



# **REVIEW COMMITTEE – CURRENT LIBRARY BUILDING**

**07 August 2025**

## Meeting Notice

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

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### Membership

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

Councillor Trent McWaide  
**Chairperson**

## **ITEM 1.1**

### **WELCOME**

#### **ACKNOWLEDGEMENT OF COUNTRY**

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

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

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

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

#### **APOLOGIES**

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

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7 August 2025 Review Committee – Current Library Building

Reference: F2025/00096 - D17001053



### **Recommendation**

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



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

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7 August 2025 Review Committee – Current Library Building

Reference: F2025/00096 - D17001022

Author: Briony Stiles, Team Leader Civic Support





## Recommendation

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

## Summary

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

## Attachments

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



## Central Coast Council

## Review Committee – Current Library Building

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

12 February 2025

# MINUTES

## Attendance

**Councillor**

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

## Status

Present  
Present  
Present  
Present  
Present  
Apology

## Staff

Status

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

## Status

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

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


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**1.4 Invited Guests**


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6: 07pm

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

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

**1.5 Kibble Park Place Plan and Parkhouse Retention/Demolition**


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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**


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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 Merrill Jackson OAM, and representatives of the National Trust of Australia.***
- 2 That the Committee give consideration to further discussion of a recommendation to Council regarding listing the heritage values of the current library building.***

UNANIMOUS

CARRIED

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

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**1.7 Other Compliance/Constraints**

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7:10 pm

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

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

UNANIMOUS

CARRIED

**1.8 General Business**

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7:21 pm

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

***That the committee resolves to recommend to Council, that the Review Committee Meeting of 27 February 2025, and all future meetings, be held at the Central Coast Council Chambers in Wyong, and those meetings be livestreamed.***

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

AGAINST: CR JS SMITH

CARRIED

**The Meeting** concluded at 7:46pm.

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

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

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

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





Central Coast Council

## Review Committee – Current Library Building

Held in the Council Chamber  
2 Hely Street, Wyong

27 February 2025

## MINUTES

### Attendance

#### Members

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

#### Status

Apology  
Present  
Present  
Present  
Present  
Present (Remotely)

#### Staff

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

#### Status

Present  
Present  
Present  
Present  
Present  
Present  
Present  
Present

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

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

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

6:02 pm

The Chair read an Acknowledgement of Country statement.

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

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

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

UNANIMOUS

**CARRIED**

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

**1.2 Disclosures of Interest**

6:06 pm

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

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

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

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

UNANIMOUS

**CARRIED**

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


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**1.3 Confirmation of Minutes of Previous Meeting**


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6:09 pm

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

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

UNANIMOUS

**CARRIED**

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

**1.4 Community Engagement Plan**


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6:12 pm

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

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

6:12 PM

A MOTION was *MOVED* by Councillor DANIELS

***That the matter be laid on the table***

UNANIMOUS

**CARRIED**

**1.5 Submissions Received**


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6:41 pm

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

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

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

UNANIMOUS

**CARRIED**

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


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**1.6 Gosford Library - Suggested Alternative Uses**


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6:50 pm

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

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

UNANIMOUS

**CARRIED**

**1.7 General Business and Review Action Log**


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7:04 pm

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

UNANIMOUS

**CARRIED**

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

UNANIMOUS

**CARRIED**

7:12pm

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

7:26 pm

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

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

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

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

UNANIMOUS

**CARRIED****1.4 Community Engagement Plan**

7:35 PM

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

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

UNANIMOUS

**CARRIED**

7:36pm

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

***That the Committee***

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

UNANIMOUS

**CARRIED**

**The Meeting** concluded at 7.45pm.

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

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

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

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

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

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


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


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

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

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

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

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

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

**Yours sincerely,**

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

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



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

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7 August 2025 Review Committee – Current Library Building

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

## **Recommendation**

### ***That the Committee:***

- 1 Notes the outcomes of the community consultation regarding the future use of the existing library – 118 Donnison Street, Gosford.***
- 2 Endorses the escalation of the matter to Council for a decision on the future of the building, presenting the following three options for consideration;***
  - a) Option 1 - Demolish the existing library building and progress the endorsed Kibble Park Place Plan.***
  - b) Option 2 - Pursue a commercial or community use for the building and revise the Kibble Park Place Plan and demolish the adjacent Parkhouse building. Retain the building while determining the feasibility and funding sources to repurpose the building.***
  - c) Option 3 - Temporarily close the existing library building until appropriate future use is determined noting the costs associated with retaining the building.***

## **Report purpose**

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

## **Executive Summary**

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

## Background

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

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

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

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

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

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

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

632/25

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

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

## Report

### Consultation

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

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

Key findings include:

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

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

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

### Gosford: A Growing City

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

### Historical Implications

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

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

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

#### Gosford Urban Design Framework

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

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

#### Surrounding Offerings

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

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

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

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

Community leased services:

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

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

Commercial leases:

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

### Options for Consideration

This report outlines three strategic options for Council consideration.

#### Option 1

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

#### Option 2

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

#### Option 3

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

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

*Table 1 – Benefits and considerations of options.*

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

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

### Stakeholder Engagement

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

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

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

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

### Financial Considerations

Financial Year (FY) Implications.

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

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

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

#### Financial impact

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

Option 2 - This Gosford Library Building Review report identifies eleven (11) specialist consultant reports that would be required to adequately scope works required to the existing Gosford Library to align it with current best practice, current Codes and Standards. It is forecast that this specialist advice and the collation would cost approximately \$150,000. These costs are not allocated in the LTFP.

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

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

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

### Link to Community Strategic Plan

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



### Risk Management

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

### Critical Dates or Timeframes

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

### Attachments

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





# GOSFORD LIBRARY BUILDING REVIEW

DRAFT REPORT | 20 DECEMBER 2024







# GOSFORD LIBRARY BUILDING REVIEW



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<b>PREPARED FOR</b>	CENTRAL COAST COUNCIL
<b>AUTHOR</b>	COMPLETE URBAN PTY LTD
<b>REVISION</b>	A
<b>REVISION DATE</b>	20 DECEMBER 2024
<b>ISSUED BY</b>	SCOTT WILLIAMS

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## GOSFORD LIBRARY BUILDING REVIEW

### PROJECT CONTEXT

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

The subject site is 1,645m<sup>2</sup> and is within Kibble Park and the land is categorised by Council as Community Land for "general community use" in accordance with s.36 (4) of the Local Government Act (1993). Council is the landowner.

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



## GOSFORD LIBRARY BUILDING REVIEW

### EXECUTIVE SUMMARY

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

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

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

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

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

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

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

**GOSFORD LIBRARY BUILDING REVIEW****NATURE OF REPORT**

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

## GOSFORD LIBRARY BUILDING REVIEW

### PROPERTY ASSESSMENT

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

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

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

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

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

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

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

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

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

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

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

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

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






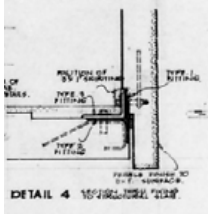
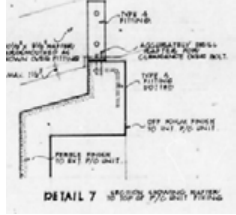

in these estimates would be possible following the completion of further specialist advice reports. If Council decide to retain the building, there will also be ongoing maintenance costs. Given the 50+ year life of the building and the bespoke building type these costs are difficult to assess but they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

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

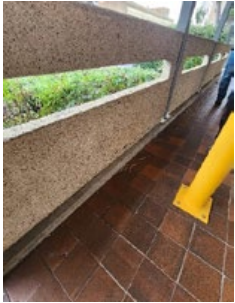
## GOSFORD LIBRARY BUILDING REVIEW

### BUILDING CONDITIONS

#### EXTERNAL WALLS

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

GOSFORD LIBRARY BUILDING REVIEW

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

GOSFORD LIBRARY BUILDING REVIEW


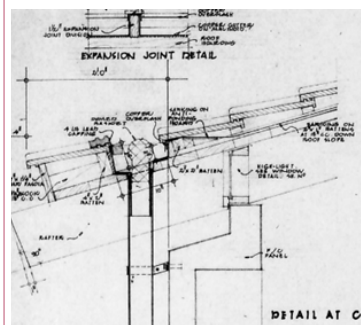
EXTERNAL AREAS

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

## GOSFORD LIBRARY BUILDING REVIEW

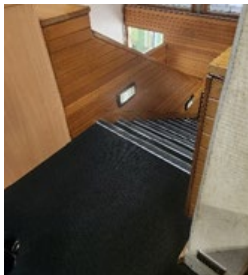
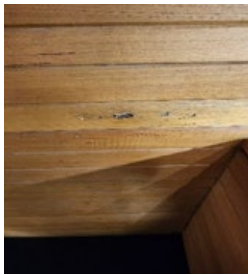

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
			

## ROOF



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

## GOSFORD LIBRARY BUILDING REVIEW

## INTERIOR

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

## GOSFORD LIBRARY BUILDING REVIEW

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



GOSFORD LIBRARY BUILDING REVIEW


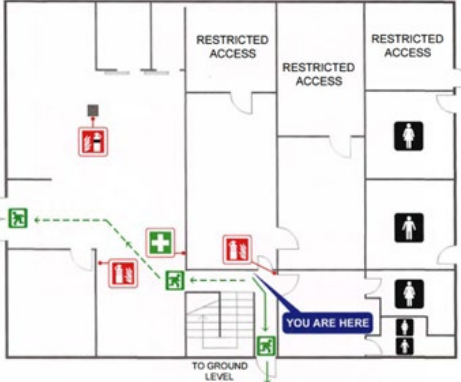

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
<b>Kitchenette.</b> Laminte joinery, splashback benchtop.		Reasonable condition	Location of kitchenette in proximity to toilets may not comply with current NCC.



