



REVIEW COMMITTEE – CURRENT LIBRARY BUILDING

27 February 2025



COMMUNITY STRATEGIC PLAN 2018-2028

ONE – CENTRAL COAST IS THE COMMUNITY STRATEGIC PLAN (CSP) FOR THE CENTRAL COAST LOCAL GOVERNMENT AREA

ONE – CENTRAL COAST DEFINES THE COMMUNITY'S VISION AND IS OUR ROADMAP FOR THE FUTURE

ONE – CENTRAL COAST BRINGS TOGETHER EXTENSIVE COMMUNITY FEEDBACK TO SET KEY DIRECTIONS AND PRIORITIES

One - Central Coast will shape and inform Council's business activities, future plans, services and expenditure. Where actions are the responsibility of other organisations, sectors and groups to deliver, Council will work with key partners to advocate on behalf of our community.

Ultimately, every one of us who live on the Central Coast has an opportunity and responsibility to create a sustainable future from which we can all benefit. Working together we can make a difference.

RESPONSIBLE

WE'RE A RESPONSIBLE COUNCIL AND COMMUNITY, COMMITTED TO BUILDING STRONG RELATIONSHIPS AND DELIVERING A GREAT CUSTOMER EXPERIENCE IN ALL OUR INTERACTIONS.

We value transparent and meaningful communication and use community feedback to drive strategic decision making and expenditure, particularly around the delivery of essential infrastructure projects that increase the safety, liveability and sustainability of our region. We're taking a strategic approach to ensure our planning and development processes are sustainable and accessible and are designed to preserve the unique character of the coast.

 **Good governance and great partnerships**

G2 Engage and communicate openly and honestly with the community to build a relationship based on trust, transparency, respect and use community participation and feedback to inform decision making

There are 5 themes, 12 focus areas and 48 objectives

COMMUNITY STRATEGIC PLAN 2018-2028 FRAMEWORK

All council reports contained within the Business Paper are now aligned to the Community Strategic Plan. Each report will contain a cross reference to a Theme, Focus Area and Objective within the framework of the Plan.

The infographic details the following structure:

- THEME: BELONGING**
 - Focus Area: OUR COMMUNITY (C1-C4)
 - Focus Area: COMMUNITY CONNECTION AND LOCAL IDENTITY (S1-S4)
- THEME: SMART**
 - Focus Area: A GROWING AND COMPETITIVE REGION (C1-C4)
 - Focus Area: A PLACE OF OPPORTUNITY FOR PEOPLE (S1-S4)
- THEME: GREEN**
 - Focus Area: ENVIRONMENTAL WELL-BEING FOR THE FUTURE (C1-C4)
 - Focus Area: INCREASED RAIN WATER RESILIENCE (S1-S4)
- THEME: RESPONSIBLE**
 - Focus Area: GOOD GOVERNANCE AND GREAT PARTNERSHIPS (C1-C4)
 - Focus Area: BELONGING THROUGH INFRASTRUCTURE (S1-S4)
 - Focus Area: SAFE, ACTIVE AND SUSTAINABLE DEVELOPMENT (S1-S4)
- THEME: LIVEABLE**
 - Focus Area: RELIABLE PUBLIC TRANSPORT AND CONNECTIONS (C1-C4)
 - Focus Area: SAFE AND HEALTHY LIVES (S1-S4)
 - Focus Area: HEALTHY LIFESTYLES (S1-S4)



Oath or Affirmation of Office

Councillors are reminded of their Oath or Affirmation of Office to undertake their duties in the best interests of the people of the Central Coast and Council and to faithfully and impartially carry out the functions, powers, authorities, and discretions vested in them under the *Local Government Act 1993*, or any other Act to the best of their ability and judgement. Councillors are also reminded of their obligations under the Code of Conduct to disclose and appropriately manage conflicts of interest.

Disclosures of Interest

Councillors are reminded of their obligation under Council's Code of Conduct to declare any conflict of interest in a matter considered by Council.

Pecuniary interest: A Councillor who has a **pecuniary interest** in any matter with which the Council is concerned, and who is present at a meeting of the Council at which the matter is being considered, must disclose the nature of the interest to the meeting. The Councillor must not be present at, or in sight of, the meeting:

- a) At any time during which the matter is being considered or discussed, or
- b) At any time during which the Council is voting on any question in relation to the matter.

Non-Pecuniary conflict of interest: A Councillor who has a **non-pecuniary conflict of interest** in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.

Significant Non-Pecuniary conflict of interest: A Councillor who has a **significant** non-pecuniary conflict of interest in relation to a matter under consideration at a Council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.

