



REVIEW COMMITTEE – CURRENT LIBRARY BUILDING

07 August 2025

Meeting Notice

**The Review Committee – Current Library Building
of Central Coast Council
will be held in the Central Coast Council Wyong Chambers,
2 Hely Street, Wyong,
on Thursday 7 August 2025 at 5:00pm,
for the transaction of the business listed below:**

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Membership

Cr Trent McWaide	Chairperson
Cr Margot Castles	Member
Cr Kyla Daniels	Member
Cr Kyle MacGregor	Member
Cr Rachel Stanton	Member
Cr Jane Smith	Member

Councillor Trent McWaide
Chairperson

ITEM 1.1
WELCOME

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Custodians of the land on which we live, work and play.

We pay our respects to Darkinjung Country, and Elders past and present.

We recognise the continued connection to these lands and waterways and extend this acknowledgement to the homelands and stories of those who also call this place home.

We recognise our future leaders and the shared responsibility to care for and protect our place and people.

APOLOGIES

Item No: 1.2
Title: Disclosures of Interest
Department: Corporate Services Department

7 August 2025 Review Committee – Current Library Building

Reference: F2025/00096 - D17001053



Recommendation

That Committee members and staff now disclose any conflicts of interest in matters under consideration at this meeting.

Item No: 1.3
Title: Confirmation of Minutes of Previous Meeting
Department: Corporate Services



7 August 2025 Review Committee – Current Library Building

Reference: F2025/00096 - D17001022
Author: Briony Stiles, Team Leader Civic Support



Recommendation

That the Committee confirm the minutes of the previous Review Committee – Current Library Building meetings held on 12 February 2025 and 27 February 2025.

Summary

Confirmation of minutes of the previous Review Committee – Current Library Building meetings held on 12 February 2025 and 27 February 2025.

Attachments

- | | | |
|---|--|-----------|
| 1  | MINUTES - Review Committee – Current Library Building - 12 February 2025 | D16645723 |
| 2  | MINUTES - Review Committee – Current Library Building - 27 February 2025 | D16701035 |



Central Coast Council

Review Committee – Current Library Building

Held at Gosford Library,
118 Donnison St, Gosford, NSW, 2259

12 February 2025

MINUTES

Attendance

Councillor

Councillor Trent McWaide	Present
Councillor Margot Castles	Present
Councillor Jane Smith	Present
Councillor Kyle MacGregor	Present
Councillor Kyla Daniels	Present
Councillor Rachel Stanton	Apology

Staff

Melanie Smith, Director Community and Recreation Services	Present
Boris Bolgoff, Director Infrastructure	Present
Marissa Racomelara, Director Corporate Services	Present
Beth Burgess, Unit Manager Community and Culture	Present
Michael Ross, Unit Procurement and Project Management	Present
Shannon Turkington, Unit Manager Strategic Planning	Present
Samantha Cummins, Unit Manager Libraries and Education	Present
Steve Coleman, Unit Manager Facilities and Asset Management	Present
Rebecca Cardy, Senior Heritage Officer Strategic Planning Projects	Present
Briony Stiles, Civic Support Team Leader	Present
Tess McGown, Civic Support Officer	Present

Guests

Councillor Belinda Neal	Present
Councillor Sharon Walsh	Present
Merril Jackson OAM, Central Coast Historian	Present
Charlotte Anlezark, National Trust of Australia	Present (Virtually)
David Burdon, National Trust of Australia	Present (Virtually)

Minutes of the Review Committee – Current Library Building Meeting (cont'd)

The Chairperson, Councillor Trent McWaide, declared the meeting open at 6:00pm

REPORTS**1.1 Introduction: Welcome, Acknowledgement of Country, and Apologies**

6:00 pm

The Chair read an Acknowledgement of Country statement.

Councillor Stanton is recorded as an apology for tonight's meeting.

1.2 Disclosures of Interest

6:01 pm

Councillor MC Castles declared a non pecuniary, non significant interest in this item under the Local Government Act as has spoken with RYSS and Peter Rae who has made a submission and also Merrill Jackson OAM. She has also attended a meeting run by CCAC who have put in a submission regarding the library. She will participate in the meeting discussion and voting on the item.

Councillor KD Daniels declared a non pecuniary, non significant interest in this item under the Local Government Act as she has spoken to Kim from RYSS and will participate in the meeting discussion and voting on the item.

That Committee members and staff now disclose any conflicts of interest in matters under consideration at this meeting.

1.3 Previous business: Confirmation of Minutes, Review Action Log

6:03pm

Councillor Margot Castles requests the following minutes of the meeting are changed:

1.4 General Business

Cr Smith requested it be recorded in the minutes that she is concerned that the panel does not have a clear process to accept public submissions as per clause 484.24

To read as follows:

"Cr Smith requested it be recorded in the minutes that she is concerned that the panel does not have a clear process to accept public submissions as per Council resolution 484/24. Cr Castles also spoke of her concerns regarding tabling community submissions in line with Cr Smith".