## GOSFORD LIBRARY BUILDING REVIEW

## SERVICES

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

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

GOSFORD LIBRARY BUILDING REVIEW			
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN


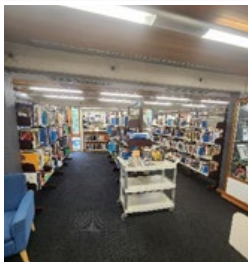

## GOSFORD LIBRARY BUILDING REVIEW

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



## GOSFORD LIBRARY BUILDING REVIEW

### HAZARDOUS MATERIALS

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

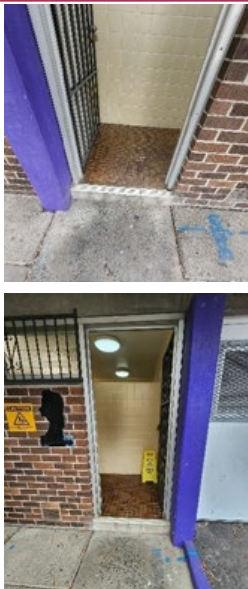

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Grey putty to external window frames		Good	Risk: Low Action Priority: P3
Internal ground level staff office area, cream vinyl floor tile			Risk: Low Action Priority: P3
Internal ground level, storage room, white vinyl floor tiles			Risk: Low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

## GOSFORD LIBRARY BUILDING REVIEW

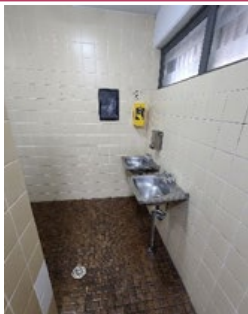


ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Internal ground level stack room, white vinyl floor tiles			Risk: Low Action Priority: P3
Internal ground level kitchen, white vinyl floor tiles			Risk: Low Action Priority: P3
Internal ground level electrical room, square backing board			Risk: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

## GOSFORD LIBRARY BUILDING REVIEW

## DDA/NCC

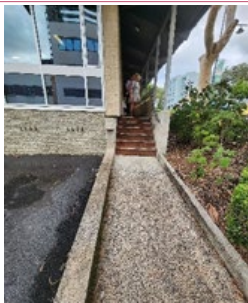

ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Entry to public toilets.		Access to the public toilets on the western side of building are accessed via a small step.	Non-compliant access at doorways to external public toilets – steps and width of opening (some doorways maybe undersized)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



## GOSFORD LIBRARY BUILDING REVIEW

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





## GOSFORD LIBRARY BUILDING REVIEW

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

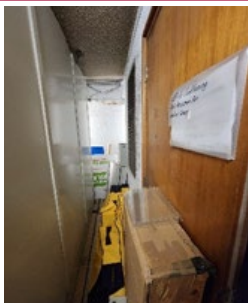
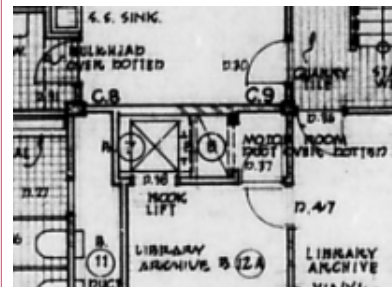
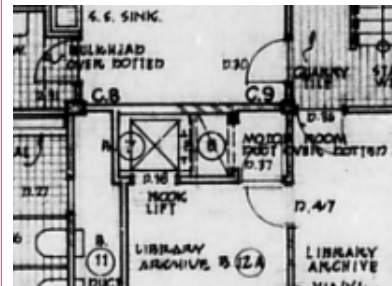
GOSFORD LIBRARY BUILDING REVIEW			
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Lower floor entry.		Average condition.	The lower floor entry incorporated a small step in the concrete.
Egress from Top floor		Good condition	Egress distance from top floor should be checked. The egress door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

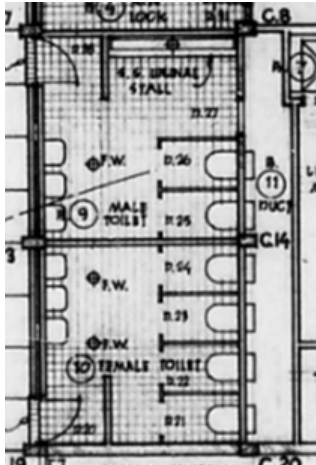

GOSFORD LIBRARY BUILDING REVIEW

CPTED

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

## GOSFORD LIBRARY BUILDING REVIEW

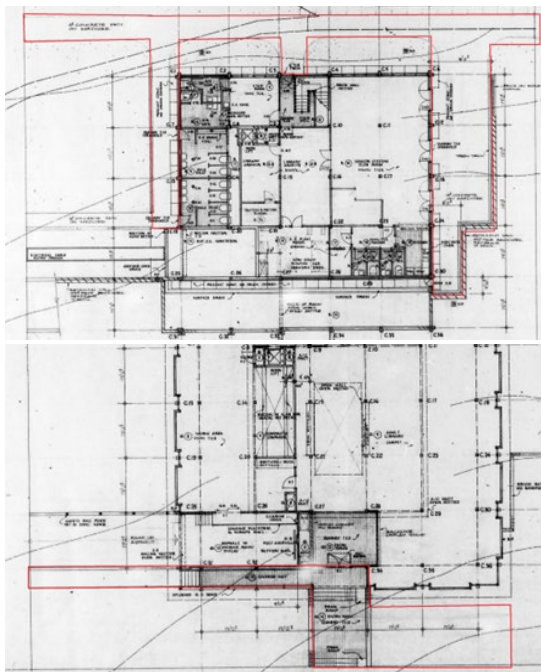
ITEM	PHOTO	COMMENTARY ON CONDITION	IDENTIFICATION OF CONCERN
Connection to Kibble Park.			The location of the building provides a visual block between the street and Kibble Park to the rear which supports undesirable activity on the north side of the building.
Multiple confined spaces.		Poor	<p>Multiple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

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

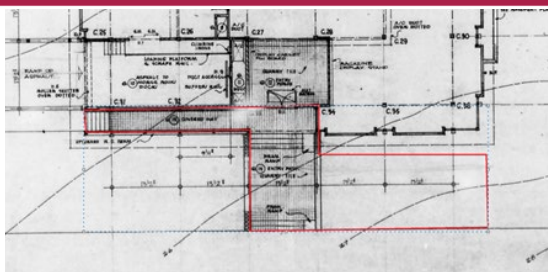
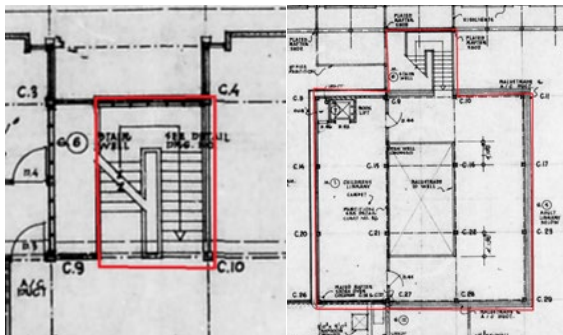
## GOSFORD LIBRARY BUILDING REVIEW

### RECOMMENDED WORKS TO ACCOMMODATE FUTURE COMMUNITY BUILDING USE

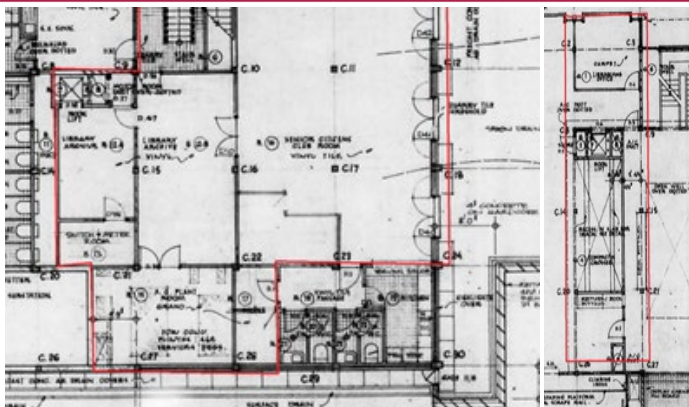
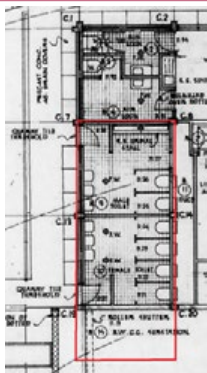
The above observations are high level observations only. It is recommended that further, more detailed investigations including intrusive investigations could be required to firm up accurate requirements of work and associated costs. However, the following high-level scopes of works and estimates have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

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

## GOSFORD LIBRARY BUILDING REVIEW

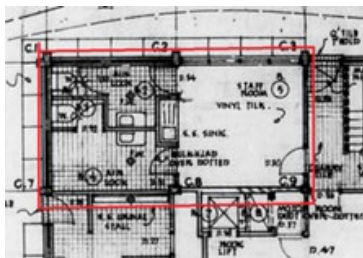
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<b>2.External ramps and stairs</b>	Rectify existing ramps and stairs to comply with AS1428. Works include new balustrades, handrails, TGS's contrasting nosing, removal of bollard to front walkway.		\$200,000 - \$250,000
<b>3. internal stairs and mezzanine balustrade</b>	Install handrails to timber balustrade, TGS's and compliant nosing to stairs.		\$50,000 - \$80,000

