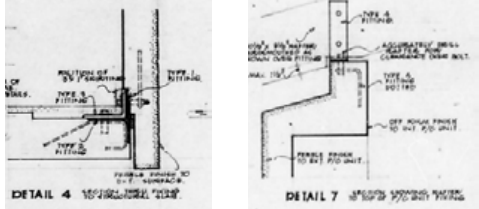

in these estimates would be possible following the completion of further specialist advice reports. If Council decide to retain the building, there will also be ongoing maintenance costs. Given the 50+ year life of the building and the bespoke building type these costs are difficult to assess but they could be in the order of \$50-75k per year.

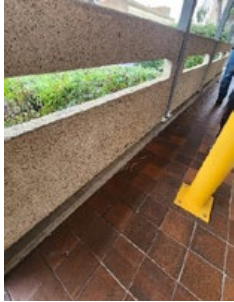
In order to decide, Council will need to compare costs of demolition and park upgrade against refurbishment and repurposing taking into account ongoing maintenance in both cases.

GOSFORD LIBRARY BUILDING REVIEW

BUILDING CONDITIONS

EXTERNAL WALLS

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>External concrete walls. The middle level perimeter walls are precast concrete structures. Whilst these walls are generally suspended above the ground, they appear to be supporting the roof beams. It is also likely that they contribute to the lateral stability of the structure.</p>		<p>Condition appears reasonable with little or no evidence of spalling.</p>	<p>It is not known how the panels are affixed to the building. Given the age of the building, earthquake and fire rating compliance cannot be confirmed without further structural investigation including undertaking intrusive investigations</p>  <p>DETAIL 4: SECTION OF TYPE 3 PILING DETAIL 7: SECTION OF TYPE 4 PILING</p>
<p>Face Brickwork. External brickwork appears to be non-loadbearing.</p>		<p>External brickwork appears in reasonable condition.</p>	

GOSFORD LIBRARY BUILDING REVIEW			
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Concrete balustrade. Existing precast concrete balustrade.		Condition – average.	Some concrete spalling to rear of panels. Horizontal opening in balustrade does not appear to comply with current NCC.

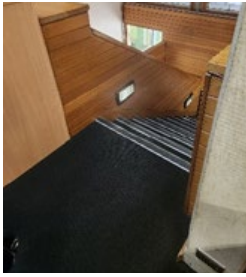
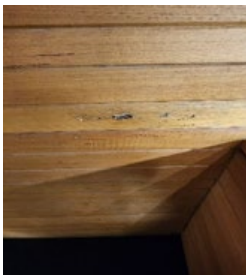
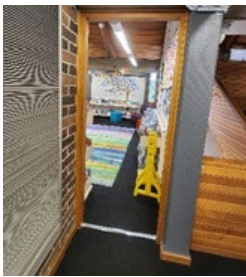
GOSFORD LIBRARY BUILDING REVIEW

EXTERNAL AREAS



ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>External paving. External paving around the perimeter of the building is generally insitu concrete at ground level. Upper-level paving is tiled. There are some areas of bitumen paving.</p> <p>Areas beyond the building are a combination of concrete pavers and exposed aggregate concrete.</p>		<p>Concrete paving is in average condition. Evidence of repairs.</p>	<p>The large variety of different surfaces and texture contribute to a poor overall appearance with numerous steps and changes of level that could present tripping hazards.</p> <p>Some strip drains appear to be blocked.</p>


GOSFORD LIBRARY BUILDING REVIEW

INTERIOR

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>Stairs. Timber balustrade and carpeted concrete stairs.</p>		<p>Good condition. However, there is some termite damage to rear wall.</p>	<p>Stairs do not comply with current NCC. Balustrade height is too low, lack of handrails, lack of TGSi's, lack of contrasting nosing.</p>
<p>Timber panelling. Horizontal timber panelling to stairs.</p>		<p>Good condition. However, there is some termite damage to rear wall.</p>	<p>Unknown extent of termite damage.</p>
<p>Doors and door frames. Feature timber doors and door frames throughout.</p>		<p>Good condition.</p>	<p>Doors and door frames may not provide correct level of visual contrast in accordance with AS1428. Door leaves are typically 850-915mm wide and may not provide minimum clear opening width of 850mm. Due to nature of construction modification to provide correct width could be difficult.</p>