Minutes of the Review Committee – Current Library Building Meeting (cont'd)

Councillor Smith requests the following minutes of the meeting include a clarification that her disclosure of interest in Item 1.2 was for noting, rather than a disclosure of interest. The disclosure is as follows:

In May 2024, I wrote to the National Trust and the Heritage Council of NSW requesting that they intervene in any proposed demolition of Gosford Library in order to *“prevent any moves to the demolish the building until Council elections are held, local democracy is restored and a proper community consultation process is undertaken”*.

REVIEW ACTION LOG

Note that Action Item 2 Responsible Party has been updated from Director, Infrastructure Services to Unit Manager, Strategic Planning

A MOTION was *MOVED* by Councillor CASTLES and *SECONDED* by Councillor SMITH:

That the committee confirm the minutes of the Review Committee – Current Library Building held on 21 January 2025, with the amendments as detailed below:

“Cr Smith requested it be recorded in the minutes that she is concerned that the panel does not have a clear process to accept public submissions as per Council resolution 484/24. Cr Castles also spoke of her concerns regarding tabling community submissions in line with Cr Smith”.

Councillor Smith’s disclosure of interest in Item 1.2 was for **noting**, rather than a disclosure of interest. The disclosure is as follows:

In May 2024, I wrote to the National Trust and the Heritage Council of NSW requesting that they intervene in any proposed demolition of Gosford Library in order to ***“prevent any moves to the demolish the building until Council elections are held, local democracy is restored and a proper community consultation process is undertaken”***.

Action Item 2 Responsible Party has been updated from Director, Infrastructure Services to Unit Manager, Strategic Planning

UNANIMOUS

CARRIED

Minutes of the Review Committee – Current Library Building Meeting (cont'd)

1.4 Invited Guests

6: 07pm

Central Coast Historian, Merril Jackson OAM, spoke to the attached hyperlinked [Gosford Library Heritage Significance](#) presentation.

David Burdon and Charlotte Anlezark from the National Trust of Australia attended the meeting via MS Teams and spoke about the National Trust of Australia listing for the Gosford Library, key architectural elements of the building and why they are significant, brutalist architecture in NSW and provided examples of adaptive reuse of brutalist buildings across NSW.

1.5 Kibble Park Place Plan and Parkhouse Retention/Demolition

6:48 pm

A MOTION was *MOVED* by Councillor SMITH and *SECONDED* by Councillor DANIELS:

That the Review Panel notes the information provided regarding the Kibble Park Place Plan and notes the information provided on the current status of the Parkhouse, specifically, the lease, current maintenance costs, and depreciation of the building.

UNANIMOUS

CARRIED

1.6 Gosford Library - Heritage Value and Environmental Impact

7:00 pm

A MOTION was *MOVED* by Councillor SMITH and *SECONDED* by Councillor MACGREGOR:

- 1 That the Committee notes the information provided in the Gosford Library - Heritage Value and Environmental Impact report, and the presentation provided by Central Coast historian Merril Jackson OAM, and representatives of the National Trust of Australia.***
- 2 That the Committee give consideration to further discussion of a recommendation to Council regarding listing the heritage values of the current library building.***

UNANIMOUS

CARRIED

Minutes of the Review Committee – Current Library Building Meeting (cont'd)

1.7 Other Compliance/Constraints

7:10 pm

A MOTION was *MOVED* by Councillor CASTLES and *SECONDED* by Councillor DANIELS:***That the Committee notes the information contained in the Other Compliance/Constraints report.***

UNANIMOUS

CARRIED

1.8 General Business

7:21 pm

A MOTION was *MOVED* by Councillor DANIELS and *SECONDED* by Councillor CASTLES:***That the committee resolves to recommend to Council, that the Review Committee Meeting of 27 February 2025, and all future meetings, be held at the Central Coast Council Chambers in Wyong, and those meetings be livestreamed.***

FOR: CRS MC CASTLES, T MCWAIDE, KD DANIELS AND K MACGREGOR

AGAINST: CR JS SMITH

CARRIED

The Meeting concluded at 7:46pm.