GOSFORD LIBRARY BUILDING REVIEW

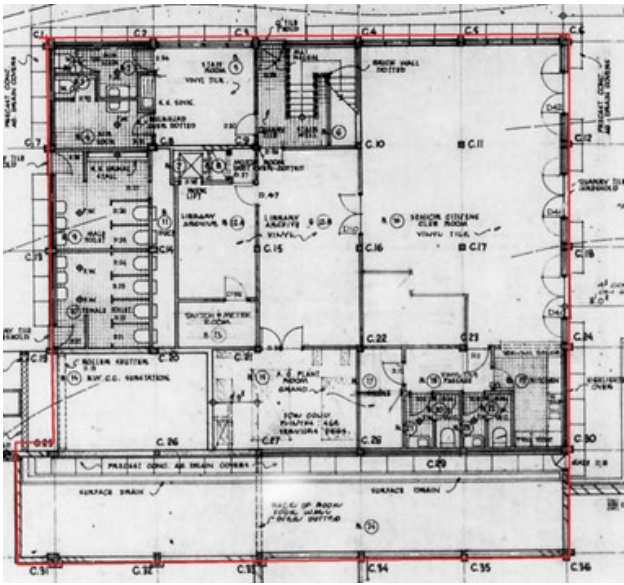
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4. Existing internal doors	Modify non-compliant door opening widths and provide 30% contrast between wall and door to comply with AS1428		\$40,000 - \$50,000
5. upgrade public toilets and add PWD.	Reconfigure existing public toilets to provide compliant circulation spaces, greater amenity, address CPTED issues and add PWD. (portion of existing substation space to be used as required for PWD)		\$225,000 - \$300,000



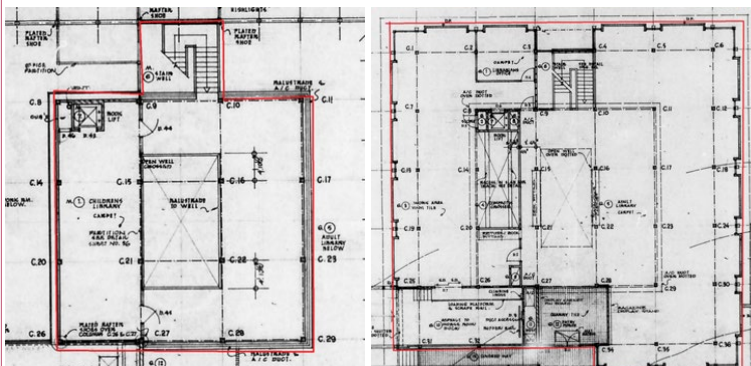
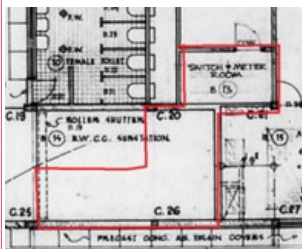
GOSFORD LIBRARY BUILDING REVIEW

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

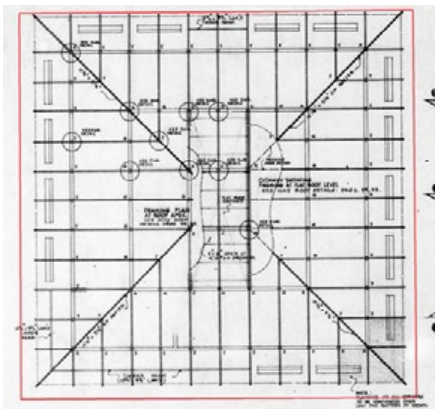
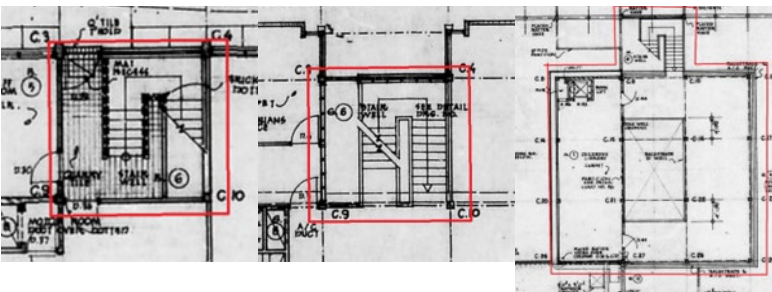
## GOSFORD LIBRARY BUILDING REVIEW

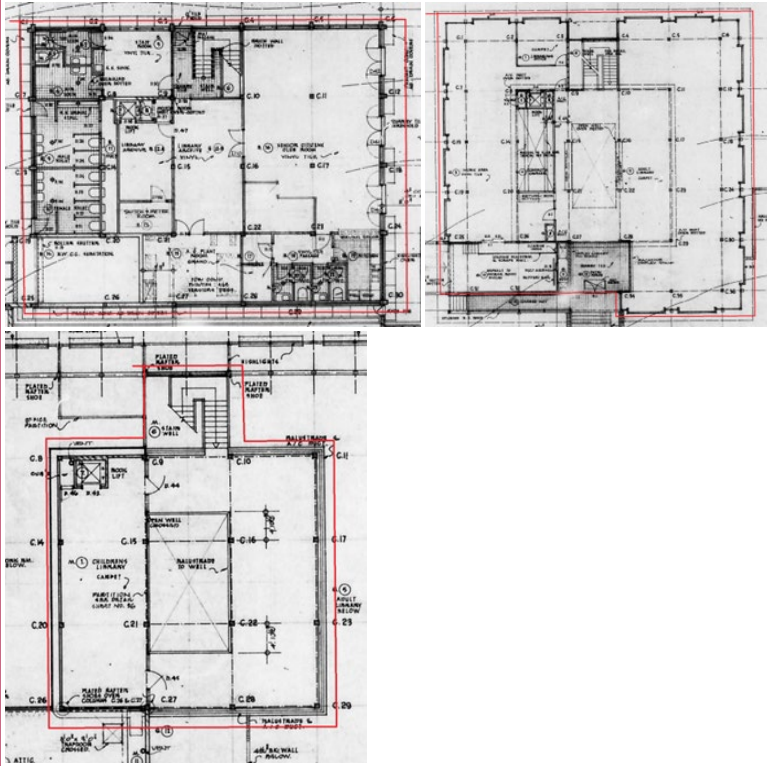
ITEM	RECOMMEND SCOPE OF WORK	GENERAL EXTENT OF WORK EXTENT	High level order of cost range (excluding GST) including builder's preliminaries (15%) and margin (10%), authority fees and charges (0.5%), client project management costs (1%), design costs (12.5%), design contingency (10%) and escalation (4%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

GOSFORD LIBRARY BUILDING REVIEW


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8. Switchroom	New switch room upgraded MSB with compliant access and working clearances. Decommission old switchboard		\$175,000 - \$250,000

## GOSFORD LIBRARY BUILDING REVIEW

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9. new roof access system	Install new roof safety access system including access point and harness points		\$50,000 - \$75,000
10. Termite damage	Repair termite damaged timber linings to stairs, and balustrades. Full removal and replacement with new cladding.		\$50,000 - \$75,000

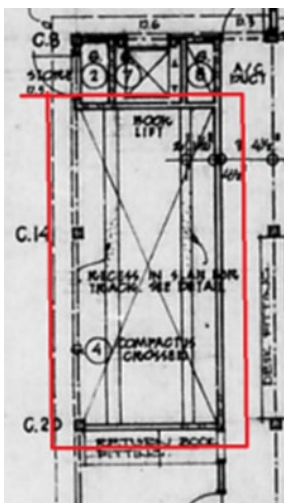
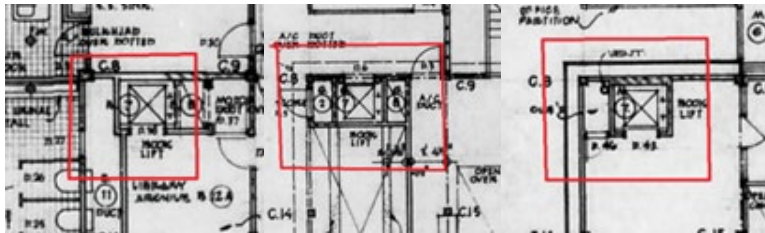
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11. Fire services	Install firehose reels to provide adequate coverage. Review smoke detection system to ensure compliance.		\$50,000 - \$60,000

GOSFORD LIBRARY BUILDING REVIEW

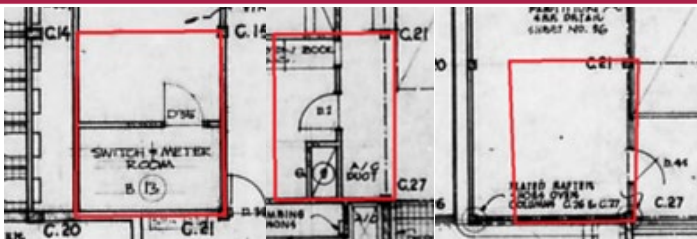
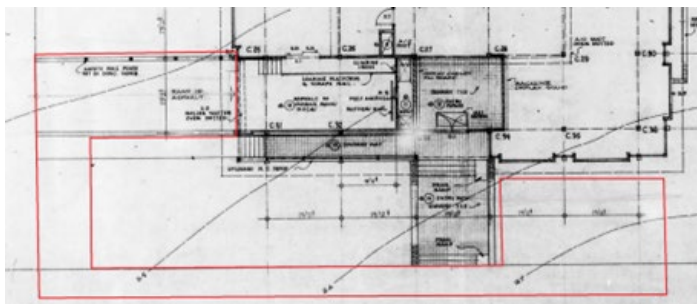
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12. Lighting	Upgrade lighting levels, exit and emergency lighting to compliant levels		\$25,000 - \$50,000