Non-Significant Non-Pecuniary interest: A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is **not significant** and does not require further action, when disclosing the interest it must also be explained why the conflict of interest is not significant and does not require further action in the circumstances.

Recording

In accordance with the *NSW Privacy and Personal Information Protection Act 1998*, you are advised that all discussion held during the Open Council meeting is recorded for the purpose of webcasting the public meeting and verifying the minutes. This will include any public discussion involving a councillor, staff member or a member of the public.

Meeting Notice

**The Review Committee – Current Library Building
of Central Coast Council
will be held in the Council Chamber,
2 Hely Street, Wyong,
on Thursday 27 February 2025 at 6.00pm,
for the transaction of the business listed below:**

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Councillor Trent McWaide
Chairperson

1.1 INTRODUCTION: WELCOME, ACKNOWLEDGEMENT OF COUNTRY, APOLOGIES

Councillor Trent McWaide - Chairperson

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

27 February 2025 Review Committee – Current Library Building

Reference: F2025/00096 - D16605829

Chapter 14 of the *Local Government Act 1993* ("LG Act") regulates the way in which the councillors and relevant staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public functions.

Section 451 of the LG Act states:

- "(1) A councillor or a member of a council committee who has a pecuniary interest in any matter with which the council is concerned and who is present at a meeting of the council or committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable.*
- (2) The councillor or member must not be present at, or in sight of, the meeting of the council or committee:*
- (a) at any time during which the matter is being considered or discussed by the council or committee, or*
 - (b) at any time during which the council or committee is voting on any question in relation to the matter.*
- (3) For the removal of doubt, a councillor or a member of a council committee is not prevented by this section from being present at and taking part in a meeting at which a matter is being considered, or from voting on the matter, merely because the councillor or member has an interest in the matter of a kind referred to in section 448.*
- (4) Subsections (1) and (2) do not apply to a councillor who has a pecuniary interest in a matter that is being considered at a meeting, if:*
- (a) the matter is a proposal relating to:*
 - (i) the making of a principal environmental planning instrument applying to the whole or a significant part of the council's area, or*
 - (ii) the amendment, alteration or repeal of an environmental planning instrument where the amendment, alteration or repeal applies to the whole or a significant part of the council's area, and*

1.2 Disclosures of Interest (cont'd)

- (a1) *the pecuniary interest arises only because of an interest of the councillor in the councillor's principal place of residence or an interest of another person (whose interests are relevant under section 443) in that person's principal place of residence, and*
 - (b) *the councillor made a special disclosure under this section in relation to the interest before the commencement of the meeting.*
- (5) *The special disclosure of the pecuniary interest must, as soon as practicable after the disclosure is made, be laid on the table at a meeting of the council and must:*
- (a) *be in the form prescribed by the regulations, and*
 - (b) *contain the information required by the regulations."*

Further, the Code of Conduct adopted by Council applies to all councillors and staff. The Code relevantly provides that if a councillor or staff have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed as well as providing for a number of ways in which a non-pecuniary conflicts of interests might be managed.

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

27 February 2025 Review Committee – Current Library Building

Reference: F2025/00096 - D16662831

CONFIRMATION OF MINUTES



Recommendation

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

Summary

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

Attachments

1  MINUTES - Review Committee – Current Library Building - 12 February 2025  D16645723



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

1.4 Invited Guests

6: 07pm

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

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

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

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

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.

UNCONFIRMED

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	



Item No: 1.4
Title: Community Engagement Plan
Department: Community and Recreation Services

27 February 2025 Review Committee – Current Library Building

Reference: F2018/00220 - D16659480
Author: Beth Burgess, Unit Manager Community and Culture
Executive: Melanie Smith, Director Community and Recreation Services

Recommendation

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

Report purpose

To provide the Review Committee – Current Library Building with a draft Community Engagement Plan.

Executive Summary

As part of the review process, the Panel have requested that Community Engagement be undertaken to gauge community sentiment in regard to:

- Retention/demolition of the building, and
- Options for future use of the building should Council resolve to retain it

Background

To date, there has been no targeted community engagement undertaken to determine community sentiment in regard to demolishing or retaining the existing library building or ideas for repurposing and future use of the building.

During the development of the Kibble Park Place Plan, the community were asked to make comment on aspects of the plan, which included demolishing the existing library and replacing it with an events and activation space and increased open space.

Commentary on the proposed removal of the existing Gosford Library upon completion of the new Gosford Regional Library was split evenly between those in favour and those opposed, with most responses neutral.