Minutes of the Review Committee – Current Library Building Meeting (cont'd)

REVIEW COMMITTEE – CURRENT LIBRARY BUILDING – ACTION LOG				
Item	Meeting Date	Action	Responsible Officer	Status
1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)	21/05/2025	Provide members with detail on the purpose of relocating the power for Kibble Park as opposed to leaving it in the library building and advise of inclusions of the quote for \$35,000.	Unit Manager Procurement and Project Management	Completed.
1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)	21/01/2025	Provide members with clear outline/definition of term 'Change of use'.	Unit Manager Strategic Planning	Completed.
1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)	21/01/2025	Provide members with detailed report on power and demolishing including full scope of works.	Director Infrastructure Services	
1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)	21/01/2025	Members to discuss potential usage of existing building and bring ideas to the Director of Community and Recreation Services and Director of Infrastructure by Friday 24 January 2025.	Members	Completed.
1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)	21/01/2025	Provide members with historical leasing figures and uses of the Fun Haus building.	Director Community and Recreation Services	Completed
1.4 General Business	21/01/2025	Provide members the Kibble Park Place Plan including the public consultations.	Director Community and Recreation Services	Completed

Minutes of the Review Committee – Current Library Building Meeting (cont'd)

REVIEW COMMITTEE – CURRENT LIBRARY BUILDING – ACTION LOG				
1.4 General Business	21/01/2025	Invite Central Coast Historian Merrill Jackson, the National Trust of Australia, and the Australian Institute of Architects to the next meeting.	Director Community and Recreation Services	Completed
1.6 Gosford Library - Heritage Value and Environmental Impact	12/02/2025	Provide members with a further report with the detail of the design of the building.	Unit Manager Strategic Planning	
1.7 Other Compliance/ Constraints	12/02/2025	Provide the LEP definitions of Class of Land use and the building code to members.	Unit Manager Strategic Planning	
1.8 General Business	12/02/2025	Members to send all emails and correspondence from public via ZIP file to Director CRS to collate, prior to COB Monday 17 February 2025.	Members	
1.8 General Business	12/2/2025	That a community consultation plan be brought back to the next meeting.	Director Community and Recreation Services	
1.8 General Business	12/2/2025	Publish notification on the website, pending confirmation of Council that the next meeting will be held at Council Chambers in Wyong.	Director Corporate Services	



Central Coast Council

Review Committee – Current Library Building

Held in the Council Chamber
2 Hely Street, Wyong

27 February 2025

MINUTES

Attendance

Members

Councillor Trent McWaide
Councillor Margot Castles
Councillor Jane Smith
Councillor Kyle MacGregor
Councillor Kyla Daniels
Councillor Rachel Stanton

Status

Apology
Present
Present
Present
Present
Present (Remotely)

Staff

Melanie Smith, Director Community and Recreation Services
Boris Bolgoff, Director Infrastructure
Michael Ross, Unit Procurement and Project Management
Shannon Turkington, Unit Manager Strategic Planning
Samantha Cummins, Unit Manager Libraries and Education
Steve Coleman, Unit Manager Facilities and Asset Management
Briony Stiles, Civic Support Team Leader
Tess McGown, Civic Support Officer

Status

Present
Present
Present
Present
Present
Present
Present
Present

Minutes of the Review Committee – Current Library Building of Council (cont'd)

NOTES

In the absence of the Chairperson, Councillor Castles chaired the meeting and declared the meeting open at 6.02pm

REPORTS**1.1 Introduction: Welcome, Acknowledgement of Country, and Apologies**

6:02 pm

The Chair read an Acknowledgement of Country statement.

Councillor McWaide is recorded as an apology for tonight's meeting.

A MOTION was *MOVED* by Councillor SMITH and *SECONDED* by Councillor MACGREGOR:

That the Committee approves the request by Councillor Stanton to attend the Review Committee – Current Library Building Meeting on 27 February 2025 at 6.00pm by audio-visual link because she is unable to attend in person due to carers duties.

UNANIMOUS

CARRIED

6:03pm Chairperson Councillor Castles noted that Cr Stanton had not yet joined the meeting

1.2 Disclosures of Interest

6:06 pm

Councillor K Daniels declared a non pecuniary, non significant interest in this item under the Local Government Act as she has spoken to Kim from RYSS. She will participate in the discussion and voting on the item.

Councillor M Castles declared a non pecuniary, non significant interest in this item under the Local Government Act as has spoken with RYSS and Peter Rae who has made a submission. She will participate in the discussion and voting on the item

A MOTION was *MOVED* by Councillor DANIELS and *SECONDED* by Councillor MACGREGOR:

That Committee members and staff disclose any conflicts of interest in matters under consideration at this meeting.

UNANIMOUS

CARRIED

Minutes of the Review Committee – Current Library Building of Council (cont'd)

1.3 Confirmation of Minutes of Previous Meeting

6:09 pm

A MOTION was *MOVED* by Councillor MACGREGOR and *SECONDED* by Councillor DANIELS:

That the Committee defer confirmation of minutes to the next meeting.

UNANIMOUS

CARRIED

COUNCILLOR STANTON JOINED THE MEETING REMOTELY VIA AV LINK AT 6:11PM

1.4 Community Engagement Plan

6:12 pm

A MOTION TO MOVE THE RECOMMENDATION was *MOVED* by Councillor SMITH and *SECONDED* by Councillor MACGREGOR:

That the Committee receives the draft Community Engagement Plan, and recommends to Council to undertake Community Engagement.