## GOSFORD LIBRARY BUILDING REVIEW

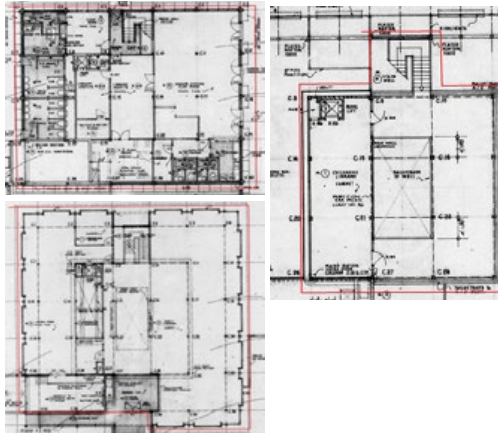
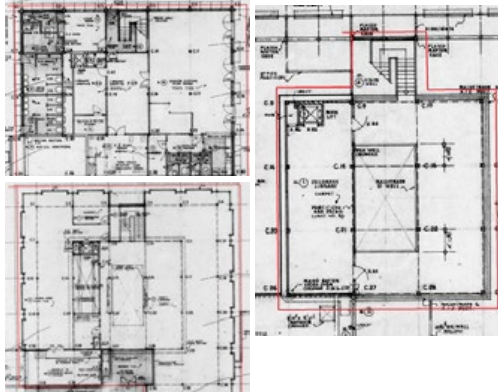
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13. Compactus	Provide compliant ramped threshold to compactus base		\$5,000 - \$10,000
14. Book hoist	Completely remove book hoist across basement, ground and mezzanine and make good.		\$20,000 - \$25,000

## GOSFORD LIBRARY BUILDING REVIEW

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15. new passenger lift	Install new passenger lift to connect basement, ground and mezzanine. Given nature of building		\$750,000 - \$1,000,000
16. accessible path of travel	Provide accessible path of travel to comply with DDA. Reconfigure carpark to ensure complaint accessible carparking including installation of new line marking, bollards and access ramps. Removal of kerb separating carparking and western entry path and make good		\$50,000 - \$75,000



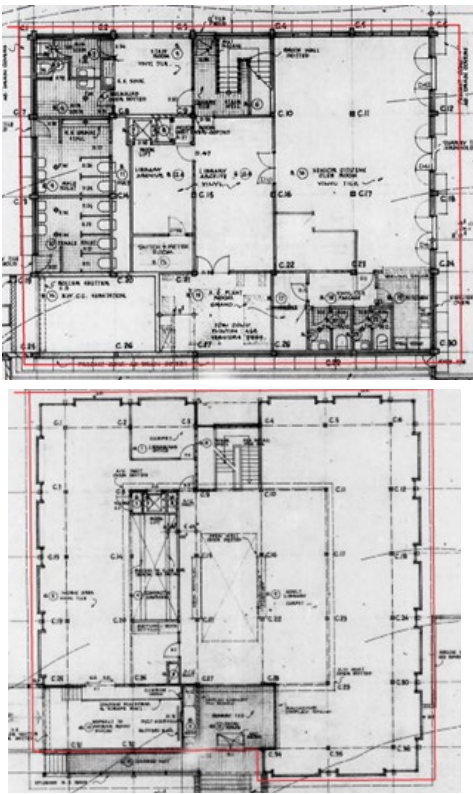
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17. Power and data	Upgrade power and data across all 3 levels to eliminate exposed cabling and conduits.		\$200,000 - \$300,000
18 CCTV and security.	Install CCTV and security system to address CPTED and vandalism issues		\$25,000 - \$50,000

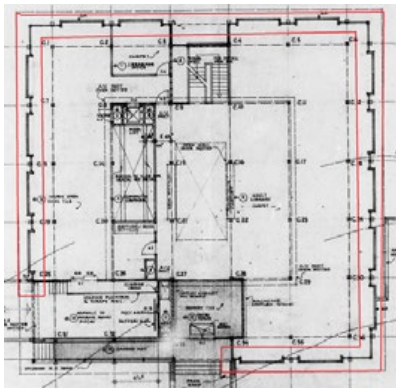
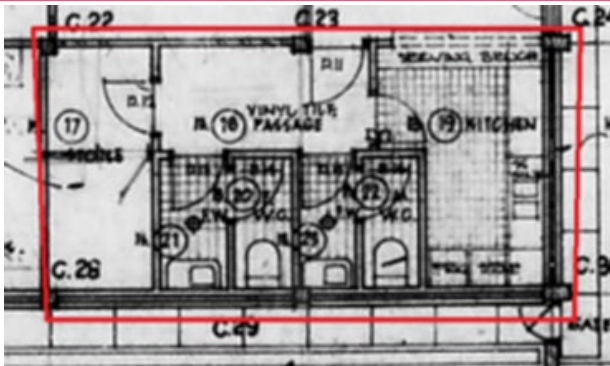
REV A 10/1/25

COMPLETE 38

GOSFORD LIBRARY BUILDING REVIEW

ITEM	RECOMMEND SCOPE OF WORK	GENERAL EXTENT OF WORK EXTENT	High level order of cost range (excluding GST) including builder's preliminaries (15%) and margin (10%), authority fees and charges (0.5%), client project management costs (1%), design costs (12.5%), design contingency (10%) and escalation (4% to December 2025).
19. Mechanical services	Review existing mechanical services installation to ensure compliance with current standards and legislation, including fresh air, refrigerant compliance, comfort levels etc.		\$200,000 - \$250,000

## GOSFORD LIBRARY BUILDING REVIEW

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20. precast concrete panels	Upgrade earthquake restraint and fire rating of existing precast concrete panels. Further investigation could be required to confirm final details.		\$350,000 - \$500,000
21. Lower Ground Floor toilets	Upgrade lower ground floor toilets including installation of new PWD to serve internal building users.		\$225,000 - \$300,000
<b>TOTAL</b>			<b>\$3,115,000 - \$4,275,000</b>

## GOSFORD LIBRARY BUILDING REVIEW

### RECOMMENDED FURTHER SPECIALIST ADVICE REPORTS

The advice, recommendations and cost estimates provided in this report are general and high level in nature. In order to provide a greater degree of accuracy further reports undertaken by relevant subject matter experts are suggested.

These could include but not limited to the following;

TYPE OF REPORT	BROAD SCOPE OF REPORT	APPROXIMATE ORDER OF COST
ACCESS	Full access audit against AS1428	\$8-12K
TERMITE	Detailed investigation including removal and replacement of wall linings to allow inspections	\$5-10K
RESTRAINT OF CONCRETE PANELS	Investigation of earthquake and fire rating restraint of concrete panels. Given there are existing drawings a desktop audit may be possible.	\$7-10K
ROOF INSPECTION	Roof timber looks OK but it is unknown if they have water or termite damage.	\$5-8K
NCC BUILDING CODE COMPLIANCE	Full review against current NCC	\$6-10K
SERVICES REPORT	Electrical, mechanical, fire, hydraulic compliance review	\$20 - \$25K
CPTED REPORT	Full CPTED report	\$2-4K
SAFETY IN DESIGN	Full Safety in Design Report	\$4-6K
DRAWINGS	Preparation of dwgs of existing drawings to be used in the above reports	\$10-12K
OPENING UP AND MAKING GOOD	Provisional sum to allow for opening up and making good to match existing for the above reports	\$10-12K
HERITAGE REPORT	Full Heritage report covering cultural, architectural, historical and natural heritage. (Recently the Heritage Council of NSW rejected a proposal for the building to be listed on the State Heritage register and recommended that Council consider whether it should be listed on its local register.)	\$15-20K
TOTAL		\$92- \$129K



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# Central Coast Council

## Current Gosford Library Community Engagement

Prepared by: Micromex Research  
Date: July 22, 2025

## Report Outline

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Detailed Results	
<u>Chapter One – Survey Findings</u>	8
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## Background and Objectives

### Background

With the construction of the new library in Gosford, the existing library building is set to be either demolished or repurposed. Central Coast Council, in collaboration with Micromex Research, conducted multi-modal community engagement regarding the proposed plans for the current library building.

### Objectives

- Understand the community's awareness of the new library building and the frequency of visits to the existing library building and Kibble Park
- Inform the community about the pros and cons of each option for the existing building (demolition or repurposing), and obtain community preferences
- Explore the reasons for community's preferences and their suggestions for the existing building



## Methodology and Sample



### Sample Sources

- **Structured questionnaire:** A total of 1,233 responses were collected from three different sources:
  - 930 online surveys hosted by Council
  - 280 face-to-face surveys conducted by Micromex Research at Kibble Park (N=139) and elsewhere in Gosford CBD (N=141), and
  - 23 hardcopy surveys distributed by Micromex interviewers/ available at Gosford Library.

This questionnaire was designed to assess community awareness of the new library building plan, gather opinions on the existing library building, and collect suggestions for its future use.

- **Objection pro-formas:** A total of 245 responses were received by Council through semi-structured pro-formas. These forms included respondents' views on the existing library building and their suggestions regarding its future.
- **Email submissions:** A total of 28 emails were received by Council outlining community opinions and suggestions concerning the existing library building.
- **Petitions:** A total of 3,824 signatures were submitted by community members, including 1,192 paper petitions and 2,632 online petitions. These petitions expressed opposition to the demolition of the existing library building.

Where possible, duplications (i.e.: same person providing multiple responses) have been consolidated/treated as one response. However, particularly in the case of the petitions, they were not deduplicated as it was not possible to do so.)

