



# **REVIEW COMMITTEE – CURRENT LIBRARY BUILDING**

**12 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 (Objectives: G1, G2, G3, G4)
  - Focus Area: COMMUNITY GOVERNANCE AND LOCAL GOVERNMENT (Objectives: G5, G6)
- THEME: SMART**
  - Focus Area: A GROWING AND COMPETITIVE REGION (Objectives: C1, C2, C3, C4)
  - Focus Area: A PLACE OF OPPORTUNITY FOR PEOPLE (Objectives: D1, D2, D3, D4)
- THEME: GREEN**
  - Focus Area: ENVIRONMENTAL WELL-BEING FOR THE FUTURE (Objectives: E1, E2, E3)
  - Focus Area: INCREASED RAIN WATER RESILIENCE (Objectives: F1, F2)
- THEME: RESPONSIBLE**
  - Focus Area: GOOD GOVERNANCE AND GREAT PARTNERSHIPS (Objectives: G1, G2, G3, G4)
  - Focus Area: BELONGING THROUGH INFRASTRUCTURE (Objectives: H1, H2, H3, H4)
  - Focus Area: SAFETY AND WELLBEING & DEVELOPMENT (Objectives: I1, I2, I3, I4)
- THEME: LIVEABLE**
  - Focus Area: WELLBEING PUBLIC INFRASTRUCTURE AND CONNECTIVITY (Objectives: J1, J2, J3, J4)
  - Focus Area: RUST AND RUSTLESS (Objectives: K1, K2, K3, K4)
  - Focus Area: WELLBEING LIVABLE (Objectives: L1, L2, L3, L4)



# Meeting Notice

**The Review Committee – Current Library Building  
of Central Coast Council  
will be held at Gosford Library,  
118 Donnison Street, Gosford,  
on Wednesday 12 February 2025 at 6:00pm,  
for the transaction of the business listed below:**

## **1 Reports**

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Councillor Trent McWaide  
**Chairperson**

**1.1 INTRODUCTION: WELCOME, ACKNOWLEDGEMENT OF COUNTRY, AND APOLOGIES**

Chairperson - Councillor Trent McWaide

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

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12 February 2025 Review Committee – Current Library Building

Reference: F2025/00096 - D16605828



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)

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- (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.***

### 1.3 PREVIOUS BUSINESS: CONFIRMATION OF MINUTES, REVIEW ACTION LOG

Chairperson – Councillor Trent McWaide

#### CONFIRMATION OF MINUTES

 MINUTES - Review Committee – Current Library Building - 21 January 2025  D16613842

#### REVIEW ACTION LOG



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Central Coast Council  
Review Committee – Current Library Building  
Held at  
Gosford Library, 118 Donnison St, Gosford, NSW, 2250

21 January 2025

## MINUTES

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### Attendance

#### Members

Cr Margot Castles	Present
Cr Jane Smith	Present
Cr Kyle MacGregor	Apology
Cr Trent McWaide	Present
Cr Kyla Daniels	Present
Cr Rachel Stanton	Present (online)

#### Status

#### Staff

Mel Smith, Director Community and Recreation Services	Present
Boris Bolgoff, Director Infrastructure	Present
Beth Burgess, Unit Manager Community and Culture	Present
Michael Ross, Unit Manager Procurement and Project Management	Present
Shannon Turkington, Acting Director Environment and Planning	Present
Scott Williams, Complete Urban	Present (online)
David Spencer, Complete Urban	Present (online)
Briony Stiles, Civic Support	Present
Tess McGown, Civic Support	Present

#### Status

The Chairperson, Trent McWaide, declared the meeting open at 6:11 pm



**Minutes of Existing Gosford Library Building Review Panel (cont'd)**

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**REPORTS**

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

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6:11 pm

The Chairperson welcomed the members and guests to the meeting and read an acknowledgement of Country.

Cr Castles noted that Cr MacGregor is an apology for the meeting.

The Chairperson noted the purpose of the Panel.

**1.2 Disclosures of Interest**

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6:15 pm

Cr Daniels - Disclosed a Non-Pecuniary - Non-Significant, she has spoken to various persons regarding the Library.

Cr Castles - Disclosed a Non-Pecuniary - Non-Significant, she has spoken to the CEO of RYSS who is interested in exploring any possibilities for providing youth related services from the Library. She has also spoken with Merril Jackson OAM about the Heritage value of the library.

Cr Smith - Noted not a conflict as such, but she is disclosing that she works in the Gosford CBD in a building owned by Council.