6:12 PM

A MOTION was *MOVED* by Councillor DANIELS

That the matter be laid on the table

UNANIMOUS

CARRIED
1.5 Submissions Received

6:41 pm

Cr Castles tabled the document titled "3,500 people can't be wrong" (Attachment 1) and the attached petition hyperlink: [Stop the Demolition of the Gosford Library Building](#)

A MOTION was *MOVED* by Councillor DANIELS and *SECONDED* by Councillor SMITH:

That the Committee notes the submissions received regarding the current library building since the Committee convened.

UNANIMOUS

CARRIED

Minutes of the Review Committee – Current Library Building of Council (cont'd)

1.6 Gosford Library - Suggested Alternative Uses

6:50 pm

A MOTION was *MOVED* by Councillor MACGREGOR and *SECONDED* by Councillor SMITH:

That the Committee notes the information provided in the report regarding the suggested alternate uses for the Gosford Library building.

UNANIMOUS

CARRIED
1.7 General Business and Review Action Log

7:04 pm

That Council adjourns the meeting at 7:07pm for a period of 5 minutes was *MOVED* by Councillor MACGREGOR and *SECONDED* by Councillor DANIELS:

UNANIMOUS

CARRIED

That Council resumes the meeting at 7:12pm was *MOVED* by Councillor DANIELS and *SECONDED* by Councillor MACGREGOR:

UNANIMOUS

CARRIED

7:12pm

The Committee reviewed the Heads of Consideration and the Action Log.

7:26 pm

A MOTION WAS *MOVED* by Councillor MACGREGOR and *SECONDED* by Councillor DANIELS:

- 1** ***Endorses a community consultation process regarding the future of the existing Gosford Library to be conducted in April and May 2025.***
- 2** ***Reconvene after the conclusion of community consultation, and the feedback has been analysed, to review the outcomes and discuss potential next steps.***
- 3** ***Not disband until it has reviewed a consultation report and provided recommendations to Council on the future of the existing Gosford Library building which is anticipated to be around July/August 2025.***

Minutes of the Review Committee – Current Library Building of Council (cont'd)

- 4 That the committee considers further reports may be required to support the decision making process.**
- 5 Notes that there is an active resolution that the existing library not be demolished.**

UNANIMOUS

CARRIED

1.4 Community Engagement Plan

7:35 PM

A MOTION WAS MOVED BY COUNCILLOR DANIELS AND SECONDED BY COUNCILLOR SMITH:

That the item 1.4 Community Engagement Plan be lifted from the table

UNANIMOUS

CARRIED

7:36pm

A MOTION was *MOVED* by Councillor MACGREGOR and *SECONDED* by Councillor SMITH:

That the Committee

- 1 Receives the draft Community Engagement Plan and supports the plan in principal***
- 2 Requests staff circulate draft materials for the committees considerations***
- 3 Provides further information about conducting the survey internally rather than a third party including costing and timeframes***
- 4 Recommends to Council to undertake Community Engagement***

UNANIMOUS

CARRIED

The Meeting concluded at 7.45pm.

The next meeting is to be confirmed and will be held at Wyong Council Chambers.

Minutes of the Review Committee – Current Library Building of Council (cont'd)

REVIEW COMMITTEE – CURRENT LIBRARY BUILDING – ACTION LOG				
Item	Meeting Date	Action	Responsible Officer	Status
1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)	21/05/2025	Provide members with detail on the purpose of relocating the power for Kibble Park as opposed to leaving it in the library building and advise of inclusions of the quote for \$35,000.	Unit Manager Procurement and Project Management	Completed
1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)	21/01/2025	Provide members with clear outline/definition of term 'Change of use'.	Unit Manager Strategic Planning	Completed
1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)	21/01/2025	Provide members with detailed report on power and demolishing including full scope of works.	Director Infrastructure Services	To be provided prior to the next meeting
1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)	21/01/2025	Members to discuss potential usage of existing building and bring ideas to the Director of Community and Recreation Services and Director of Infrastructure by Friday 24 January 2025.	Members	Completed
1.3 Existing Gosford Library Building Review Panel - Progress Report One (1)	21/01/2025	Provide members with historical leasing figures and uses of the Fun Haus building.	Director Community and Recreation Services	Completed
1.4 General Business	21/01/2025	Provide members the Kibble Park Place Plan including the public consultations.	Director Community and Recreation Services	Completed

Minutes of the Review Committee – Current Library Building of Council (cont'd)