1.4 Community Engagement Plan (cont'd)

Table 1 – Responses to the Kibble Park Place Plan

	No. of Responses	Detractor (against)	Attractor (for)	Neutral
Current Library	24	29.2%	29.2%	41.6%

In order to ascertain community sentiment, a targeted engagement plan has been drafted and includes background of the original Council Resolution to demolish, the current Resolution to defer demolition, and explore all options including:

- Whether to retain or demolish
- Potential ideas for future use if Council resolves to retain the building.

It is difficult for the Review Committee to reach a decision on recommendations to Council without community engagement being undertaken, therefore it is suggested that the committee continue until such times as the community engagement process has been undertaken and results analysed. This will enable an objective, considered recommendation to be reached and referred to Council for deliberation.

As the demolition of the library has been deferred by resolution of Council, there is no imminent time imperative to conduct community consultation.

Stakeholder Engagement

The draft Community Engagement Plan is attached to this report (Attachment 1). Detailed questions will be developed and presented to the Review Committee once the finalised.

Financial Considerations

Financial Year (FY) Implications.

The proposal has cost 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.

Link to Community Strategic Plan

Theme 4: Responsible

Goal E: Environmental resources for the future

1.4 Community Engagement Plan (cont'd)

G-F1: Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas, and the diversity of local native species.

Risk Management

See (Attachment 1).

Critical Dates or Timeframes

Community Engagement to commence in April 2025, concluding in June 2025, with a report presented to the Review Committee Current Library Building by July 2025.

Attachments

1  Proposed Engagement Plan - Current Gosford Library - February 2025 D16659823



Engagement and Communications Plan

Current Gosford Library Building

February 2025

Central
Coast
Council

Project background

- Gosford is in a significant growth phase with an expected increase in population living in the city.
- There are currently multiple high-rise dwellings under construction.
- Kibble Park is the central green space in the city centre located directly opposite the new Regional Library and adjacent to the Imperial Centre and the William Street Mall.
- Some members of the community are seeking to retain the current Gosford Library building for future use.
- Previous consultation undertaken for Let's Talk Gosford about the city growth and change, Kibble Park Place Plan and Safer Cities: Her Way, have indicated community concerns in relation to safety in Kibble Park.

Consultation Objectives

- Deliver authentic engagement opportunities for the community to provide their thoughts on the future design of Kibble Park and consider options for the current Gosford Library building.
- Engage with the broader community as to future decisions.
- Enable members of the community to have their say about the future of the city.
- Growing awareness of the target audience about the change and growth of Gosford CBD.
- Inform the participants on what has been said by the community previously.
- Increase awareness of the new Regional Library set to open 2025.

Consultation Activities

- Online page on Your Voice Our Coast with information and a map showing the place and location of the facilities
- Online survey with educational points
- Printed surveys at library locations
- In person research in Gosford CBD and Kibble Park, conducted by a third party provider

Design of Survey

GOAL: Survey is to obtain public feedback on analysis, alternatives and/ or decisions (**consult**).

GOAL: Provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/ or solutions (**inform / educate**)

Survey will be designed to achieve these goals.

Target stakeholders

Locals	Community groups	Other stakeholders	Government
<ul style="list-style-type: none">• Residents• Seniors• Students• Local community groups• Library users• Historical Society• Workers	<ul style="list-style-type: none">• Library group users• Playgroups• Community Environment Network• Central Coast Community Groups	<ul style="list-style-type: none">• Local businesses• Chamber of Commerce• HCCDC• Coast Shelter and other support services	<ul style="list-style-type: none">• Councillors• State and Federal MP's• Area Health Service• Police• Local Schools• Transport for NSW or their agents

Risks and mitigation

RISK	IMPACT	RISK MITIGATION	RISK OWNER
Community does not have awareness of costs associated with maintaining and upgrading the current library to meet building and accessibility standards	MEDIUM	Provide cost information in the survey process to inform their decision making.	Infrastructure Services
Community not aware of facilities/services in and around the Gosford CBD including the new Regional Library.	MEDIUM	Information included in existing facilities/services.	Community and Recreation Services
Survey could be skewed by marginalised groups seeking an outcome	LOW	Targeted communication plan to ensure that we reach the broadest audience possible.	Communications
Compromise may be required due to competing community priorities for other infrastructure.	HIGH	Educate on the costs and social impacts of repurposing the building in the survey process to inform community decision making.	Community and Recreation Services

Budget

ACTIVITY	RESPONSIBLE	BUDGET
Social Media Paid Campaign	Comms/ Digital Mktg	\$2,000
In person engagement (3)	Comms (design) Engagement (print and distribution)	\$12,000 approx.