GOSFORD LIBRARY BUILDING REVIEW




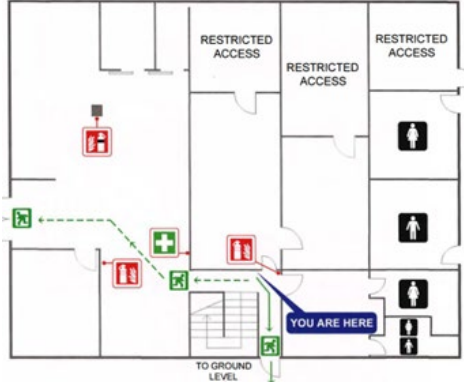
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>Storage. Proprietary 'compactus' type storage on lower level.</p>		<p>Good</p>	<p>Ramped threshold unlikely to comply with current NCC and could be a tripping hazard.</p>
<p>Toilets.</p>		<p>Good condition.</p>	<p>Compliance with current NCC unlikely. There is no compliant PWD. No designated ambulant cubicles. Depending on thickness of wall finishes achieving a compliant width may not be possible without considerable demolition.</p>

GOSFORD LIBRARY BUILDING REVIEW			
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>Kitchenette. Laminte joinery, splashback benchtop.</p>		<p>Reasonable condition</p>	<p>Location of kitchenette in proximity to toilets may not comply with current NCC.</p>

GOSFORD LIBRARY BUILDING REVIEW

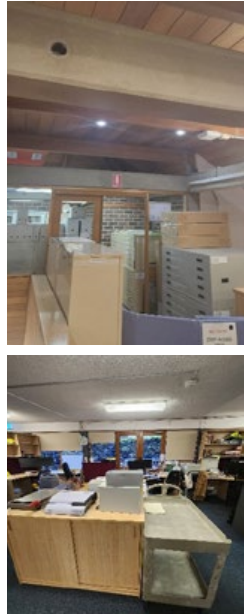
SERVICES

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>Main switchboard. The main switchboard is located within an internal room on the lower floor.</p>		<p>Poor</p>	<p>Location of switchboard in the middle of the building on the lower level. Clearance spaces around switch room are unlikely to comply with current standards. Capacity of switchboard to accommodate current electrical needs is unknown.</p>
<p>Electrical and communication services</p>		<p>Poor</p>	<p>Considerable evidence of retrofitted electrical, lighting and communications cabling throughout the building. Given the solid concrete construction much of the retrofitted cabling is not concealed.</p>

GOSFORD LIBRARY BUILDING REVIEW			
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
			
Fire Hose Reels.	 	Good	<p>No fire hose reels were identified on site. A fire hose reel would be expected within 4m of the front exit. Given size of building a further fire hose reel may be required at the rear door.</p> <p>The building is served by fire extinguishers across all 3 levels.</p> 

GOSFORD LIBRARY BUILDING REVIEW


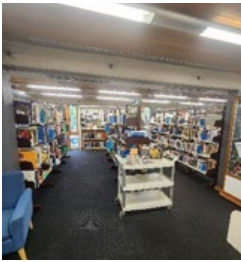

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN

GOSFORD LIBRARY BUILDING REVIEW			
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Lighting levels.		Average	It appears that original lighting has been replaced. However, there are still some areas where lighting levels appear too low. Eg on lower floor and in centre of mezzanine floor.
Mechanical Services.		Average	The existing mechanical system is in various locations around the building, including under the ground floor space at the front of the building. Maintenance access is confined. Additionally given the age of the units, the existing refrigerant should be checked for compliance with current legislation



GOSFORD LIBRARY BUILDING REVIEW

HAZARDOUS MATERIALS

A Hazardous materials survey has been prepared by Assessment Corp in February 2024. It identified asbestos materials in the following locations