### Interviewing

Interviewing was conducted in accordance with The Research Society Code of Professional Behaviour.

### Sample selection and margin of error

Including responses from all three questionnaire sources (online, face-to-face, and hardcopy), a total of 1,233 structured questionnaire surveys were collected.

A sample size of 1,233 questionnaire respondents notionally provides a maximum sampling error of plus or minus 2.8% at 95% confidence (i.e.: if the survey was replicated with a new universe of N=1,233 respondents, 19 times out of 20 we would expect to see the same results, i.e. +/- 2.8%. For example, that an answer such as 'yes' (50%) to a question could vary from 47% to 53%). However, we stress 'notionally' because other than the face-to-face surveys, the others (online and hardcopy) were obtained via an 'opt-in' sample approach, so significance testing does not truly apply. **Thus, any references to significant differences should be treated with caution.**

### Data analysis

The data within this report was analysed using Q Professional.

As the survey sample is largely unmanaged/opt-in, the data has not been weighted to reflect population statistics such as age and gender.

Within the report, **blue** and **red** font colours are used to identify statistically significant differences between groups, i.e., gender, age, etc – although as noted above, for this survey, **results of significance testing should be treated with caution.**

Significance difference testing is a statistical test performed to evaluate the difference between two measurements. To identify the statistically significant differences between the groups of means, 'One-Way Anova tests' and 'Independent Samples T-tests' were used. 'Z Tests' were also used to determine statistically significant differences between column percentages.

Note: All percentages are calculated to the nearest whole number and therefore the total may not exactly equal 100%.

## Summary Findings



## Summary Findings

**76%** of survey responses (including online, face-to-face and hardcopy) believe that Council should retain and repurpose the existing library building:



- Online and face-to-face respondents were more likely to support retaining the building, whereas the majority of those who submitted hardcopy surveys (65%) believed that Council should demolish it.
- Whilst the 930 online and 28 hardcopy surveys were unmanaged/opt-in samples, the 280 face-to-face interviews were more of a controlled random sample. This may explain why the face-to-face respondents were less aware of expected population growth in Gosford CBD / the new library / the features of the new library – they were arguably less engaged in the topic. Nevertheless, when asked about the options for the library, 70% of this sample indicated they wanted the building retained.



All **245** responses received through the demolition objection pro-formas supported retaining the building.



Of the 28 emails received, 26 (**93%**) supported retaining the building, while only 2 (7%) expressed support for its demolition.



All **3,824** petitions received expressed objection to the demolition of the library.

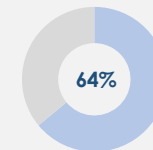
### \*Awareness and Visitation:



Nearly 1 in 3 respondents said they visit the current Gosford Library at least once a month.



More than half of the respondents stated that they visit or walk through Kibble Park at least once a month when they are not going to the library.



64% of respondents were aware that the population in the Gosford city area is expected to increase by approximately 67% over the next 21 years.

**82%** of respondents were aware that a new Gosford Regional Library is currently being built in the Gosford CBD.

Among those who were aware of the new library building plan, **71%** knew that the new library would include additional services and facilities.

\*Note: structured questionnaire results only (N=1,233) 6

## Summary Findings

### Why did they object to the demolition of the building?

- **Historical/Heritage and architectural significance**

The most common reason for objecting to the demolition is that the current library building holds historical and heritage significance for the entire Central Coast.

- **Repurpose/Reuse as a valuable infrastructure**

Many respondents believe that the current building would be suitable for a range of community uses if retained, and that demolishing such valuable infrastructure would be a waste.

- **Social/cultural/emotional significance**

Some respondents (particularly older residents) also mentioned that the current building holds emotional significance for them, and they do not want it to be demolished.

- **Lack of communication (e.g., no published costing for the demolition and no cost benefit analysis for the two options)**

In the petition, participants emphasised that no cost-benefit analysis had been publicly released for the two options. Some participants from other sources (e.g., survey, pro-forma) were also uninformed about the costs (such as 'refurbishing and repurposing the old library building would cost less').

### What did they suggest if the building is retained?

#### Potential community use



Community event hub/centre



Art/cultural activities



Youth and children centre



Education and training

#### Potential commercial use



Hospitality: Café, restaurant



Art gallery/ exhibition/ museum

### Why did they support the demolition of the building?

- **Good for public space enhancement**

Most supporters believe that as the city grows and new high-rise developments increase, the need for more open space becomes essential. They also think that removing the building will help increase public space in the area.

- **Waste of money/costs too much to refurbish/retain**

Considering the high cost of refurbishing the old building, many respondents believe it would place a significant financial burden on ratepayers.

- **The building is old/ugly/functionally obsolete**

Some respondents stated that the old building is too outdated, with certain functionalities not having been updated for a long time, and it needs to be demolished.



## Chapter One Survey Findings

This chapter presents findings based solely on the total of 1,233 structured questionnaires, comparing the 280 face-to-face (opt-out) responses with the combined 930 online and 23 hardcopy (opt-in) responses.

## Sample Profile



### Sample source



Online 75%  
(N=930)



Face-to-face 23%  
(N=280)



Hardcopy 2%  
(N=23)

Base: N = 1,233

### Gender



Female 62%

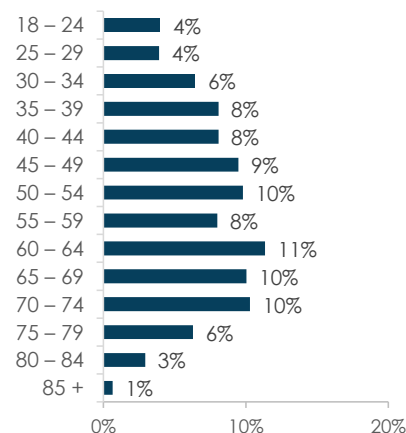


Male 35%

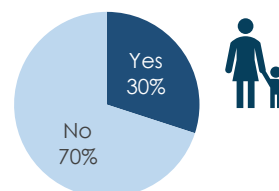
Non-binary 1%  
Not applicable 1%  
Prefer not to say 1%  
Prefer to self-describe <1%

Base: N = 1,233

### Age



### Are you the parent or guardian of any children under the age of 18 years?



### Involvement with Central Coast



Resident of the  
Central Coast  
Region  
91%



Work at a business  
in the Central  
Coast Region  
31%



Owner of a business  
in the Central  
Coast Region  
10%



Attend school/  
university/ TAFE in  
the Central Coast  
region 3%



I am a visitor to the  
Central Coast  
6%



None of the above  
1%

Base: N = 1,233

Please see Appendix 1 for suburbs 9

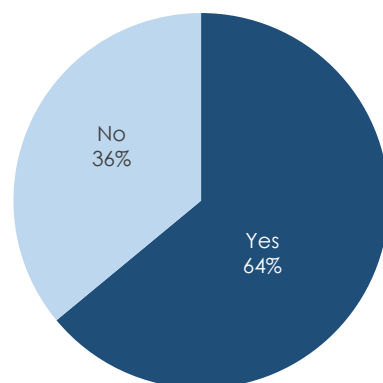
## Awareness of Population Growth



64% of respondents were aware that the population in the Gosford city area is expected to increase by approximately 67% over the next 21 years. Online participants were more likely to be aware of this compared to those who took part in the face-to-face interviews, which may reflect the difference in the opt-out face-to-face versus the opt-in online/hardcopy methodologies.

Across demographic groups, older respondents were more likely to be aware than younger respondents. Those who live or work in the Central Coast LGA were also more likely to be aware, while visitors were less likely to know about the projected population growth.

**Awareness of the potential population growth in Gosford over the next 21 years**



Base: N=1,232

Awareness	Overall	Sample source			Gender			Age			
		Online	Face-to-face	Hardcopy	Woman	Man	Other/Undisclosed	Under 35	35 – 49	50 – 69	70 +
Yes %	64%	71%	39%	45%	64%	64%	56%	47%	63%	66%	70%
Base	1,232	930	280	22	764	429	39	184	314	480	246

Awareness	Overall	Involvement in the Central Coast Local Government Area						Parent or guardian of children under 18	
		Resident	Owner of a business	Work at a business	Attend school/university/TAFE	I am a visitor	None of the above	Yes	No
Yes %	64%	65%	73%	63%	64%	51%	56%	65%	63%
Base	1,232	1,127	119	383	33	71	9*	372	860

Q1. Before today, were you aware that with all the rebuilding happening in Gosford, the population living in the Gosford city area is expected to increase by 67% over the next 21 years or so?