Item No: 1.5
Title: Submissions Received
Department: Community and Recreation Services

27 February 2025 Review Committee – Current Library Building

Reference: F2025/00096 - D16659907
Author: Beth Burgess, Unit Manager Community and Culture
Executive: Melanie Smith, Director Community and Recreation Services

Recommendation

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

Report purpose

To present the Review Committee – Current Library Building with a list of submissions received by 17 February 2025

Executive Summary

At the Review Committee meeting held on 12 February 2025, it was requested that a list of submissions received from the community be tabled at the next meeting.

Attached is a summary of submissions received by 17 February 2025, and the common themes.

Background

At the meeting on 12 February 2025, members of the Committee raised concerns that there was no mechanism for submissions provided by the community to be tabled.

It was decided that submissions received by members of the Committee and those received by Council since the Committee had been convened, would be collated, summarised and tabled at the 27 February 2025 Committee meeting.

Members of the Committee were requested to forward submissions sent to them, to the Director of Community and Recreation by close of business on Monday 17 February 2025.

Attached is a list of submissions received and the key themes.

Financial Considerations

Financial Year (FY) Implications.

The proposal has cost 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.

Link to Community Strategic Plan

Theme 4: Responsible

Goal E: Environmental resources for the future

B-B4: Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.

Risk Management

Nil.

Critical Dates or Timeframes

Nil.

Attachments

1   Existing Gosford Library - Submissions 10 Dec 2024 - 17 Feb 2025 D16659994

Existing Gosford Library Submissions (received since 10 Dec 2024)