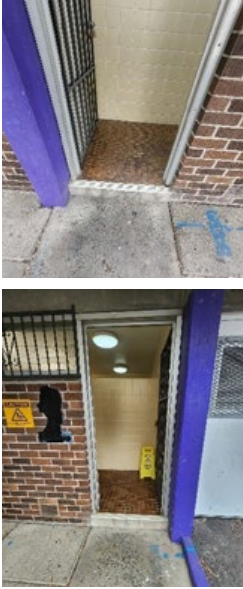

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Grey putty to external window frames		Good	Risk: Low Action Priority: P3
Internal ground level staff office area, cream vinyl floor tile			Risk: Low Action Priority: P3
Internal ground level, storage room, white vinyl floor tiles			Risk: Low Action Priority: P3

GOSFORD LIBRARY BUILDING REVIEW

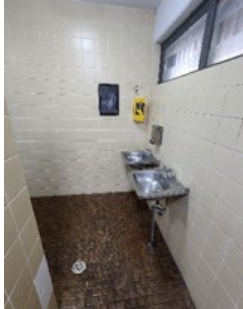


ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Internal ground level stack room, white vinyl floor tiles			Risk: Low Action Priority: P3
Internal ground level kitchen, white vinyl floor tiles			Risk: Low Action Priority: P3
Internal ground level electrical room, square backing board			Risk: Low Action Priority: P3
Internal ground level, electrical room, rectangle backing boards (x2)			Risk: Low Action Priority: P3
Internal first level, IT/Server room white vinyl floor tiles concealed by carpet			Risk: Low Action Priority: P3
Internal first level reading room, white vinyl floor tiles concealed by carpet			Risk: Low Action Priority: P3

GOSFORD LIBRARY BUILDING REVIEW

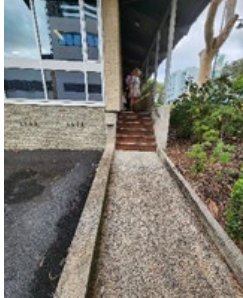

DDA/NCC

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>Entry to public toilets.</p>		<p>Access to the public toilets on the western side of building are accessed via a small step.</p>	<p>Non-compliant access at doorways to external public toilets – steps and width of opening (some doorways maybe undersized)</p>
<p>Public toilets. Mosaic floor tiles, terrazzo toilet partitions, wall tiling</p>		<p>Poor condition</p>	<p>Compliance with current NCC unlikely. Circulation spaces appear undersized. No designated ambulant cubicles. There are no public toilets in the main floor of the library. The original drawings show toilets on the southern side of the building, but these appear to have been decommissioned and converted to store rooms. Evidence of previous tile patching and repairs. Drainage outlets and floor falls do not appear compliant.</p>



GOSFORD LIBRARY BUILDING REVIEW

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
			
<p>Entry Ramp. Insitu exposed aggregate concrete, painted steel handrails, brick kerbs.</p>		<p>Average condition.</p>	<p>Non-compliant ramp at front entry. Gradients appear too steep, no TGSIs, handrail non-compliant</p>
<p>Entry steps. Insitu exposed aggregate concrete, painted steel handrails, brick kerbs.</p>		<p>Average condition</p>	<p>Non-compliant steps at main entry. Non-compliant handrail.</p>

GOSFORD LIBRARY BUILDING REVIEW



ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>Accessible path of travel to and within building. Access to the building is via steps or ramp at the front of the building of via a ramp and steps at the eastern side of the building.</p>		Reasonable	<p>No accessible path of travel identified. Accessible parking spaces do not appear compliant. No lift connecting various levels within the building.</p>
<p>Western entry path</p>		Average condition	<p>The pedestrian path from the west does not provide an accessible path of travel. The kerb separating the path and the parking could create a tripping hazard.</p>
		Average condition	<p>The security bollard reduces access width from the west.</p>