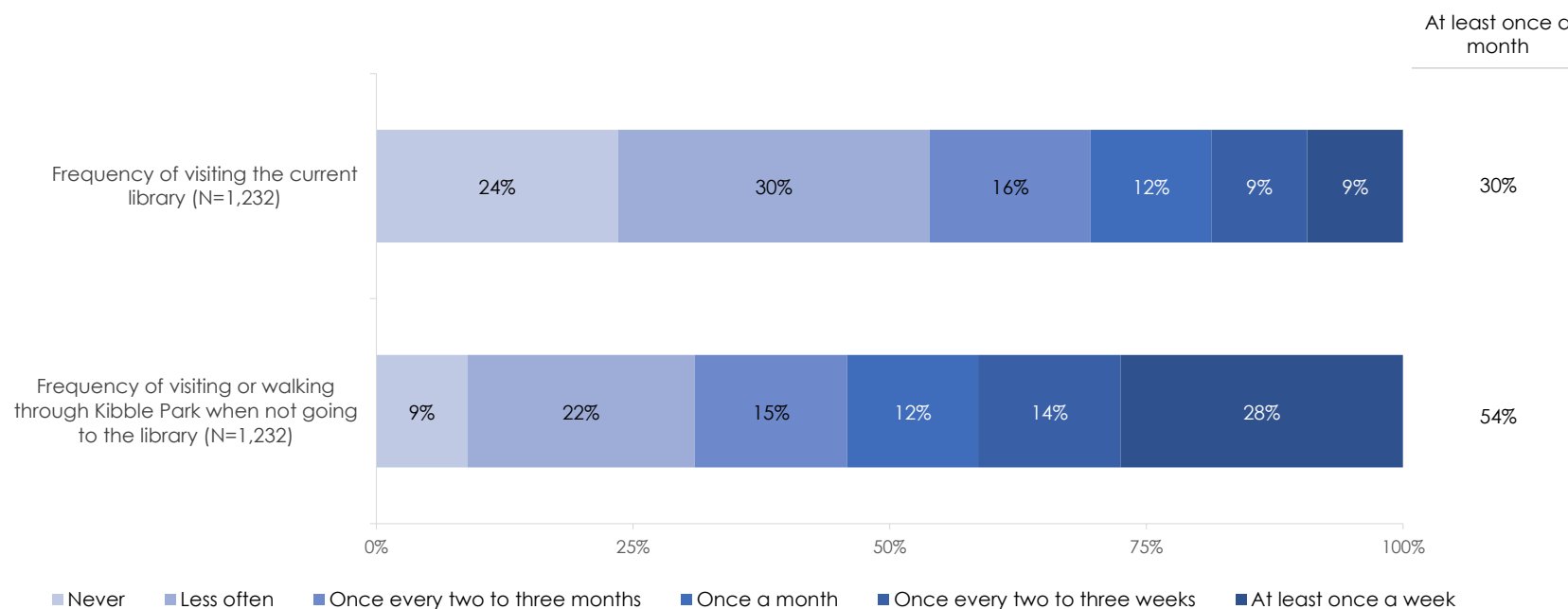
\*Caution: low base size  
A significantly higher/lower percentage (by group)

## Visits to the Library and Kibble Park



When asked about their current visits to the library and Kibble Park, nearly 1 in 3 respondents said they visit the current Gosford Library at least once a month, with 9% visiting at least once a week.

More than half of the respondents stated that they visit or walk through Kibble Park at least once a month when they are not going to the library, and 28% stated that they go to or walk through Kibble Park at least once a week.



D4a. How often, if at all, do you visit the current Gosford Library at Kibble Park?

D4b. And how often, if at all, do you visit or walk through Kibble Park when you are not going to the library?



## Visits to the Library and Kibble Park



Respondents who participated in this survey through face-to-face interviews visit the current library less often than other residents. However, they are more likely to visit or walk through Kibble Park when not going to the library (which reflects that a number of the face-to-face respondents were recruited within Kibble Park).

In terms of demographics:

- Women and residents of the LGA are more frequent visitors to the Gosford Library
- While those aged under 35, residents and workers of the area have a higher frequency of visiting Kibble Park.

At least once a month %	Overall	Online	Face-to-face	Hardcopy
Frequency of visiting the current library	30%	32%	23%	55%
Frequency of visiting or walking through Kibble Park when not going to the library	54%	47%	79%	50%
Base	1,232	930	280	22

At least once a month %	Overall	Gender			Age				Involvement in the Central Coast Local Government Area						Parent or guardian of children under 18	
		Woman	Man	Other/Undisclosed	Under 35	35 – 49	50 – 69	70 +	Resident	Owner of a business	Work at a business	Attend school/university/TAFE	I am a visitor	None of the above	Yes	No
Frequency of visiting the current library	30%	33%	25%	44%	29%	32%	31%	28%	32%	29%	33%	42%	13%	0%	33%	29%
Frequency of visiting or walking through Kibble Park when not going to the library	54%	52%	57%	64%	64%	53%	55%	46%	56%	50%	62%	64%	21%	0%	55%	54%
Base	1,232	764	429	39	184	314	480	246	1,127	119	383	33	71	9*	372	860

D4a. How often, if at all, do you visit the current Gosford Library at Kibble Park?

D4b. And how often, if at all, do you visit or walk through Kibble Park when you are not going to the library?

\*Caution: low base size  
A significantly higher/lower percentage (by group)

## Awareness of New Library Building Plan

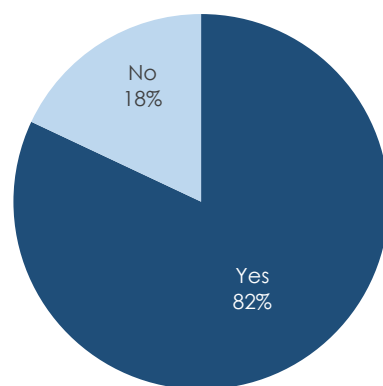


82% of respondents were aware that a new Gosford Regional Library is currently being built in the Gosford CBD. Face-to-face respondents were less likely to be aware of this.

Older respondents and those who visit the library or Kibble Park more often were more likely to be aware that a new library was being built.

Awareness	Overall	Frequency of visiting the current library		Frequency of visiting or walking through Kibble Park	
		At least once a month	Less than once a month	At least once a month	Less than once a month
Yes %	82%	89%	78%	85%	77%
Base	1,232	375	857	667	565

Awareness of the new library building plan



Base: N=1,232

Awareness	Overall	Sample source			Gender			Age			
		Online	Face-to-face	Hardcopy	Woman	Man	Other/Undisclosed	Under 35	35 – 49	50 – 69	70 +
Yes %	82%	87%	63%	100%	81%	81%	90%	67%	77%	86%	89%
Base	1,232	930	280	22	764	429	39	184	314	480	246

Awareness	Overall	Involvement in the Central Coast Local Government Area						Parent or guardian of children under 18	
		Resident	Owner of a business	Work at a business	Attend school/university/TAFE	I am a visitor	None of the above	Yes	No
Yes %	82%	83%	92%	86%	79%	58%	56%	77%	84%
Base	1,232	1,127	119	383	33	71	9*	372	860

Q2. A new Gosford Regional Library is currently being built in the Gosford CBD, across the road from the existing Gosford Library. Before today, were you aware that a new library was being built within the Gosford CBD?

\*Caution: low base size  
A significantly higher/lower percentage (by group)

## Awareness of Additional Services and Facilities in the New Library

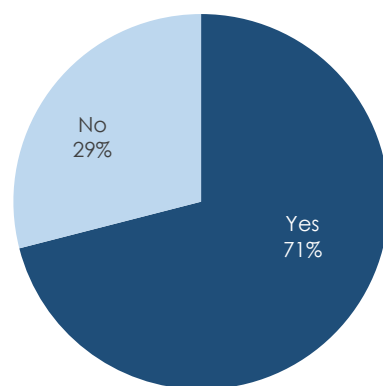


Among those who were aware of the new library building plan, 71% (or 58% of the total sample) knew that the new library would include additional services and facilities. Similar to overall awareness of the new library, face-to-face respondents were less likely to be aware of this.

Younger respondents and those who visit the library less frequently were also less likely to be aware of the planned additional services in the new library.

Awareness	Overall Aware of New Library	Frequency of visiting the current library		Frequency of visiting or walking through Kibble Park	
		At least once a month	Less than once a month	At least once a month	Less than once a month
Yes %	71%	81%	66%	70%	72%
Base	1,005	335	670	569	436

**Awareness of the additional services and facilities in the new library**



Base: N=1,005

Awareness	Overall Aware of New Library	Sample source			Gender			Age			
		Online	Face-to-face	Hardcopy	Woman	Man	Other/Undisclosed	Under 35	35 – 49	50 – 69	70 +
Yes %	71%	80%	28%	73%	73%	68%	66%	62%	68%	73%	75%
Base	1,005	807	176	22	622	348	35	123	242	414	218

Awareness	Overall Aware of New Library	Involvement in the Central Coast Local Government Area						Parent or guardian of children under 18	
		Resident	Owner of a business	Work at a business	Attend school/university/TAFE	I am a visitor	None of the above	Yes	No
Yes %	71%	71%	77%	73%	85%	71%	80%	68%	72%
Base	1,005	938	110	331	26	41	5*	285	720

Q3. [If Yes on Q2, ask] The new library will have four levels, and in addition to all the expected library facilities, it will also have: a space for kids to explore literacy through interaction and play; Flexible function space, for special occasions and larger audiences; Breakout spaces on every level for private and collaborative learning; A smart work hub for those who want a place to work without the commute and dedicated meeting rooms, recording studios and exhibition space. Before today, were you aware that the new library would have these additional services and facilities?

\*Caution: low base size  
A significantly higher/lower percentage (by group)

## Opinions on the Existing Library Building



Before asking questions about opinions on the existing library building, respondents were provided with background information about the new library building plan and two potential options for dealing with the existing library:

### Option 1: Demolishing the Building

With significant residential and commercial development occurring in the area, the need for accessible open space has become increasingly important to our local community. Removing the existing structure would provide the opportunity to create public open space that meets the recreational and social needs of a growing population. Potential uses for this space could include a green parkland, walking paths or outdoor community facilities designed to enhance liveability and provide much needed gathering spaces. This approach ensures that as the community grows, residents have access to well-designed outdoor areas that support a healthy and connected community and improve safety and security in the heart of the Gosford CBD. The estimated cost to demolish is approximately \$485,000.

### Option 2: Repurposing the Building

Community feedback has highlighted the historical significance of the current library building and its value as a space for local activities. This option would adapt the building for alternative uses that align with community needs. Potential uses could include co-working spaces, commercial opportunities for local business, arts and cultural facilities or multi-purpose community hubs. Retaining and modernising the building would allow it to continue serving as a focal point while adapting it to better meet community needs. It is estimated that remediation and compliance works required to restore the building, along with specialist advice, would cost approximately \$4.2 million.