Date received	Opposed-Demolition	Pro-Demolition	Grounds for opposing or supporting	Received by Council	Received by Councillors	Key themes mentioned	Alternative Solution Proposed?
12/2/2025		<input checked="" type="checkbox"/>	New Regional Library will provide new multipurpose space spaces for community to utilise. Opportunity to provide critical community open spaces as part of Kibble Park. Unprecedented residential development currently underway in Gosford, thousands of new residents will need open public space to provide a balance to apartment living, especially for children. Opportunity to delivery green infrastructure.		<input checked="" type="checkbox"/>	Environment and Sustainability	Yes - new Library will provide multi-purpose spaces, removal will provide delivery of green infrastructure
12/2/2025	<input checked="" type="checkbox"/>		Important building for Gosford. Retain for re-use		<input checked="" type="checkbox"/>	Community Identity	Yes - re-purpose
11/2/2025	<input checked="" type="checkbox"/>		Motion moved at the Woy Woy Branch Meeting 11/02/2025, 'That the Woy Woy Branch support the retention of Gosford Library'.		<input checked="" type="checkbox"/>	N/A	N/A
11/2/2025	<input checked="" type="checkbox"/>		Opportunity for re-purposing instead of demolition. Library recommended for heritage listing. Heritage value. Community support demanding proposed demolition be stopped. Architectural significance - significant mid-century building.		<input checked="" type="checkbox"/>	Heritage, Community Opposition, Architectural Significance.	Yes - retain current building
11/2/2025	<input checked="" type="checkbox"/>		Opportunity for re-purposing instead of demolition. Local heritage/history. Community support demanding proposed demolition be stopped - 3000 signature petition.		<input checked="" type="checkbox"/>	Heritage, Historical Significance, Community Opposition	Yes - retain, re-purpose
10/2/2025	<input checked="" type="checkbox"/>		Heritage building. Council and the government architect worked together for many years to produce the GUDF as the basis for redeveloping Gosford. This document has always and still does earmark the library for retention as a focal point for Kibble Park. Major works were done on the library on the basis that it was to be retained. Kibble Park Place Plan flaws. Community support demanding proposed demolition be stopped.		<input checked="" type="checkbox"/>	Heritage, Historical Significance, Community Opposition.	Yes - retain
10/2/2025	<input checked="" type="checkbox"/>		Unique architectural design. Local heritage value - state and national value. Opportunity to re-purpose/reconfigured for alternative use due to structural framework of building. Heritage significance - on a list of provisional heritage items. Building is integral part of the current version NSW State Government Architect's Gosford Urban Design Framework (GUDF) retaining the building for re-purposing as a community and/or business facility providing economic benefits. Community support to retain building.		<input checked="" type="checkbox"/>	Architectural Significance, Heritage, Economic Considerations, Community Opposition	Yes - re-purpose
10/2/2025	<input checked="" type="checkbox"/>		Review of Environmental Factors prepared by consultant not adequately addressed heritage issues, Full Environmental Impact Statement has not been triggered as a result. Questions the consultant wasn't experienced in Heritage work. If retained and the building does have heritage significance there could be grant opportunities to upgrade for repurposing		<input checked="" type="checkbox"/>	Heritage Significance, Environmental Impacts	N/A
10/2/2025	<input checked="" type="checkbox"/>		Impact on future generations and community growth. Impact on urban growth. Opportunity for re-purposing instead of demolition - re-purposed for community spaces. Loss of community infrastructure/asset.		<input checked="" type="checkbox"/>	Heritage, Urban Growth, Future Generations, Community Infrastructure	Yes - re-purpose as multi-purpose community space
10/2/2025	<input checked="" type="checkbox"/>		Heritage protection/value. Architectural/historical significance. Opportunity to re-purpose - various community uses due to structural framework of building. Local heritage value - state and national value.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Heritage, Historical Significance, Architectural Significance	Yes - retain current building, re-purpose (various community uses)
9/2/2025	<input checked="" type="checkbox"/>		Opportunity for re-purposing instead of demolition - community uses (e.g., art exhibitions). Architectural significance. Tourist attraction opportunity.		<input checked="" type="checkbox"/>	Architectural Significance, Economic and Financial Considerations	Yes - re-purpose as multi-purpose community space
9/2/2025	<input checked="" type="checkbox"/>		Architectural/historical significance. Loss of shared community space. Impact on visual amenity - negative impact on streetscape.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Historical Significance, Architectural Significance, Community Space, Visual Impact	Yes - retain
9/2/2025	<input checked="" type="checkbox"/>		Loss of community infrastructure/asset. Essential community space. Opportunity for re-purposing instead of demolition.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Urban Growth, Community Space, Community Infrastructure	Yes - re-purpose for future community use
8/2/2025	<input checked="" type="checkbox"/>		Impact on visual amenity - building contributes to the aesthetics of Kibble Park. Historical and local character importance. Contributes to community identity. Opportunity for re-purposing instead of demolition.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Visual Amenity, Historical Significance, Community Identity	Yes - retain, re-purpose
7/2/2025	<input checked="" type="checkbox"/>		Architectural/historical significance - recognition by Australian Institute of Architects and the National Trust. Local heritage value - state and national value. Opportunity for re-purposing - varied uses. Heritage significance/credentials - library is currently on a list of provisional heritage items. Building is integral part of the current version NSW State Government Architect's Gosford Urban Design Framework (GUDF) retaining the building for re-purposing as a community and/or business facility providing economic benefits. Financial concerns - incorrect information in financial analysis of projection costs. Demolition would generate widespread adverse publicity.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Significance, Historical Significance, Heritage, Cost Concerns, Community Opposition	Yes - retain, re-purpose
5/2/2025	<input checked="" type="checkbox"/>		Supports building be used for Community Services.	<input checked="" type="checkbox"/>		Community Space, Community Infrastructure	N/A
16/1/2025	<input checked="" type="checkbox"/>		Significant local heritage. Architectural merit and cultural significance. Preserve to re-use for Community use.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Heritage, Architectural Significance, Cultural Significance, Community Infrastructure, Community Space	Yes - retain, re-purpose as an active public space
20/01/2025	<input checked="" type="checkbox"/>		Architectural/historical/Cultural significance. Contribution to sustainability. -adaptive reuse of the building would minimise waste, conserve resources and align with global and local sustainability goals. Community Use.	<input checked="" type="checkbox"/>		Architectural Significance, Cultural Significance, Historical Significance, Sustainability, Community Space, Community Infrastructure	Yes - re-purpose
12/2/2025	<input checked="" type="checkbox"/>		Building of significance that should be saved.	<input checked="" type="checkbox"/>		Community Identity	Yes - retain

Summary of Key Themes	Key Themes Description
1. Historical and Cultural Preservation	<ul style="list-style-type: none"> •Heritage and Architectural Significance - historical, cultural and architectural value. •Community Identity - local heritage and significance to residents.
2. Community and Social Impact	<ul style="list-style-type: none"> •Public Use - community space for learning, meetings and social activities. •Community Sentiment - public perspective on changes, community satisfaction. •Impact on Future Generations - how changes will affect the ability of future residents to access community spaces.
3. Environment and Sustainability	<ul style="list-style-type: none"> •Sustainable Urban Development - adaptive reuse of building, assessment of environmental impacts •Green and Open Public Spaces - impacts on open space network
4. Economic and Financial Considerations	<ul style="list-style-type: none"> •Cost Implications - financial analysis of demolition versus re-purpose.
5. Community Infrastructure	<ul style="list-style-type: none"> •Role as Community Asset - significance as a public resource for social and educational needs.
6. Visual Amenity	<ul style="list-style-type: none"> •Architectural and Streetscape Impact - changes to visual character of the area.