Chairperson Cr McWaide - Disclosed a Non-Pecuniary - Non-Significant, he has spoken to numerous people on both sides regarding their opinions.

6:35pm - Cr Smith declared a Disclosed a Non-Pecuniary - Non-Significant interest as she has written to the National Trust asking them to intervene on the proposed demolition of the existing library building.

***That Committee members and staff note the disclosed conflicts of interest in matters under consideration at this meeting.***

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

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6:17 pm

Director, Infrastructure Services outlined items for the upcoming meetings.

Meeting 1:

- Community Opportunities for ongoing use
- Disability Access
- Safety in Design
- Building Compliance/Constraints
- Ongoing Maintenance Costs

**Minutes of Existing Gosford Library Building Review Panel (cont'd)**

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Meeting 2 :

- Heritage Value
- Environmental impacts of its preservation/demolition
- Kibble Park Place Plan
- Parkhouse Retention/Demolition
- Other Compliance/constraints

The committee discussed:

- Estimated cost of demolition
- Electrical maintenance costs and plan for location
- Clarification of 'change of use' of building
- Condition of similar Council owned building and their comparison to the existing Gosford library building
- Construction requirements to be in line with code, and which party holds onus of responsibility for upgrades to a building
- Public Submissions
- Budget and estimates
- Time frame to bring any recommendations to Council
- Ongoing costs
- Essential upgrades required
- Commercial usage
- New library operating hours
- Heritage significance of the existing building
- Staff recognition of constraints of existing building

**ACTION:** 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 the quote of \$35K and what that includes.

**ACTION:** Provide members with clear outline/definition of term 'Change of use'.

**ACTION:** Provide members with detailed report on power and demolishing including full scope of works at the next meeting.

**ACTION:** Members to discuss usage of existing building and bring ideas to the Director of Community and Recreation Service and Director of Infrastructure by Friday 24 January 2025, which will then guide further reports required.

**ACTION:** Provide members with proposed usage of spaces within new Gosford Regional Library building prior to the next meeting.

**ACTION:** Provide members with historical leasing figures and uses of the Park House building at the next meeting.

**ACTION:** Provide members with the Kibble Park Masterplan and consultation report.

6:35pm - Cr Smith declared a Non-significant, Non-pecuniary interest as she has written to the National Trust asking them to intervene on the proposed demolition of the existing library building.

Mover: Cr Smith

Seconder: Cr Castles

***That the Panel notes the information provided to the Existing Gosford Library Building Review Panel and staff will follow up on the actions discussed and agreed in the Panel***

**Minutes of Existing Gosford Library Building Review Panel (cont'd)**

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*meeting.*

**1.4 General Business**

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7:10 pm

The committee discussed:

- Community consultation
- Record keeping of submissions
- Potential of survey for ideas for usage of the existing Library building
- Tabling correspondence
- Options of retain or demolish building
- Perceived gap in consultation process

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

**ACTION:** Develop a consultation plan to be presented at the next meeting.

**ACTION:** Invite Central Coast Historian Merrill Jackson, the National Trust of Australia, and the Australian Institute of Architects to the next meeting.

**The Meeting** concluded at 7:37 pm

## REVIEW COMMITTEE – CURRENT LIBRARY BUILDING

<b>Action Number</b>	<b>Meeting Date</b>	<b>Action</b>	<b>Responsible Party</b>	<b>Action Update</b>	<b>Status</b>
1	21/01/2025	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 the quote for \$35,000- includes the building of the kiosk.	Unit Manager Procurement and Project Management		
2	21/01/2025	Provide members with clear outline/definition of term 'Change of use'.	Unit Manager Strategic Planning		
3	21/01/2025	Provide members with detailed report on power and demolishing including full scope of works.	Director Infrastructure Services		
4	21/01/2025	Members to discuss 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		
5	21/01/2025	Provide members with proposed usage of spaces within new Library building prior to the next meeting.	Director Community and Recreation Services		
6	21/01/2025	Provide members with historical leasing figures and uses of the Fun Haus building.	Director Community and Recreation Services		
7	21/01/2025	Provide members the Kibble Park Place Plan including the public consultations.	Director Community and Recreation Services		
8	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		

## 1.4 INVITED GUESTS

### Presenters

- Merrill Jackson OAM, Central Coast Historian
- The National Trust of Australia
- Australian Institute of Architects

### Attachments

*Nil.*



**Item No:** 1.5  
**Title:** Kibble Park Place Plan and Parkhouse Retention/Demolition  
**Department:** Community and Recreation Services

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12 February 2025 Gosford Library Review Panel

Reference: F2022/00814 - D16622818  
Author: Beth Burgess, Unit Manager Community and Culture  
Executive: Melanie Smith, Director Community and Recreation Services

## **Recommendation**

***That the Review Panel notes the information provided regarding the Kibble Park Place Plan and the current status of the Parkhouse.***

## **Report purpose**

To provide the Existing Gosford Library Building Review Panel information regarding the Kibble Park Place Plan and the Parkhouse current status. The report provides the details of the Kibble Park Place Plan and the five key principles that were a result of community consultation informing the development of the concept plan.