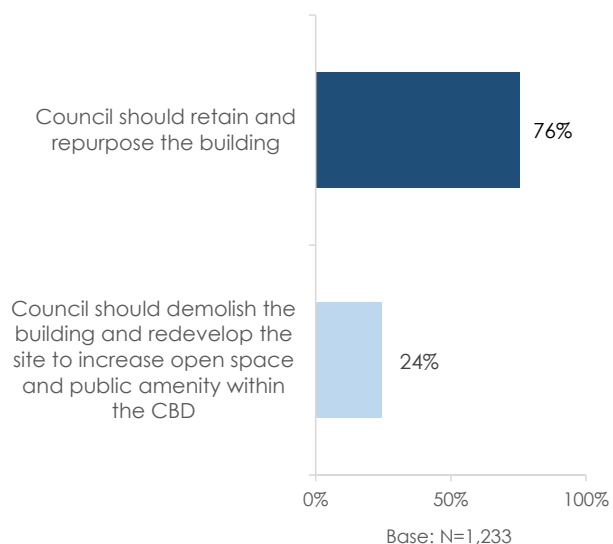
## Opinions on the Existing Library Building



Overall, 76% of respondents believe that Council should retain and repurpose the existing library building, while 24% suggested that Council should demolish the building and redevelop the site to increase open space and public amenity within the CBD. Both online and face-to-face respondents were more likely to support retaining the building, whereas the majority of those who submitted hardcopy surveys (65%) believed that Council should demolish it.

Respondents who visit the current library more frequently were more likely to support retaining the building, as were those who regularly visit or walk through Kibble Park, even when not visiting the library.

Opinions on the Existing Library Building



	Overall	Sample source			Awareness of the new library building plan	
		Online	Face-to-face	Hardcopy	Yes	No
Council should <u>retain</u> the building	76%	78%	70%	35%	77%	72%
Council should <u>demolish</u> the building	24%	22%	30%	65%	23%	28%
Base	1,233	930	280	23	1,005	227

	Overall	Frequency of visiting the current library		Frequency of visiting or walking through Kibble Park	
		At least once a month	Less than once a month	At least once a month	Less than once a month
Council should <u>retain</u> the building	76%	83%	72%	79%	71%
Council should <u>demolish</u> the building	24%	17%	28%	21%	29%
Base	1,233	375	857	667	565

Q4. What do you think should happen with the existing library building (located across the road from the new library), once the new Library is open?

A significantly higher/lower percentage (by group) 16

## Opinions on the Existing Library Building



Across demographic groups, women, older respondents and those who are not currently the parent or guardian of any children under 18 were more likely to support retaining the library building. Respondents working at a business in the LGA, males and those aged under 50 were more likely to suggest demolishing the building. Note however that despite these demographic differences, all demographic cohorts favoured retaining the building.

	Overall	Gender			Age			
		Woman	Man	Other/ Undisclosed	Under 35	35 – 49	50 – 69	70 +
Council should <u>retain</u> the building	76%	80%	67%	82%	65%	69%	78%	87%
Council should <u>demolish</u> the building	24%	20%	33%	18%	35%	31%	22%	13%
Base	1,233	765	429	39	184	314	480	247

	Overall	Involvement in the Central Coast Local Government Area						Parent or guardian of children under 18	
		Resident	Owner of a business	Work at a business	Attend school/ university/ TAFE	I am a visitor	None of the above	Yes	No
Council should <u>retain</u> the building	76%	76%	71%	68%	88%	83%	100%	71%	78%
Council should <u>demolish</u> the building	24%	24%	29%	32%	12%	17%	0%	29%	22%
Base	1,233	1,128	119	383	33	71	9*	372	861

Q4. What do you think should happen with the existing library building (located across the road from the new library), once the new Library is open?

\*Caution: low base size  
A significantly higher/lower percentage (by group)

## Reasons for Supporting Retaining the Existing Library Building



Reasons for supporting retaining and repurposing the building (76%)	N=1,233
Unique architecture/historical/National Trust/iconic	36%
**Use for community space/community groups/youth groups	23%
**It should be repurposed/it is a useful/valuable infrastructure	17%
Social/cultural/emotional significance - please do not demolish	14%
A waste to demolish such a good building	10%
It is a community/public asset	7%
**Use for arts/cultural activities/exhibitions/museum	6%
Kibble Park doesn't need more space/wouldn't make much difference if demolished	6%
It is central/it has a good location	5%
Support future population	5%
**Use for community services/outreach/homeless	4%
**Use for a cafe/restaurant	2%
Community consultations/Architects recommended to keep it	2%
**Use for office or commercial space	2%
Cost less to refurbish	1%
Keep the toilets/already has toilets/don't want unisex toilets	1%
Bring people to the area	1%
**Use for health services	1%
Good access for elderly/disabled	<1%
Other	3%
Don't know/nothing	<1%

**\*\*NETT:  
Reuse/  
Repurpose  
41%**

Among those who support retaining the existing library building, two main themes emerged:

- Its potential for other uses (community space/its value as existing infrastructure/arts-cultural activities, etc) – a nett subtotal of 41% of survey respondents mentioned one or more of the highlighted uses in the table at left
- The unique architecture and historical significance of the building to Gosford and the Central Coast area

Other reasons included:

- Its social, cultural, and emotional significance
- The belief that it is a waste to demolish.

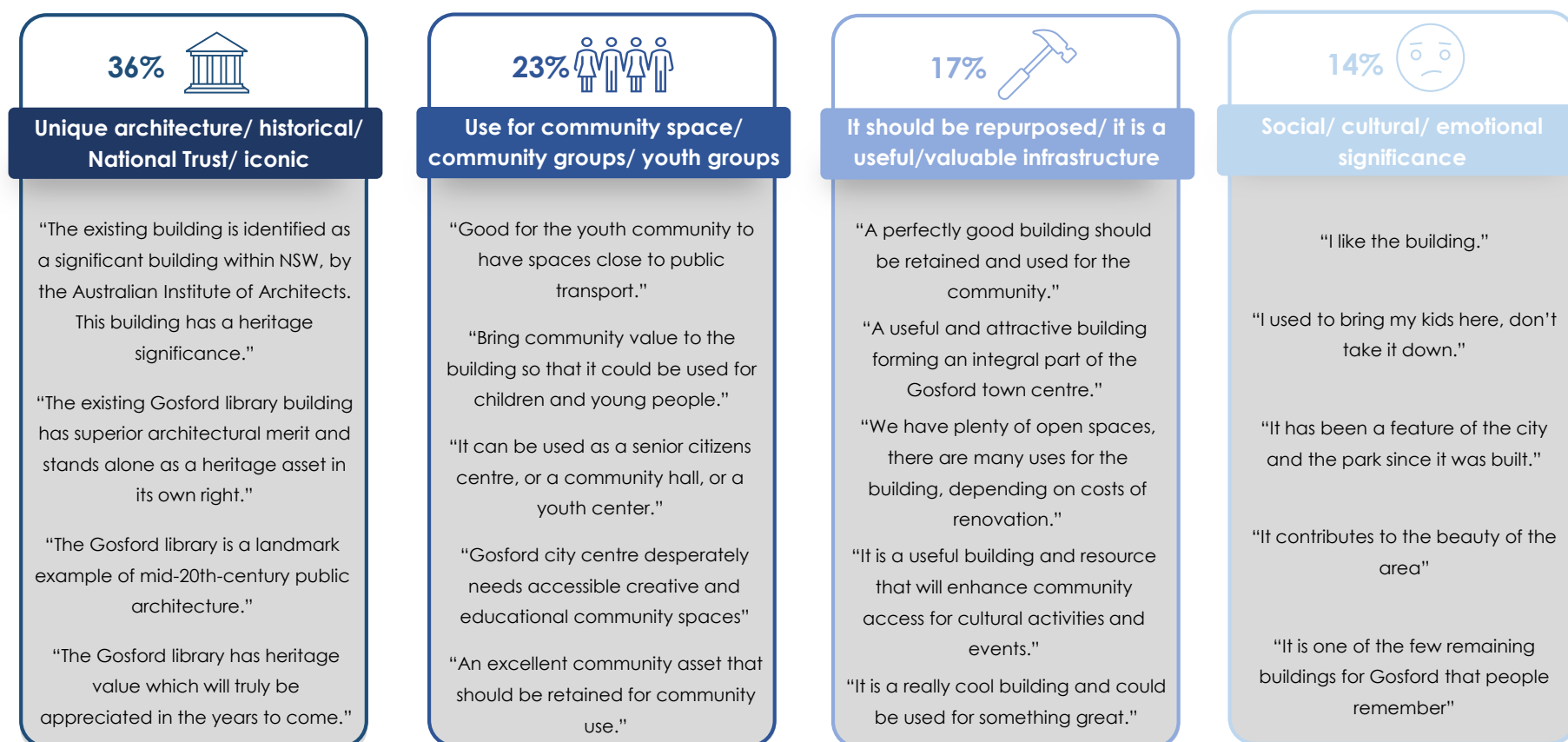
Some example verbatims for the main themes are provided on next slide...

Q4. What do you think should happen with the existing library building (located across the road from the new library), once the new Library is open? Why do you say that?

## Reasons for Supporting Retaining the Existing Library Building



Example Verbatims for top 4 mentions



Q4. What do you think should happen with the existing library building (located across the road from the new library), once the new Library is open? Why do you say that?