Item No: 1.6
Title: Gosford Library - Suggested Alternative Uses
Department: Community and Recreation Services

27 February 2025 Review Committee – Current Library Building

Reference: F2018/00220 - D16660015
Author: Beth Burgess, Unit Manager Community and Culture
Executive: Melanie Smith, Director Community and Recreation Services

Recommendation

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

Report purpose

The purpose of this report is to provide Councillors with information related to the different options suggested for alternate uses for the current Gosford Library building.

Executive Summary

As part of the review process, the Panel have suggested a range of alternate uses for the current Gosford Library building, including community and commercial uses and casual hire spaces. Council officers have provided further information related to each use type for consideration.

Background

Following the Review Committee meeting on 21 January 2025, a list of suggested alternate uses for the Gosford Library building was forwarded to Council staff for comment.

Report

Options for adaptive reuse of the Gosford Library building were suggested and comments have been provided by Council officers with relation to each type of use. (Attachment 1).

1.6 Gosford Library - Suggested Alternative Uses (cont'd)

A summary table is provided below:

Suggested Use type	
Youth Hub Model	Significant works would need to be undertaken to make the facility suitable for a Youth Hub.
Casual Hire	The new Regional Library will have eight (8) meeting rooms available for community use, including two (2) large program rooms and six (6) of other various sizes, and a large multi-function space that has retractable seating and capacity for 300 seats which will be available for casual hire. Significant works would need to be undertaken to make the facility suitable for casual hire.
Art Organisation/Exhibition space	There are currently 23 galleries on the central coast – a mix of community, commercial and private gallery spaces. Significant works would need to be undertaken to make the facility suitable for an Art Gallery.
Museum Space	Gosford Regional Library will have a dedicated heritage centre (local history) space on the ground floor which will be approximately 60m ² and storage space which is 37m ² . The space will have amenity for displays, research and storage. As there will be a heritage centre opening in the Gosford Regional Library. It is considered that this need is met within the new Regional Library.
Hybrid Mix – Day Care Centre, Café, High Class Restaurants	Significant upgrades would be required to enable a childcare facility.
Full Commercial Use	There are currently 54 cafes/restaurants in a 1km radius of Kibble park with a long-term trend of 10-12+ new ones each year. Additionally, the large-scale developments eg. Voco, have a number of eateries ranging from cafes to restaurants, roof top bars etc. Due to open in late 2025. Significant upgrades would be required

Additional asset financial information was also provided, including the current maintenance costs and depreciation costs for both the current Gosford library building and the Parkhouse.

Gosford Library currently has maintenance costs of \$102k pa, noting that this could reduce to approximately \$75k pa once the rectification and compliance works identified by the specialist consultant are completed. The high-level estimate of these works is \$4.275M. The building has been fully depreciated in its current state however any further works will add value to the building and would therefore also add depreciation costs.

The Parkhouse maintenance is estimated at \$22,800 pa, as significant maintenance and operational costs are included in the lease of the building. The depreciation of this building is \$16k pa.

Stakeholder Engagement

Nil

Financial Considerations

Financial Year (FY) Implications.

The proposal has cost 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.

Link to Community Strategic Plan

Theme 4: Responsible

Goal G: Good governance and great partnerships

R-G1: Build strong relationships and ensure our partners and community share the responsibilities and benefits of putting plans into practice.

Risk Management

Nil

Critical Dates or Timeframes

A Council report on the update of the Review Panel is expected in March 2025 to determine the future of the current Gosford Library.

Attachments

1   Gosford Library Review Panel Suggested Alternative Uses - Feb 2025 D16660095

Gosford Library



Notes for Meeting 12 February 2025

Additional information and notes for the meeting on the Gosford Library demolition on 12 February 2025 is captured below on a themed basis.

Youth Hub Model

From Cr McWaide's email:

Proposal forwarded by RYSS:

Youth Hub model as described by CEO of RYSS Kim who advises as follows:

Youth Hubs fit perfectly with the Councils strategic plan and aligns well with the stated strategic priorities.

I believe Council is interested in initiatives which promote/drive tourism and business development in the CBD and region- we can provide solid evidence on the impact of youth hubs.

The social and cost benefits outlined for the Youth Hub in Gosford CBD could improve land values and therefore tax revenue (value capture) and have huge preventative and early intervention benefits to the entire community.

Additional Information

Information relating to leasing and licensing Council facilities is detailed in the Leasing and Licensing Facilities Policy - CCC077 (Aug 2020). Fig 1. on page 15 of the policy details the process for a lease or licence for a new or vacant facility. Step 4 in the process details that Council publicly advertises for expressions of interest for the facility or, if required, undertakes a tender process in accordance with the Local Government Act. The policy also provides guidance on the category of tenant, licence/lease lengths, EOI assessment criteria and rental charge/subsidies.