## **Executive Summary**

The Kibble Park Place Plan was adopted by Council on 26 September 2023 and establishes a vision for Kibble Park as 'The Heart of Growing Gosford'. A safe and welcoming gathering place for the whole community, Kibble Park offers a green respite that beats with vibrancy'. It features five (5) place themes and forty-five (45) short, medium, and long terms actions which are structured and guided by the place themes and informed by the community and Government Architect for New South Wales (GANSW) design principles. Each theme connects to the aspirations of the community and complements the design principles to enhance Kibble Park to be:

1. Welcoming and inclusive
2. Green and relaxing
3. Connected and flowing
4. Sharing and celebrating
5. Gathering and fun

The concept plan developed for the Kibble Park Place Plan has the intent to demolish the existing Library to create more open space for our growing city and to retain the Parkhouse as a community space within the park, constructing a new public accessible toilet facility adjacent to the Parkhouse to ensure this community need is met within the park.

### **Background**

At the Ordinary meeting on 26 September 2023, Council adopted the following resolutions:

- 1 *That Council adopt the Kibble Park Place Plan (Attachment 1) and Kibble Park Concept Plan (Attachment 2)*
- 2 *That Council prepare documentation and obtain relevant approvals to demolish the existing Gosford Library in March 2025 post the opening of the Gosford Regional Library, to expand the public open space in the Gosford CBD.*

Kibble Park is a well-established public space located in the heart of the Gosford CBD. The park was named after James Kibble (1858 – 1944), an important local leader, businessman, and philanthropist who helped spur economic and civic activity in the area. The park as it is known today was first opened in 1980 and it has served as a central gathering place for community events, recreational activities, and relaxation since.

Improvements have been made to Kibble Park in the years following its opening including a major upgrade in 2013. In 2017, the Gosford Town Centre was placed under the control of a State Environmental Planning Policy (SEPP) and Draft Development Control Plan (DCP). Shortly after, the Government Architect for New South Wales (GANSW) completed an Urban Design Framework (UDF) to provide a guiding document for the planning and activation of spaces within Gosford, including Kibble Park.

Following the Urban Design Framework and recognising the importance of the park and the need to address its aging infrastructure, Council initiated a comprehensive planning process to develop a long-term vision for the site, this process included the development of both a Place Plan and Concept Plan.

The process of creating the Kibble Park Place Plan and Concept Plan involved extensive community consultation, stakeholder engagement, and expert analysis. The aim was to gather input from various stakeholders, including residents, businesses, community groups, and professionals, to ensure that the plans reflect the aspirations and needs of the growing community.

**Report**

Council engaged Moir Landscape Architects and JOC Consulting Creative Urban Planners to undertake the development of the Kibble Park Place Plan, which provides a road map for achieving the community's vision through management, activation, and practical design improvements. It sets the vision and direction for Kibble Park and provides a 'design brief' for the Concept Plan structured around five key principles:

1. Welcoming and Inclusive – Creating a place where people feel safe, included, and welcome, inspires unique ideas that respond to the needs of this place. A focus on ensuring safety and comfort through creative lighting, accessible paths, adaptable furniture, and new amenities will welcome all members of the community, looking after unique needs of all park users.
2. Green and Relaxing – Kibble Park encourages respite, relaxation and play in the heart of a bustling, growing city. Using local, natural materials and vegetation and creating spaces for play, relaxation and study, the community will be free to explore the green living room in the city.
3. Connected and Flowing – Kibble Park holds pride of place in the heart of Gosford, its location and role connects people to place. Decluttering, simplifying, and creating edges that are alive with activity will create a beating civic heart that is connected to the city. Clear sightlines and views of the hills will link Kibble Park and users to their surroundings.
4. Sharing and Celebrating – Celebrating the past, present, and future is central to Kibble Park. Expressing cultural identity and storytelling through the park will add a new layer of meaning. Artists and performers will have an active place in telling the stories of this place while the community make new memories in the city.
5. Gathering and Fun - Kibble Park is where people gather to experience new celebrations and embrace traditions. Creating dedicated spaces for events that enable togetherness and vibrancy will give the community an inner-city hub of activity and connection while contributing to the local economy.