GOSFORD LIBRARY BUILDING REVIEW

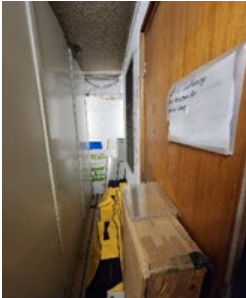
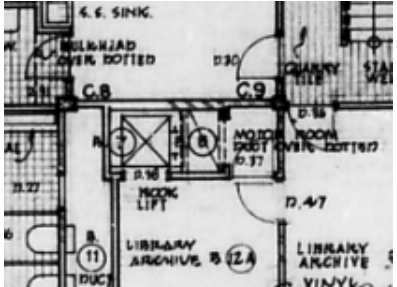
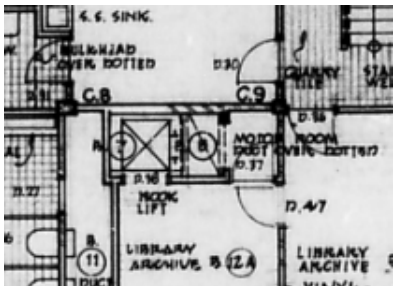
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Lower floor entry.		Average condition.	The lower floor entry incorporated a small step in the concrete.
Egress from Top floor		Good condition	Egress distance from top floor should be checked. The egress door at the rear of the building does not provide compliant egress due to restricted width. There is no exit sign over this door.

GOSFORD LIBRARY BUILDING REVIEW

CPTED

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>Front veranda. Short semi enclosed verandah access between western parking and front door.</p>		<p>Average condition</p>	<p>Potential entrapment space.</p>
<p>Eastern Courtyard</p>		<p>Average</p>	<p>Eastern courtyard provide egress from the lower floor. The courtyard is hidden behind landscaping and provides a haven for antisocial behaviour.</p>

GOSFORD LIBRARY BUILDING REVIEW

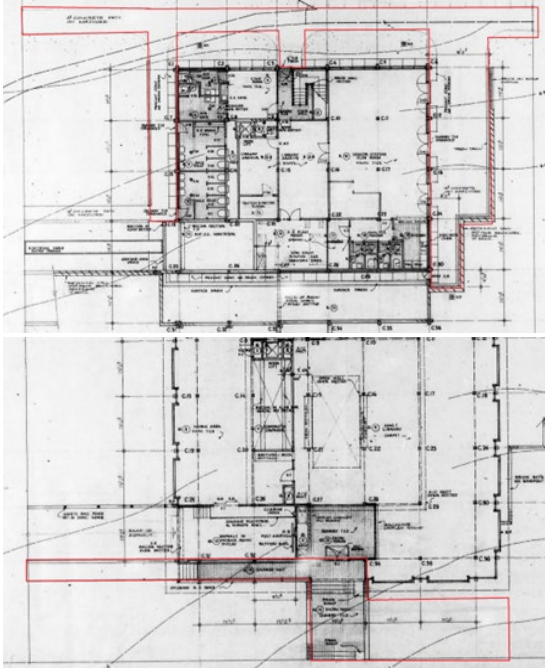
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Connection to Kibble Park.			The location of the building provides a visual block between the street and Kibble Park to the rear which supports undesirable activity on the north side of the building.
Multiple confined spaces.		Poor	<p>Multiple confined or enclosed spaces including: Former book hoist.</p>  <p>Disused substation on lower floor.</p>  <p>Service corridor behind public toilets.</p>

GOSFORD LIBRARY BUILDING REVIEW			
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
			<p>Space behind compactus.</p>
<p>Roof safety system. Access</p>			<p>No roof access and roof safety system installed.</p>

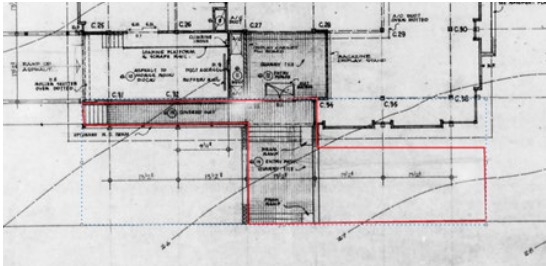
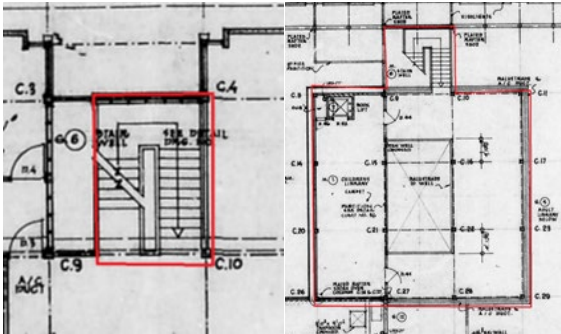
GOSFORD LIBRARY BUILDING REVIEW