Significant works would need to be undertaken to make the facility suitable for a Youth Hub.

Casual Hire

From Cr McWaide's email:

Casual Hire may be an option at least for some of the space – you can check the fees and charges for this by looking at the adopted fees and charges for 2024/25. Its our opinion and we should bear in mind that Council does provide spaces per hour for Charity/Not for Profit groups and that it is part of "our" role as a Local Government body to actually try to make sure groups are not priced out of the market due to the

benefits provided to the community in terms of for example community connectedness, social cohesion and opportunities for people to volunteer etc.

There are 8 meeting rooms available in the GRL for community use, including two large program rooms and 6 of other various sizes. There is also a large multi-function space that has retractable seating and capacity for 300 seats.

Council's community facilities team are not aware of any unmet demand for community facilities in the Gosford CBD, however, occasionally receive speculative enquires from groups, who would like to be based in the Gosford CBD. Enquires in the last 12-18 months include Regional Youth Support Service (RYSS), Fun Haus Factory and Wyong Neighbourhood Centre. RYSS relocated from the demolished Parkside Building to private premises in Gosford CBD. They submitted an Expression of Interest in 2024 for Council's vacant Kincumber Youth Centre building and have tenure at Council's owned facilities at Woy Woy grandstand/kiosk, where they currently base their Peninsula services, and utilise Burns Park building. Fun Haus Factory successfully secured private premises in Gosford and utilise the Parkhouse Building. Wyong Neighborhood Centre enquired around the potential of providing services in Gosford when their current commercial lease expires in late 2025.

Any exclusive lease to a community group would require an Expression of interest process, to be fair, and transparent, as all provide valuable services to the community. Fees and tenure would align with Council's Leasing and Licensing Policy.

Significant works would need to be undertaken to make the facility suitable for a Community Hub.

Art Organisation Display/Exhibition Space – including a mix with commercial use

From Cr McWaide's email:

Display/Exhibition space -Arts Organizations. We have had contact with a Central Coast Arts Association (take a look on the Power App to see details of the request for info I have put in). I have also seen in other areas of the State a blend between Art/sculpture display plus Commercial spaces so maybe again there are some thoughts there.

Additional Information

There are currently 23 galleries on the central coast – a mix of community, commercial and private gallery spaces. [Central Coast Galleries](#)

Significant works would need to be undertaken to make the facility suitable for an Art Gallery.

Museum Space

From Cr McWaide's email:

Museum space. The Coast does not have a great deal in the way of educational / historical opportunities. Given the historic nature of the building and the great space, along with the current zoning as education use, perhaps a modern type of museum...think Questacon etc.

With the new university and Tafe coming into Gosford and being so close to the new library it could be a great option. This could be good for tourism; help bring more people to Gosford and a great resource for local (and non-local) schools.

Gosford Regional Library will have a dedicated heritage centre (local history) space on the ground floor which will be approximately 60m² and storage space which is 37m². The space will have amenity for displays, research and storage.

As there will be a heritage centre opening in the Gosford Regional Library. It is considered that this need is met within the new Regional Library.

Hybrid Mix – Day Care Centre, Café, High Class Restaurants

From Cr McWaide's email:

Hybrid mix of services that includes daycare centre, cafe, high class restaurants.

Upstairs use of a high-class restaurant upstairs and cafe downstairs.

Additional Information

Significant upgrades would be required to enable a childcare facility. Noting insufficient outdoor learning space, access for all age groups and degrees of mobility and suitable and safe drop-off and pick-up areas, and off and on-street parking.

Parking requirements:

Requirements are 1 space per person employed in connection with the use, plus a temporary stand area at the rate of 1 car for each 6 children (a minimum of 5 temporary stand spaces).

Outdoor space requirements:

Requirement of 7sqm of unencumbered outdoor space/child.

Currently 10 CC Centres approx. 2km radius of Gosford library:

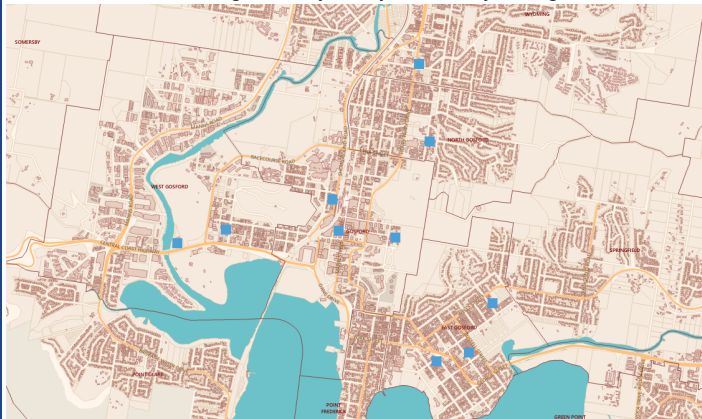
- Jenny's Kindergarten – Gosford CBD
- HEI Schools Gosford Early Education Centre – Showground Rd, Gosford