The Concept Plan refines the vision to a conceptual level, illustrating the main design ideas and principles and proposing specific improvements to enhance the Parks functionality. The Concept Plan proposed that the existing building within the park, now known as Parkhouse, be used as a community space to accommodate arts, culture and community activities.

The Parkhouse was originally built in the early 2000's as a community tea house, and later became a commercially leased food and beverage premises. The building consists of a commercial kitchen, serving and bar area, cool room, open indoor area and open, enclosed outdoor deck area, outdoor terrace area, male, female, and accessible toilets and a small outdoor shed. Currently there is an annual amount of approximately \$10k spent on reactive maintenance on this premises, which is leased to Naughty Noodle Fun Haus for peppercorn



rent of \$1.00 per annum as a short term activation project. The lease has recently been extended to June 2026.

A condition report was completed in 2019 which identified a number of items required to be fixed, however a new condition report would need to be completed to determine updated cost estimates for rectification works as the asset has a number of elements that are showing signs of failing and it requires significant structural and roof works to be completed.

The Concept Plan indicates that the public space amenities, including accessible amenities, will also be relocated adjacent to, or in the vicinity of, the Parkhouse.

The design principles include:

- 1 Green Space - Create a 'green heart' in Gosford that offers flexible spaces with a variety of formal and informal areas that both emphasis engagement with the environment, strengthen the sense of community through social interaction and create a calm respite in the heart of the city.
- 2 Public Realm - Develop a variety of scalable spaces and associated amenities that allow for both day and night-time activation; including a dedicated events space with appropriate services and facilities; encouraging outdoor dining by providing ample and varied seating opportunities to activate the edges of the park throughout the day and night; and develop an iconic play space that is challenging, encourages adventure, and fosters interaction through play.
- 3 Accessibility - Ensure all access is underpinned by safety through increased visibility and clear site lines, clear and concise wayfinding, and appropriate ambient lighting. Creating a safe pedestrian focused environment that balances the existing vehicular and pedestrian requirements and connects seamlessly throughout the park. Providing accessible, adaptable, and versatile furniture and amenities throughout the park.
- 4 Cultural Heritage - Celebrate the rich and unique cultural heritage through all aspects of the built form and landscape embellishments within the new park. Collaborate with local First Nations groups and historical societies to investigate ways to acknowledge the shared history, of indigenous and non-indigenous peoples. Explore opportunities to incorporate educational opportunities and cultural layering into the design of play areas.
- 5 Safety and Operations - Ensure all pedestrian pathways, outdoor spaces and amenities are underpinned by CEPTED principles to create a safe and connected public domain. Ensure all design decisions are cognisant of maintenance, ease of construction and longevity to ensure the on-going costs are kept to a minimum.

To achieve these design principles, five coordinated zones have been developed. This approach has also been designed to minimise the impact of any construction activity and allow a staged approach to achieving the overall redevelopment of the site. The five zones include:

- 1 The Park Edge – Focussing on Mortimer Lane and William Street, this zone proposes changes to traffic conditions and improved pedestrian safety by reconfiguring Mortimer Lane and William Street. These changes will enable William Street Mall and the Imperial Centre frontages to better address Kibble Park, providing more outdoor dining, market stalls and pop-up activation opportunities. It will also enhance the main pedestrian linkages into the park from William Street by decluttering the space and providing adequately sized walkways to ensure appropriate access for market stalls, pop up events and outdoor dining to contribute to ongoing laneway activation and boost the night-time economy for surrounding businesses.

The proposed reconfiguration of the Imperial Centre Carpark and pedestrian entry to include a shaded taxi rank, bollards, turning area and seating has the potential to improve safety and pedestrian comfort. There is also a focus on providing a better connection between Kibble Park and the new Gosford Regional Library through the provision of a shared raised threshold and a more welcoming interface across Donnison Street.

- 2 Events and Gathering - The proposed removal of the old Gosford Library building upon completion of the new Gosford Regional Library provides a unique opportunity to increase the open space available within the Gosford CBD.

This zone aims to develop a large, dedicated turf events space with appropriate services and facilities to host a range of events. It is proposed to include a dedicated stage space with shelter, storage, and services with appropriate vehicular access.

A flexible amphitheatre is proposed, with a water cascade to provide visual appeal, and wide seating to provide a raised view of the park and a space to view concerts and events and allow for pop up events and stalls along the northern edge.

It is envisaged that this zone could also deliver a safe and legible connection from the Gosford Regional Library to the park through clear lines of travel and increased pedestrian amenity.