REVIEW COMMITTEE – CURRENT LIBRARY BUILDING – ACTION LOG				
1.4 General Business	21/01/2025	Invite Central Coast Historian Merrill Jackson, the National Trust of Australia, and the Australian Institute of Architects to the next meeting.	Director Community and Recreation Services	Completed
1.6 Gosford Library - Heritage Value and Environmental Impact	12/02/2025	Provide members with a further report with the detail of the design of the building.	Unit Manager Strategic Planning	Ongoing
1.7 Other Compliance/ Constraints	12/02/2025	Provide the LEP definitions of Class of Land use and the building code to members.	Unit Manager Strategic Planning	Will be provided prior to the next meeting
1.8 General Business	12/02/2025	Members to send all emails and correspondence from public via ZIP file to Director CRS to collate, prior to COB Monday 17 February 2025.	Members	Completed
1.8 General Business	12/2/2025	That a community consultation plan be brought back to the next meeting.	Director Community and Recreation Services	Completed, Stage 2 to be circulated
1.8 General Business	12/2/2025	Publish notification on the website, pending confirmation of Council that the next meeting will be held at Council Chambers in Wyong.	Director Corporate Services	Completed
1.4 Community Engagement Plan	27/02/2025	Provide timeframes of contract for demolishing the building	Unit Manager Procurement and Project Management	

Minutes of the Review Committee – Current Library Building of Council (cont'd)

Attachment 1 – ‘3,500 people can't be wrong’

OPEN LETTER
TO CENTRAL COAST COUNCIL
3500 PEOPLE CAN'T BE WRONG
DON'T CUT THE HEART OUT OF OUR PARK
KEEP AND REUSE THE GOSFORD LIBRARY BUILDING

The undersigned groups add their support to the 3500 people who have signed a petition to save the library building in Kibble Park. More people are signing the petition every day. We all know the community needs social infrastructure more than it needs a concrete amphitheatre. You will be cutting the heart out of Kibble Park if you demolish one of the most significant cultural buildings left in Gosford.

The NSW Government Architect (GA) recognised the value of the ‘Sydney School Nuts and Berries’ mid-century Library Building and said it could be used as a future town hall or community centre to help breathe some daily life into Gosford. It's called adaptive reuse, and the GA understood its importance. Council needs to understand it too.

The library building is listed on the Australian Institute of Architects' significant buildings in NSW. It is pending National Trust listing for its heritage significance. It should be urgently included on our local heritage inventory. The building has been loved by generations of residents. The council's consultant's report said the building is in very good shape.

EVERYBODY KNOWS IT IS WORTH KEEPING and could be a future jewel of Gosford. But while our council was under administration, staff and the administrator decided to demolish the building – without community consultation. Thankfully our new councillors have had the foresight to review that resolution. The below signatories call upon the Central Coast Council to imagine a lively ground floor café complemented by meeting spaces, a performance space, exhibition spaces.

We request that council retains the current library building and works with community to transform it into the vibrant, unique community hub Gosford deserves. The building can become essential social infrastructure, open for the use and enjoyment of all kinds of community groups. The adaptive reuse of the Gosford Library building will be an effective way to revitalise the city's heart. It will complement the new library and give residents and visitors another reason to visit Gosford. If Central Coast Council is serious about revitalising Gosford, please be innovative and forward thinking: **Keep, adapt and reuse the Gosford Library Building.**

Yours sincerely,

Central Coast Community Better Planning Group
 Regional Youth Support Services (RYSS)
 Community Environment Network
 Australian Conservation Foundation Central Coast
 Ourimbah Region Residents Association
 Coast Environmental Alliance

Springfield Residents Association
 Kariang Progress Association
 Copacabana Community Association
 Davistown Progress Association
 Central Coast Family History Society
 Central Coast Activists Collective

Item No: 1.4
Title: Gosford Library - Consultation Outcomes
Department: Community and Recreation Services



7 August 2025 Review Committee – Current Library Building

Reference: F2025/00847 - D16992638
Author: Samantha Cummins, Unit Manager, Libraries and Education
Executive: Melanie Smith, Director Community and Recreation Services

Recommendation

That the Committee:

- 1** *Notes the outcomes of the community consultation regarding the future use of the existing library – 118 Donnison Street, Gosford.*

- 2** *Endorses the escalation of the matter to Council for a decision on the future of the building, presenting the following three options for consideration;*
 - a)** *Option 1 - Demolish the existing library building and progress the endorsed Kibble Park Place Plan.*
 - b)** *Option 2 - Pursue a commercial or community use for the building and revise the Kibble Park Place Plan and demolish the adjacent Parkhouse building. Retain the building while determining the feasibility and funding sources to repurpose the building.*
 - c)** *Option 3 - Temporarily close the existing library building until appropriate future use is determined noting the costs associated with retaining the building.*

Report purpose

To present the outcomes of the community consultation regarding the future of the existing Gosford Library building and recommend that the Gosford Library Review Committee escalate the matter to Council for a decision.