RECOMMENDED WORKS TO ACCOMMODATE FUTURE COMMUNITY BUILDING USE

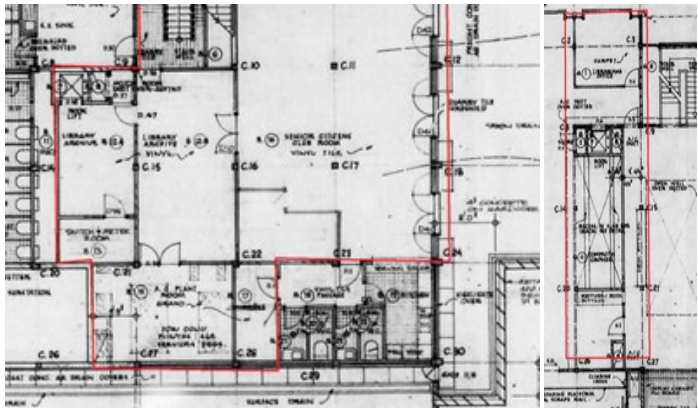
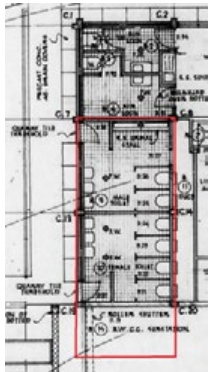
The above observations are high level observations only. It is recommended that further, more detailed investigations including intrusive investigations could be required to firm up accurate requirements of work and associated costs. However, the following high-level scopes of works and estimates have been prepared to indicate a 'ballpark' order of costs. These are based on the building continuing to be used as a community building.

ITEM	RECOMMEND SCOPE OF WORK	GENERAL EXTENT OF WORK EXTENT	High level order of cost range (excluding GST) including builder's preliminaries (15%) and margin (10%), authority fees and charges (0.5%), client project management costs (1%), design costs (12.5%), design contingency (10%) and escalation (4% to December 2025).
1. External paving	Repair external paving to remove tripping hazards, provide compliant door thresholds and to rectify poor drainage		\$50,000 - \$75,000

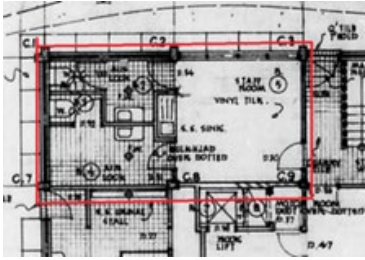
GOSFORD LIBRARY BUILDING REVIEW

ITEM	RECOMMEND SCOPE OF WORK	GENERAL EXTENT OF WORK EXTENT	High level order of cost range (excluding GST) including builder's preliminaries (15%) and margin (10%), authority fees and charges (0.5%), client project management costs (1%), design costs (12.5%), design contingency (10%) and escalation (4% to December 2025).
<p>2.External ramps and stairs</p>	<p>Rectify existing ramps and stairs to comply with AS1428. Works include new balustrades, handrails, TGS's contrasting nosing, removal of bollard to front walkway.</p>		<p>\$200,000 - \$250,000</p>
<p>3. internal stairs and mezzanine balustrade</p>	<p>Install handrails to timber balustrade, TGSI's and compliant nosing to stairs.</p>		<p>\$50,000 - \$80,000</p>