- 3 Community Space - This zone focusses on providing a Community Space that, while nestled in the leafy park environment, is flexible and accessible for all. New public toilet facilities are proposed to adjoin the Park House Community Space to amalgamate the buildings in the one place for ease of services, maintenance, and visibility, providing safety for users of both the park and the Community Space.

**1.5 Kibble Park Place Plan and Parkhouse Retention/Demolition (cont'd)**

Wide accessible pathways are planned to link the Community Space to the park while shade trees assist in keeping the space cooler while also creating a canopy that softens the building within the grounds.

- 4 Play and Adventure - This zone is proposed to provide an iconic and unique playground area that references the cultural history of Gosford and the surrounding area. The play space should be challenging, encourage adventure, and foster interaction through play and have a First Nations theme.

The suggested creation of an iconic shelter with integrated lighting will provide appropriate shade and weather protection for the play space for children and their carers; while the creation of a series of water experiences (including an urban Billabong) and appropriate tree planting will allow for appropriate shade amenity and maintain surveillance between the spaces.

- 5 Green Relaxation - Creating a substantial 'green heart' that offers shaded and flexible spaces for relaxation, gathering, and picnics is the focus of the final zone.

The Concept Plan aims to retain and expand the existing urban stream and enhance the creek line by allowing for increased visibility and access to the creek edge; boost shade amenity through the inclusion of large native tree species and to lower ambient temperature; retain and enhance the existing character of the space by showcasing the existing trees on the site; provide a range of seating options that allow for a variety of uses; and provide additional street trees along Donnison Street and Henry Parry Drive to provide increased separation from the roads.

**Stakeholder Engagement**

A range of consultation occurred in the development of the Kibble Park Place Plan and subsequent Concept Plan, capturing input from the community, stakeholders and relevant experts to ensure that the proposed plan reflects the needs, aspirations, and preferences of the local community.

<b>Internal Council Engagement</b>	<b>External Engagement</b>
Strategic Planning Community and Culture Libraries and Education Facilities and Asset Maintenance Roads and Drainage Infrastructure Economic Development Open Space & Recreation Infrastructure Services Gosford Revitalisation Panel (Project Control Group)	Adjoining Property Owners Local Business Operators Residents and Community Groups Council Town Centre Committee Darkinjung Local Aboriginal Land Council Gosford Erina Chamber of Commerce Key Government Stakeholders Laz Nimmo Architects (Gosford Regional Library) Security, Council, Rangers, and Police (SCRAP) Youth Groups

Consultation methods included public drop-in sessions, digital interactive concept plans, stakeholder interviews, virtual presentations and written feedback options and yielded valuable insights and feedback from the community, stakeholders, and experts. The key outcomes of the consultation are as follows:

- 1 **Community Engagement:** The consultation process generated significant community interest and engagement. Public meetings were well-attended, and the online survey received a high number of responses. The community demonstrated a strong sense of ownership and pride in Kibble Park, emphasizing the need for improvements while preserving its unique character.
- 2 **Accessibility and Connectivity:** The consultation highlighted the importance of improving accessibility, connectivity and safety within and around the park. Participants emphasized the need for well-maintained pathways, adequate lighting, and improved public transport links to ensure ease of access for all community members.
- 3 **Amenities and Facilities:** The community expressed a desire for a diverse range of amenities and facilities within the park. Suggestions included additional seating, shade structures, picnic areas, playgrounds, fitness equipment, public toilets and more trees. Participants emphasized the importance of creating spaces that cater to various age groups and interests.
- 4 **Environmental Sustainability:** Many participants highlighted the importance of integrating sustainable design principles into the park's development. Suggestions included the incorporation of green spaces, native plantings, water-saving features, and environmentally friendly materials to enhance the park's ecological value.
- 5 **Heritage and Cultural Significance:** The consultation process revealed a strong appreciation for the park's historical and cultural significance. Participants expressed a desire for the preservation and celebration of the park's heritage elements, including the restoration of significant features and the integration of interpretive signage to educate visitors about the park's history.

Additionally, as part of Safer Cities: Her Way, a collaborative project with Transport for NSW; consultation was undertaken with the Central Coast community to seek feedback on their perceptions of safety in Gosford and ideas on what could improve this. Council received over 4000 responses to the initial survey from our community, and it demonstrated that only 43% of people feel somewhat safe in Gosford during the day and feel most unsafe in laneways, and 76% feel unsafe during the night, with most feeling unsafe in Kibble Park.