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- Gosford Cubbyhouse LDC Centre – Albany St, Gosford
- Watch Us grow – Hely Street Gosford
- Thrive Early learning Centre, Jarrett street North Gosford
- The Kindiclub Preschool, 50 Melbourne Street, East Gosford
- Gosford Preschool, 29 Waratah Street Gosford
- East Gosford Early Learning 29 Brougham St, East Gosford
- Kindy Patch, 65 Central Coast Hwy, West Gosford
- Learn and Laugh, Henry Parry Drive, Wyoming



Full Commercial Use

From Cr McWaide’s email:

Regardless of whether some commercial use eg. Café/restaurant may be an option on perhaps the 3rd level (we believe there could be a balance between that and community use and that the community we represent would be less than impressed if the whole space went “commercial”)

Additional Information

There are currently 54 cafes/restaurants in a 1km radius of Kibble park with a long-term trend of 10-12+ new ones each year. Additionally, the large scale developments eg. Voco, have a number of eateries ranging from cafes to restaurants, roof top bars etc. Due to open in late 2025.



Additional Asset Financial Information

Maintenance Costs

Current maintenance costs of the existing Gosford Library: \$102,000 pa

It is noted that the maintenance of the existing Gosford Library could reduce to approximately \$75,000 pa once the rectification and compliance works identified by the specialist consultant are completed. The high level estimate of these works is \$4.275M. Any maintenance reduction would be contingent on the future use of the building and the outcome of the rectification works.

Maintenance of the Park House: \$22,800 pa

The maintenance of the Park House is estimated, as significant maintenance and operational costs are included in the lease of the building. It is also noted major maintenance will soon be required on the shade sail attached to the building. A preliminary estimate for this repair work is approximately \$40,000.

Estimated maintenance costs of the Regional Gosford Library: \$636,357 pa

Depreciation

The depreciation of the old library was running at approximately \$200,000 per annum. Depreciation would be likely to increase from this amount should additional upgrade works be undertaken to the building.

Depreciation of the Park House: \$16,000 pa

The Park House has a current asset book value of \$435,000.

The expected future use of the Park House will potentially impact on the asset book value and future depreciation depending on work needed to fit out the building.

Information on Change of Use

The following information has been provided by Council's Section Manager Building Assessment and Certification.

What defines a building change of use?

change of building use means a change of use of a building from a use that the Building Code of Australia recognises as appropriate to one class of building to a use that the Building Code of Australia recognises as appropriate to a different class of building.

For example, the current building is/was used as a library. The class of building under the Building Code of Australia for a Library is Class 9b. The proposed use of the building as a youth hub, education facility, museum, or child care facility would all be Class 9b buildings. A change of use application may not be required, however if any external or internal building work was required then a Development Application would be required for the works.

A kiosk for sale of food and drink would be a Class 6 building. This would trigger a change in use Development Application. The application would also include the proposed kitchen fitout.

What would be the minimum works (fire safety, access upgrades etc) that would be triggered by a change of use for the following:

This question can only be answered once a set of architectural plans are available for assessment. You should note however, the provisions of Section 62 of the Environmental Planning and Assessment Regulation 2021 requires the Consent Authority to consider fire safety upgrade of a building where a change in use is proposed. In this regard, the building is required to be upgraded to comply with relevant category 1 fire safety provisions that would apply to the building.

Category 1 fire safety provisions include, fire hydrant, sprinkler systems, fire control centres, smoke alarms, evacuation routes and emergency lifts. Due to the current building use and size, Category 1 fire safety provisions do not apply. Until such time as draft architectural plans are available we cannot confirm if any Category 1 fire safety provisions would be applicable.

The Access to Premises standard would trigger upgrade of the building if internal work was proposed. If this were the case, then the principal entry and the path of travel to the new work would require upgrade. Additionally, if any internal works included reconfiguration of sanitary facilities, then an accessible sanitary compartment would be required to be provided.

In respect of Essential services, the building currently contains:

- Exit signs, emergency lighting and portable fire extinguishers.

All of these fire safety measures would be applicable to the proposed uses which have been suggested.

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1.7 GENERAL BUSINESS

- Review of the Heads of Consideration
- Review of the Action Log

Attachments

Nil