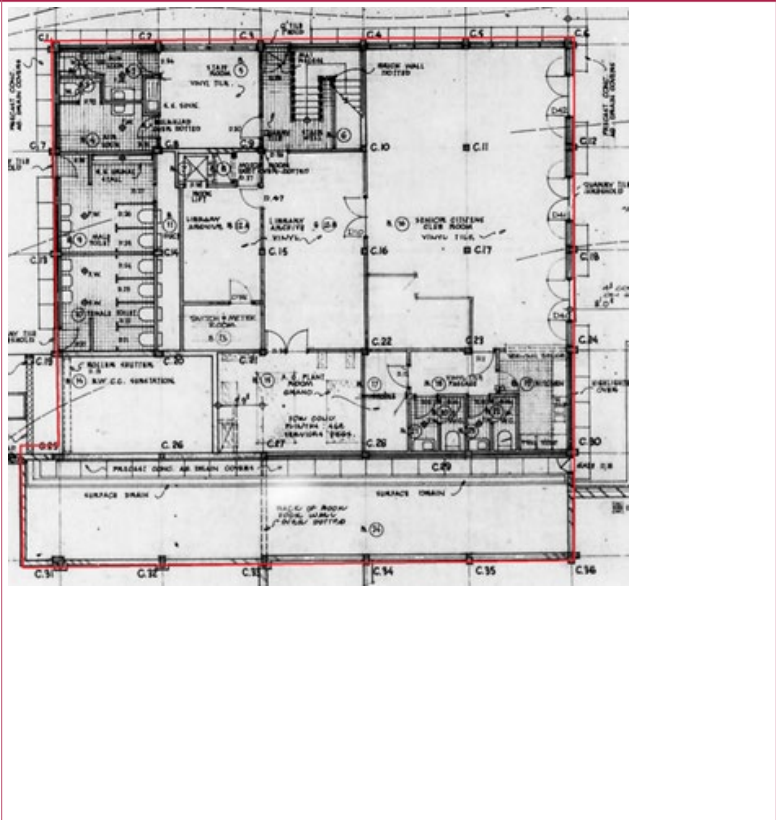
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ITEM	RECOMMEND SCOPE OF WORK	GENERAL EXTENT OF WORK EXTENT	High level order of cost range (excluding GST) including builder's preliminaries (15%) and margin (10%), authority fees and charges (0.5%), client project management costs (1%), design costs (12.5%), design contingency (10%) and escalation (4% to December 2025).
<p>4. Existing internal doors</p>	<p>Modify non-compliant door opening widths and provide 30% contrast between wall and door to comply with AS1428</p>		<p>\$40,000 - \$50,000</p>
<p>5. upgrade public toilets and add PWD.</p>	<p>Reconfigure existing public toilets to provide compliant circulation spaces, greater amenity, address CPTED issues and add PWD. (portion of existing substation space to be used as required for PWD)</p>		<p>\$225,000 - \$300,000</p>

GOSFORD LIBRARY BUILDING REVIEW

ITEM	RECOMMEND SCOPE OF WORK	GENERAL EXTENT OF WORK EXTENT	High level order of cost range (excluding GST) including builder's preliminaries (15%) and margin (10%), authority fees and charges (0.5%), client project management costs (1%), design costs (12.5%), design contingency (10%) and escalation (4% to December 2025).
6. upgrade staff area	Upgrade staff area to provide complaint toilets, and kitchenette space.		\$225,000 - \$300,000

GOSFORD LIBRARY BUILDING REVIEW

ITEM	RECOMMEND SCOPE OF WORK	GENERAL EXTENT OF WORK EXTENT	High level order of cost range (excluding GST) including builder's preliminaries (15%) and margin (10%), authority fees and charges (0.5%), client project management costs (1%), design costs (12.5%), design contingency (10%) and escalation (4% to December 2025).
<p>7. Hazardous materials</p>	<ul style="list-style-type: none"> Remove hazardous materials: Grey putty to external window frames Internal ground level staff office area, cream vinyl floor tile Internal ground level, storage room, white vinyl floor tiles Internal ground level kitchen, white vinyl floor tiles Internal ground level electrical room, square backing board Internal ground level, electrical room, rectangle backing boards (x2) Internal first level, IT/ Server room white vinyl floor tiles concealed by carpet Internal first level reading room, white vinyl floor tiles concealed by carpet 		<p>\$150,000 - \$200,000</p>