Key findings from the community consultation and analysis of over 136,000 pieces of data identified three key themes affecting perceptions of safety in Gosford:

## 1.5 Kibble Park Place Plan and Parkhouse Retention/Demolition (cont'd)

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- Vision: lighting, lines of sight, passive surveillance
- Beautification: well-maintained spaces, pride of place, public art
- Activation: events, improved connections, economic stimulation, revitalisation

This consultation re-enforces the need to address the current configuration of Kibble Park and the surrounding laneways leading to the park, to not only improve the perceptions of safety, and lines of sight, but also to increase the number of people actively using the park and coming into the heart of the city to use modern amenities that meet their needs.

With the forecast increase in high density dwellings in and around the Gosford CBD, public open space is going to be in high demand.

### 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 includes the impact for this proposal.**

The delivery of the Kibble Park Place Plan has been included in the LTFP.

The high-level preliminary cost implications for implementing the Kibble Park Place Plan and Concept Plans as adopted are estimated to be \$14.9m over a five staged approach, covering multiple years. This includes \$1.3m for the Community Space upgrade which encompasses the addition of public amenities. However the estimates to renew the Parkhouse have not been costed or factored into the total.

The \$14.9m does not include the cost of retaining the existing library and the modifications required to make it compliant with current National Building Codes, however it does include the cost to demolish the building.

Initial high level estimates for the modifications to retain the building are in the order of \$4.2m, however further refinement of costs would need to be undertaken and considered in future updates to the LTFP.

Currently a total of \$291,500 has been spent on the initial development and revision of the Place and Concept Plans, and it is estimated to cost a further \$60k - \$80k should another revision of the Place Plan and Concept plan be required.

A further report will need to be commissioned to test market rates for demolition costs for the Parkhouse if required.

**Link to Community Strategic Plan**

Theme 5: Liveable

**Choose Focus Area**

L-L1: Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated.

**Risk Management**

Nil Impact

**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**

*Nil.*



**Item No:** 1.6  
**Title:** Gosford Library - Heritage Value and Environmental Impact  
**Department:** Environment and Planning

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12 February 2025 Gosford Library Review Panel

Reference: F2018/00220 - D16624512  
Author: Shannon Turkington, Unit Manager Strategic Planning  
Executive: Melanie Smith, Director Community and Recreation Services  
Executive: Boris Bolgoff, Director Infrastructure Services

## **Recommendation**

***That the Committee notes the information provided in the Gosford Library - Heritage Value and Environmental Impact report.***

## **Report purpose**

To provide an overview of the history of the building, the NSW Planning System with reference to Heritage value and environmental impacts of the preservation and/or demolition of the library.

## **Executive Summary**

The Gosford Library was designed in 1967 with construction completed in 1969; the library officially opening on 24<sup>th</sup> November 1969. The existing Gosford Library is the 4<sup>th</sup> library building to operate in Gosford with the first operating out of the Gosford School of Arts, which opened in 1889. The importance of a library as social and cultural hub has been well documented and continues to be an important community service today. The community and library needs have changed over time with the new Regional Library being constructed to provide a space for our community to find a love of literacy through interaction and play, and a flexible space to connect, learn and do business for the entire community.

This report provides information to the Gosford Library Review Panel on the history of the existing library building and the environmental impacts of its preservation/demolition.

## **Background**

Gosford School of Arts was the first literary institute in Mann Street, South Gosford, officially opened in April 1889. The Gosford School of Arts was an educational, cultural, and social hub designed to gentrify and educate the men of the district on a user pays subscription fee

basis. Overtime the patronage shifted to include women and children, with the library ceasing to operate in 1938.

In August 1948, a library service commenced in the Gosford Council Chambers, a scheme of 1 shilling per head was imposed on Shire Residents. The first purpose-built library in Mann Street opened in December 1951 and was sited upon vacant land between the Royal Hotel and Gosford Council Chambers. Due to population growth in the Gosford Shire, it was decided to pursue an alternative location for a new library.

A new site for the current Gosford Library was considered in early 1966, designed in 1967 with construction completed in 1969; the library officially opened on 24<sup>th</sup> November 1969.

In 2022, Council awarded a design development and construction contract to construct the Gosford Regional Library in Donnison Street, Gosford. The new library will be a space to connect, learn and do business with Council; the library is due to open in mid-2025.

### Report

Local heritage in NSW is protected under the *NSW Heritage Act 1997* and the *Environmental Planning and Assessment Act 1979*. Councils in NSW are involved in the protection, management and conservation of heritage items and heritage conservation areas. Locally significant heritage is listed on the relevant Local Environmental Plan or Planning Instrument which apply to the Local Government Area.