Executive Summary

Council undertook four (4) weeks of community consultation from 14 May to 11 June 2025 to determine community sentiment in regards to the future of the existing Gosford Library building. This report presents the key findings from the consultation and outlines three strategic options for Council consideration.

Background

The existing Gosford Library building is scheduled to be vacated in August 2025, with services transferred to the new Gosford Regional Library.

At the September 2023 Council Meeting, a resolution was passed to demolish the existing library building as part of the Kibble Park Place Plan. The objective was to improve safety and security in Kibble Park by increasing line of sight and expanding essential open space. This decision aligned with community sentiment gathered at the time through initiatives such as "Let's Talk Gosford and Safer Cities: Her Way."

Following a Notice of Motion in November 2024, Council resolved to establish a Gosford Library Review Panel to assess the demolition plan and explore reuse options. The Committee met three times and considered:

- Heritage value,
- Alternative uses,
- Upgrade costs for compliance,
- Adaptive reuse requirements,
- Maintenance and depreciation,
- Review of the Kibble Park masterplan,
- Forecast population growth and the need for public open space in Gosford CBD.

Council staff commissioned an external Gosford Library Building Review (Attachment 1) in December 2024. This report identified compliance issues that would necessitate substantial upgrades to bring the building up to modern standards, posing financial and logistical challenges for Council. The estimated cost to carry out these works was \$4.2M.

At the 27 February 2025 Gosford Library Review Panel meeting, it was proposed that community consultation be undertaken to determine community sentiment regarding the future of the existing Gosford Library building.

At the Ordinary Council Meeting of 25 March 2025, Council resolved:

632/25

That Council receives and notes the minutes of the meeting held by the 'Review Committee – Current Library Building' on 27 February 2025, and considers the recommendations made by the Committee:

- a) That Council endorses to undertake Community Engagement regarding the future of Gosford Library.*
- b) That Council allocates \$12,000 to conduct community consultation on the existing Gosford Library building.*
- c) Supports the committee to reconvene after the conclusion of community consultation to review feedback and discuss potential next steps.*

Report

Consultation

Council engaged an external consultant (Micromex) to undertake a four-week community consultation from 14 May to 11 June 2025. The objective of the consultation was to seek community feedback on the future of the existing library building.

The attached consultation report (Attachment 2) provides a summary of findings identified through the consultation.

Key findings include:

- 76% of survey respondents supported retaining and repurposing the building,
- 93% of email submissions advocated for retention, citing heritage and community value,
- 64% of survey respondents were aware that the population in Gosford is expected to increase by 67% in the next 21 years,
- Frequent visitors to the library and Kibble Park were more likely to support retention.

Support for the demolition of the building cited that the approach was fiscally responsible and that the building was functionally obsolete. It was also noted that removing the structure would cater to the increasing demand for open space.

Support to retain the building cited historical and architectural significance, adaptive re-use of existing infrastructure and social importance.

Gosford: A Growing City

Gosford is undergoing a significant transformation, marked by substantial residential and mixed-use developments. As the population increases, community members and developers alike have highlighted the importance of integrating open space into urban planning. As such, a decision to retain the building would require an alternative plan to identify additional open space within Gosford to cater for the influx of residents.

Historical Implications

The existing Gosford Library building is not listed as a local heritage item in Schedule 9 Environmental Heritage or listed as an item of significance on the State Heritage Register.

The existing building is listed on the Australian Institute of Architects Register of Significant Buildings and also listed by the National Trust as a building of significance. Although these listings do not hold any statutory weight in the NSW Planning System, they provide a detailed Statement of Significance and background information on the existing library building and surrounds.

Should the existing library building be demolished, it is proposed that the materials and elements from the building would be reused in elements of the redesigned Kibble Park (such as public art) and captured by photographic display in the Regional Library.

Gosford Urban Design Framework

The Gosford Urban Design Framework was developed by Government Architect NSW in 2018. The demolition of the existing library building is contrary to recommendations in the Framework to retain the structure for new uses.

However, the purpose of the framework was to inform future planning instruments to support the revitalisation of Gosford and does not bind or direct Council in relation to how they manage or develop their assets.

Surrounding Offerings

When determining the appropriateness of adaptive re-use, it is important to consider surrounding offerings, as outlined below.

The Gosford Regional Library will open to the community in September 2025 and offers:

- Multiple bookable meeting rooms of varying sizes and capacity,
- Event Spaces,
- Local history collection and display,
- Exhibition Space,
- Children's Library,
- Sound Studio,
- Innovation Hub,
- Co-working spaces,
- Makerspaces,
- A vast library collection and more.