The Planning Controls for Gosford City Centre are provided within *State Environmental Planning Policy (Precincts – Regional) 2021* (not Council's Local Environmental Plan). The Gosford Library 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. While a local heritage listing in a Local Environmental Plan or Planning Instrument does not preclude demolition, each application would be assessed on merit in context of the surrounding area, heritage significance and impact the demolition would have on surrounding buildings and broader area.

The Library 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 library building and surrounds.

### Environmental Impacts of Preservation/Demolition

There are several issues with the building in relation to Safety with the building not meeting the Crime Prevention Through Environmental Design Principals (CPTED) that would need to be addressed through building modifications. The consultation undertaken for the Kibble Park Place Plan noted safety as an issue and the need for safe spaces in Gosford, including Kibble Park. The completion of a CPTED report for the library has been recommended by the



independent consultants, to understand the issues and what works (and cost) would be needed to address them.

Since the existing library was first built, there have been a number of modifications undertaken. The age of the library and changing community needs requires works to be done to the library if the building is to be retained. The likely future change of use of the building would trigger upgrades to fire safety provisions, ingress, and egress upgrades as well as internal and external modifications. The building modifications and cost associated with them are unable to be determined until the final future use is known.

Gosford's population is predicated to increase by 67% between 2025 and 2046 with an increase of 5,234 people (id. Forecasts). Many of these new residents will live in medium to high density apartments; the increased population will trigger the need for additional open space across Gosford and the broader Central Coast.

The Central Coast Open Space Strategy notes that slightly more than two-thirds of the Central Coast population is overweight or obese and insufficiently active. Ensuring the community has access to opportunities for physical activity will improve the overall health of the Central Coast population.

The Kibble Park Place Plan included the demolition of the library building to increase the available open space in the Gosford CBD. This would allow the growing population to have access to high quality accessible open space, close to where they live, creating a dynamic and flexible space to be used both day and night by the community.

Should the building be demolished, 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.

The demolition would allow for the implementation of the Kibble Park Place Plan and revitalisation of the Gosford CBD.

### **Financial Considerations**

Financial Year (FY) Implications.

**The proposal does not have financial implications for the current year or outer years in the LTFP.**

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

**The FY adopted budget includes the impact of this proposal but the LTFP does not allow for the ongoing impact and will need to be updated in the next review.**

This report is provided for information only and does not have an impact on current or future Council budgets or Long Term Financial Plan (LTFP). If the building were to be retained, ongoing maintenance and operational costs will need to be reviewed with the input of

quantity surveyors. Additionally, costs to bring the building to meet National Building Codes would need to be assessed in detail and considered in future updates to the LTFP.

**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**

*Nil.*

**Attachments**

*Nil.*



**Item No:** 1.7  
**Title:** Other Compliance/Constraints  
**Department:** Environment and Planning

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12 February 2025 Gosford Library Review Panel

Reference: F2018/00220 - D16627289  
Author: Shannon Turkington, Unit Manager.Strategic Planning  
Michael Ross, Unit Manager Procurement and Project Management  
Executive: Melanie Smith, Director Community and Recreation Services  
Executive: Boris Bolgoff, Director Infrastructure Services

## **Recommendation**

***That the Committee notes the information contained in the Other Compliance/Constraints report.***

## **Report purpose**

To provide detail on the purpose of relocating the distribution board for Kibble Park, the \$34,000 budget provision within the current adopted budget, advice on scope associated with the demolition contract and planning considerations associated with any proposed change of use.

## **Executive Summary**

McMahon Services Australia Pty Ltd have been contracted to facilitate the demolition of Gosford Library. To facilitate the demolition and the implementation of the Kibble Park Place Plan, \$34,000 has been identified within the current adopted delivery plan to have investigations undertaken to understand current state of the existing electrical infrastructure at both the existing library and within Kibble Park. Electrical services within Kibble Park are supplied from the existing distribution board within Gosford Library. Due to various factors, it is considered prudent to relocate the distribution board into a standalone switchboard/kiosk solution.

Any future alterations and additions to the building will need to be assessed on merit and an appropriate approval pathway determined. There is no single rule that determines when a building should be upgraded to comply with the National Construction Code, rather each development application needs to be assessed on merit as alterations and additions can take various forms and an assessment is required to determine if the existing building is fit for purpose in regard to the future use.

## **Background**

During the Gosford Library Review Panel Meeting held on Tuesday 21st January 2025, detail was requested from the chair relating to various items such as the proposal to relocate the electrical distribution board currently located within the basement of Gosford Library, detail of what works would be undertaken with the current \$34,000 2024-25 budget, scope for the proposed demolition and information relating to planning considerations should the building be retained and change of use proposed.

## **Report**

Kibble Park Place Plan was adopted by Council, following public exhibition at the Sept 2023 Council Meeting. The associated works involve significant augmentation of Kibble Park, including the related civil, building and electrical infrastructure.

One of the earlier stages of the Kibble Park Place Plan implementation is the proposed relocation of the existing Distribution Board currently located within the basement of Gosford Library. Currently, all electrical services within Kibble Park are supplied by the existing distribution board located within the basement of Gosford Library. It is considered that the implementation of the electrical works associated with the Kibble Park Place Plan will increase electrical demand across the site as well as require the rerouting and replacement of various electrical services and apparatus. Should this occur, it would drive the need to change and increase associated electrical infrastructure into and out of the distribution board. As the distribution board is currently located within the basement of the existing Gosford Library, its physical location would hinder these works. Unimpeded access is also required to the distribution board, so that electrical works or maintenance works can be undertaken at any stage, for any electrical equipment within Kibble Park regardless of the time. Therefore, to enable easier access during all hours, a standalone kiosk is considered the most suitable solution regardless of if the building is retained or demolished.

As there is currently limited information available detailing the current state of electrical infrastructure within Kibble Park (incl. Gosford Library), \$34,000 has been identified within the adopted 2024-25 delivery plan to undertake an investigation of all electrical services within Kibble Park, including load calculations and drafting of an electrical plan to show the extent of current services.

This budget figure is inclusive of a small provision for internal project management costs and design work to facilitate the removal and relocation of the existing distribution board located within the Library. The detail provided by this engagement would be used as a baseline in the development of detailed electrical designs associated with the implementation of the Kibble Park Place Plan and inform what a temporary/permanent kiosk or switchboard detail would look like. This temporary/permanent kiosk or switchboard solution is currently not quoted at present and would likely form part of a variation to the current demolition contract, should

the demolition proceed. The likely cost of this solution would be in the order of \$50,000 to \$75,000 subject to the design.

#### Building Change of Use

A change of use occurs when the use of a building or part of a building changes from one land use to another. Development Consent will need to be sought through the appropriate approval pathway, whether by a complying development certificate or development application.

The architectural style of the library does not prevent alterations and additions which can be designed to meet the performance requirements of the National Construction Code and the Disability (Access to Premises – Buildings) Standards 2019.

The National Construction Code (NCC) is a performance-based code that sets minimum requirements in relation to structure, fire safety, access, egress, accessibility, health and amenity and sustainability.

There is no single rule that determines when a building should be upgraded to comply with the current NCC. Each development application is assessed on merit as alterations and additions can take various forms therefore an assessment is required. Considerations include:

- Alterations can be designed to meet the performance requirements of the NCC; this allows flexibility in the use of materials and forms of construction and design.
- Specific building adaptations will be determined once an appropriate use of the building is identified. A restaurant or café has different needs to a community facility.
- Potential upgrades are likely to include an external elevator, accessible toilets, compliance with fire safety provisions and elements such as way finding signage, hearing loops, tactiles etc.
- Performance solutions should be prepared and determined by qualified consultants working together and may include heritage consultants, fire engineers, architects, landscape architects and access and equality consultants.

#### **Financial Considerations**

Financial Year (FY) Implications.

**The proposal has 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 includes funding for this proposal.**

\$34,000 is contained within the 2024-25 adopted delivery plan to undertake investigations. Further budget requirement associated with implementation of the Kibble Park Place Plan are identified in the infrastructure pipeline.

Neither capital costs or ongoing operational costs have been considered in the LTFP. High level estimates to undertake capital upgrades are in the vicinity of up to \$4.275m and would need to be further refined if retention is the preferred option of Council. Approximately \$75,000 would also be required to manage ongoing maintenance costs and \$200,000 for the asset depreciation component. Both of these values would also need further refinement and inclusion in the LTFP should retention be the preferred option of Council.

### **Link to Community Strategic Plan**

Theme 5: Liveable

### **Choose Focus Area**

L-L1: Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated.

### **Risk Management**

Electrical investigations reveal situations at Kibble Park that require immediate rectification. In the event this risk materialised, the risk would be considered and remedied appropriately.

### **Critical Dates or Timeframes**

Electrical investigation works needs to be completed prior to proceeding with the demolition of Gosford Library which is currently on hold pending the outcome of the review panel process and report to Council.

### **Attachments**

*Nil.*

## 1.8 GENERAL BUSINESS

### **Attachments**

Nil