Council provides a wide range of community facilities which help meet the diverse needs of its residents and provides over 250 community facilities that operate under a lease, license, or hire model. In the Gosford CBD, there are the following nine (9) Council owned facilities that are leased, benefiting community groups and services.

Community leased services:

- Geoff Wright Cottage – Henry Wheeler Place, Gosford - Aged care service.
- Rumbalara Youth Hostel – Henry Wheeler Place, Gosford - Youth support programs.
- Coast Shelter – Mann Street, Gosford - Homelessness services and personal support programs.
- Gosford Seniors Centre – Albany Street North, Gosford. Seniors' activities operating under a lease from 1 July 2023, also available to the community to hire via tenant.

1.4 Gosford Library - Consultation Outcomes (cont'd)

- Court House Cottage/demountable - 126 Georgina Terrace, Gosford. Conservatorium of Music lease the cottage/demountable - Creative music and performances.
- Parkhouse Building, Kibble Park, Gosford (former café). Fun Haus Factory/ Naughty Noodles lease the building – Creative arts, events, and exhibitions
- Burns Park Building, Burns Park, Gosford - ECS Security/Gosford Chamber/Regional Youth Support Services currently have tenure – various uses and tenants

Commercial leases:

- Cubby House Child Care, Henry Wheeler Place, Gosford
- Rumbalara Environment & Education Centre, Donnison Street, Gosford

Options for Consideration

This report outlines three strategic options for Council consideration.

Option 1

- Demolish the existing library building and progress the Kibble Park Place Plan.

Option 2

- Pursue a commercial or community use for the building and revise the Kibble Park Place Plan and demolish the adjacent Parkhouse building.
- Retain the building while determining the feasibility and funding sources to repurpose the building.

Option 3

- Temporarily close the existing library building until appropriate future use is determined.

Benefits and considerations of these options are outlined in Table 1 below.

Table 1 – Benefits and considerations of options.

OPTION	Benefits	Considerations
1. Demolish the existing library building and revise the Kibble Park Place Plan.	<ul style="list-style-type: none"> • Increased open space. • Enhanced safety. • Alignment with urban renewal. • Financially favorable. • Enables community activation of open space. • Less financial impact to community. • No ongoing costs to ratepayers. 	<ul style="list-style-type: none"> • Public opposition. • Heritage concerns. • Architectural importance. • Revision of the Kibble Park Place Plan.

OPTION	Benefits	Considerations
<p>2. Pursue a commercial or community use for the building and revise the Kibble Park Place Plan and demolish the adjacent Parkhouse building. Retain the building while determining the feasibility and funding sources to repurpose the building.</p>	<ul style="list-style-type: none"> • Preservation of infrastructure. • Enables indoor community activation. • Preservation of a building considered to be significant architecturally. • Heritage value. 	<ul style="list-style-type: none"> • Unbudgeted remediation costs. • Ongoing maintenance costs. • Parkhouse demolition costs. • Revision of the Kibble Park Place Plan and associated costs. • Ongoing public safety concerns. • Risks of vacancy. • Alternative open space to be identified within Gosford.
<p>3. Temporarily close the existing library building until appropriate future use is determined.</p>	<ul style="list-style-type: none"> • Allows strategic planning. • Postpones immediate remediation costs. 	<ul style="list-style-type: none"> • Risks of vacancy. • Delayed community benefit.

Stakeholder Engagement

In addition to the 2025 consultation exercise, consultation occurred prior on the future of the existing library building through projects such as "Let's Talk Gosford, Kibble Park Place Plan and Safer Cities: Her Way".

During these consultations, key themes emerged around safety, the delivery of community services, and financial responsibility.

The demolition of the existing library was noted as an avenue to support improved safety in Kibble Park, to expand open space in the Gosford CBD, and to enhance social meeting spaces, walking paths and outdoor community facilities.

Some of the feedback expressed a desire to retain the existing library building was also voiced due to historical significance and/or adaptive re-use.

Financial Considerations

Financial Year (FY) Implications.

This proposal has cost and revenue financial implications for the current FY and outer years in the LTFP

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget does not include funding for this proposal and the amount will need to be included in a future Quarterly Budget Review. The LTFP does not include funding for the ongoing impact and will need to be updated in the next review.

Financial impact

Option 1 - Demolition of the current building is estimated to be \$485,000 and is currently allocated in the 2025-26 financial year budget.

Option 2 - This Gosford Library Building Review report identifies 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 would cost approximately \$150,000. These costs are not allocated in the LTFP.

Works required to retain and remediate the current building to compliance standards (excluding any fit out or remodeling to suit an alternative purpose), are also unbudgeted and are projected to cost \$4.2M in addition to the annual maintenance costs which have been estimated at approximately \$75,000 per annum. The demolition costs of the Parkhouse building are also unbudgeted and have not yet been estimated.

These costs represent a significant financial burden that may either divert funding from other community projects or result in an unbudgeted deficit, ultimately impacting ratepayers and limiting Council's capacity to deliver other services.

Option 3 - The option to defer the determination does not have any known significant or immediate financial impacts other than maintenance costs in the order of \$75,000 per annum.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.





Risk Management

Both the preservation and demolition of the existing Gosford Library building present distinct challenges for Council as outlined in Table 1.

Critical Dates or Timeframes

This report is intended for presentation at the Council Meeting on 26 August 2025.

Attachments

- 1   Gosford Library Building Review D16976481
- 2   Gosford Library Consultation Report D16981190



GOSFORD LIBRARY BUILDING REVIEW
DRAFT REPORT | 20 DECEMBER 2024





GOSFORD LIBRARY BUILDING REVIEW



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REVISION	A
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




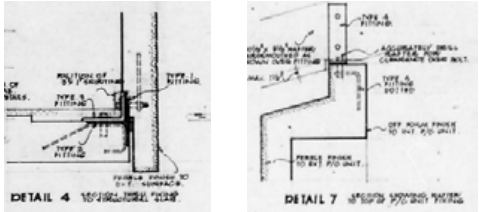

in these estimates would be possible following the completion of further specialist advice reports. If Council decide to retain the building, there will also be ongoing maintenance costs. Given the 50+ year life of the building and the bespoke building type these costs are difficult to assess but they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

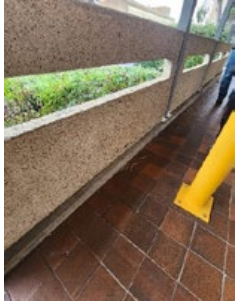
In order to decide, Council will need to compare costs of demolition and park upgrade against refurbishment and repurposing taking into account ongoing maintenance in both cases.

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>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


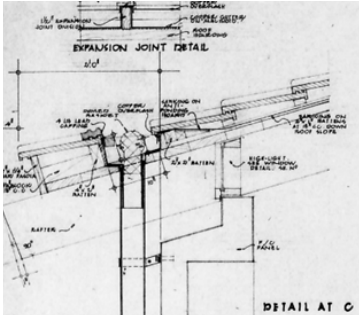
EXTERNAL AREAS

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

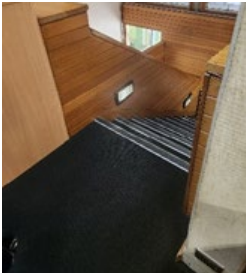
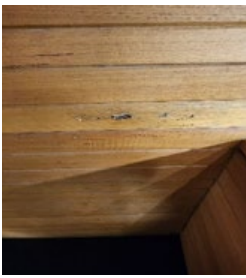

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
			

ROOF



ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>Roof. Corrugated Colorbond roof sheet and ½ round Colorbond gutters.</p>		<p>Roof appears in reasonable condition. Roof and eaves gutters were replaced in 2017. Original roof was tiled, and detail incorporated an edge box gutter detail with straight downpipes. Downpipes appear to be original.</p> <p>Original timber roof beams appear in good condition and current extent of roof cover provides more protection to ends of beams.</p>	<p>Gutter and downpipe sizes not checked but unlikely to comply with current Australian Standards.</p>  <p>DETAIL AT C</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>



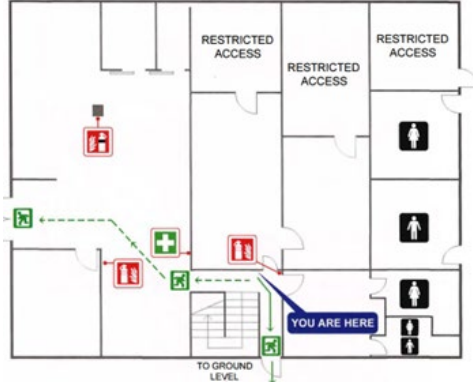
GOSFORD LIBRARY BUILDING REVIEW			
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<p>Kitchenette. Laminte joinery, splashback benchtop.</p>		<p>Reasonable condition</p>	<p>Location of kitchenette in proximity to toilets may not comply with current NCC.</p>

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
			
<p>Fire Hose Reels.</p>		<p>Good</p>	<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
			<p>The image contains two evacuation diagrams. The top diagram is labeled 'EVACUATION DIAGRAM' and shows a floor plan with a 'YOU ARE HERE' marker in a blue box. A green dashed line indicates the evacuation route, which goes through a 'VOID' area and exits through a 'RAMP' to 'Donnison Street'. There are fire extinguisher icons and directional arrows. The bottom diagram is a more detailed view of a 'VOID' area, also with a 'YOU ARE HERE' marker in a blue box. It shows an evacuation route leading to a staircase and an exit. There are also fire extinguisher icons and directional arrows.</p>

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