## Reasons for Supporting Demolishing the Existing Library Building



Reasons for supporting demolishing the building and redeveloping the site (24%)	N=1,233
Waste of money/costs too much to refurbish/retain	8%
Gosford needs the open space	8%
It's ugly/old/agree with demolition	5%
Kibble Park will be better/larger	5%
Make park/area safer/more surveillance possible	3%
Revitalise Gosford/encourage residents and visitors	3%
New library will meet community needs	2%
Repurpose the space as something other than parkland	2%
Support future population	1%
Not historically/architecturally significant	1%
Empty building could be vandalised/derelict	1%
More space could be used for exhibitions/entertainment, etc.	1%
Want better toilets/amenities/disabled	1%
Need better access for the disabled/elderly	1%
Not beneficial to community to keep it/demolishing it will benefit community	<1%
Other	1%
Don't know/nothing	<1%

Most frequently mentioned reasons for supporting the demolition of the building include 'it is a waste of money to refurbish it' and 'Gosford/Kibble Park needs more space'.

Other frequently mentioned reasons include the building is too old or unattractive, Kibble Park would be better or larger if the old building were demolished, it would help make the area and park safer, and it would encourage residents and tourists to visit Gosford.

See example verbatims next slide...

Q4. What do you think should happen with the existing library building (located across the road from the new library), once the new Library is open? Why do you say that?

20

## Reasons for Supporting Demolishing the Existing Library Building



Example Verbatims for top 4 mentions

8%



### Waste of money/ costs too much to refurbish/ retain

"The lower floor facilities and rooms are in great need of reconstruction and refurbishment, and this will mean an enormous cost to the ratepayers."

"Spending \$4.2 million just to bring it up to code is a huge waste of ratepayers' money."

"A lot of money to spend to rebuild."

"It may cost more to retain an existing building."

"The money could be better spent elsewhere."

8%



### Gosford needs the open space

"Gosford needs more open space."

"Additional greenspace in a very 'grey' city is important."

"As a parent with young children, I would much rather open spaces for them to run around in and to enjoy being outside than to go from one building to another old building."

"As the city grows, with all the new high-rise developments, the need for more open space is essential."

"Having open park space directly across the road from the regional library is more appealing."

5%



### It's ugly/ old/ agree with demolition

"The building is too old and not needed."

"The current building is old and ugly."

"The current Gosford Library is too old, too small, and lacks a modern appearance, making it unable to meet the community's needs."

"The building is so old that it would need substantial upgrades to get it up to standard."

"It's old and unnecessary."

5%



### Kibble Park will be better/larger

"A larger park provides more opportunities for increased development surrounding it."

"A larger park would be much more vibrant for Gosford."

"The demolition of the old library will allow for kibble park to be opened up and for the green space to meet the needs of new residents."

"The CBD park needs to expand"

"Better kids playground"

Q4. What do you think should happen with the existing library building (located across the road from the new library), once the new Library is open? Why do you say that?

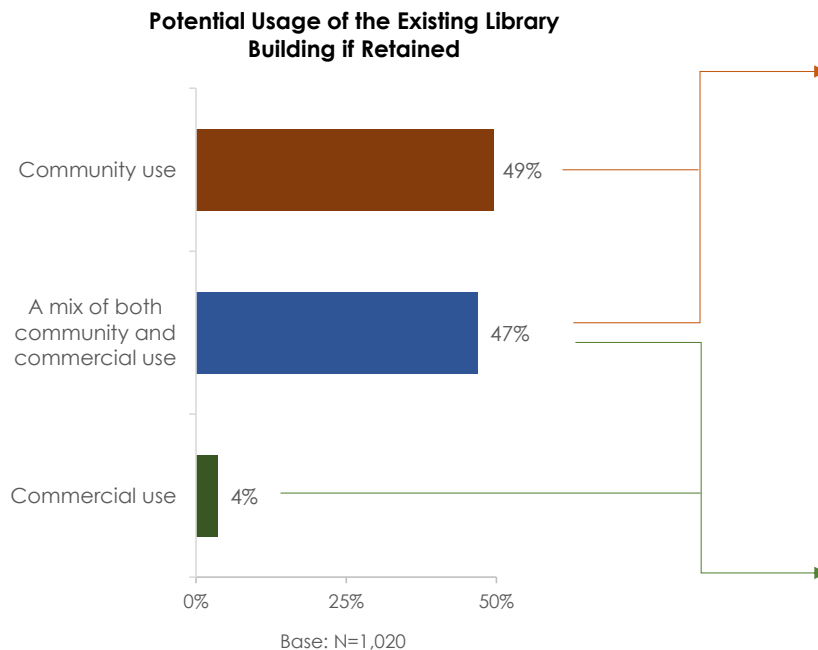
21

## Potential Usage of the Existing Library Building if Retained



If the building is retained, 96% of respondents want it to offer community use – although nearly one in two are happy to see it also have some commercial use.

Arts and cultural activities are the most preferred type of use the community would like to see if the building is retained for community purposes, followed by community event space. For commercial use, the most preferred options are hospitality (such as a café or restaurant) and an art gallery or exhibition space.



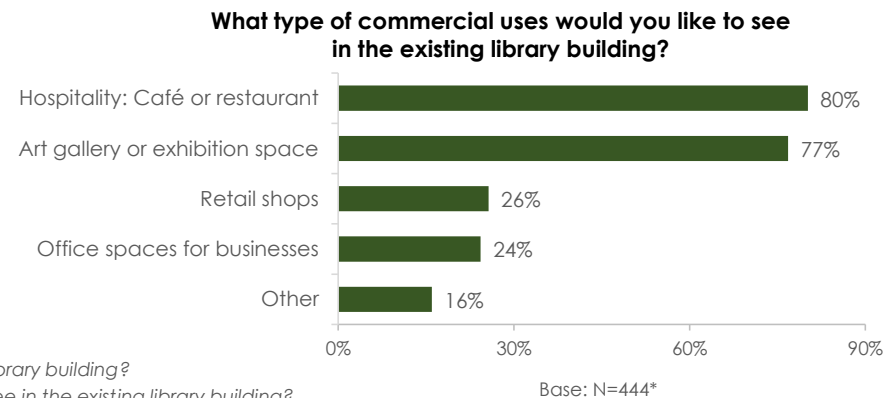
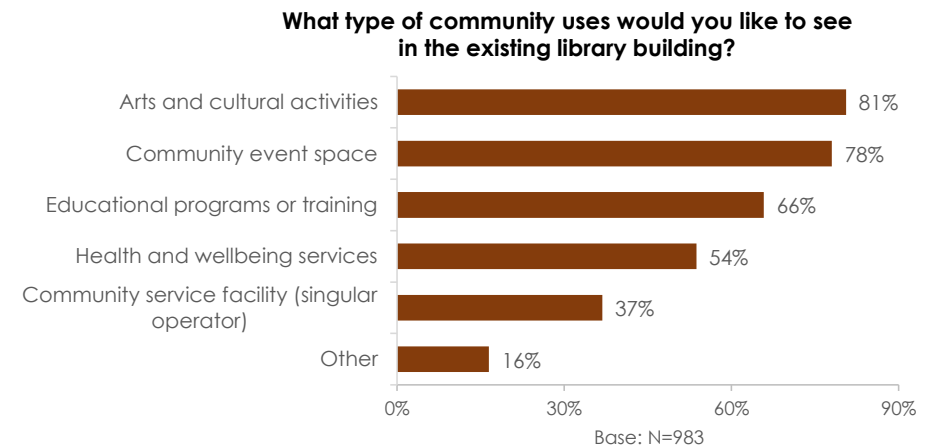
Please see Appendix 1 for 'other specified'.

\*Note: Due to a programming error on the online survey, 71 respondents did not answer this question

Q5. If the building were to be retained, how do you think it should be used?

Q6. [If 'community' or 'both' on Q5, ask] What type of community uses would you like to see in the existing library building?

Q7. [If selected "Commercial use" or 'both' on Q5, ask]. What type of business or services would you like to see in the existing library building?



## Potential Usage of the Existing Library Building if Retained



This slide explores usage preferences by source of responses and demographic segments.

Whilst there are differences by subsamples, all cohorts still primarily want community use, either only community use, or a mix of community and business use. Even amongst the 87 respondents who preferred the building is demolished, when asked about future usage if it is retained, the majority want some form of community use in the repurposed building.

See next two slides for results by demographic for Q6 and Q7...

	Overall	Sample source			Gender			Age			
		Online	Face-to-face	Hardcopy	Woman	Man	Other/Undisclosed	Under 35	35 – 49	50 – 69	70 +
Community	49%	48%	54%	40%	51%	46%	58%	54%	46%	47%	54%
Mix	47%	51%	35%	60%	47%	46%	42%	41%	51%	48%	45%
Commercial	4%	1%	11%	0%	2%	8%	0%	5%	3%	5%	1%
Base	1,020	730	280	10*	651	336	33	146	239	398	231

	Overall	Frequency of visiting the current library		Frequency of visiting or walking through Kibble Park		Opinions on the existing library building	
		At least once a month	Less than once a month	At least once a month	Less than once a month	Retain	Demolish
Community	49%	48%	50%	49%	49%	49%	52%
Mix	47%	51%	45%	46%	48%	49%	26%
Commercial	4%	1%	5%	4%	3%	2%	22%
Base	1,020	326	693	586	433	933	87

	Overall	Involvement in the Central Coast Local Government Area						Parent or guardian of children under 18	
		Resident	Owner of a business	Work at a business	Attend school/university/TAFE	I am a visitor	None of the above	Yes	No
Community	49%	51%	37%	49%	40%	31%	44%	49%	50%
Mix	47%	46%	60%	47%	60%	63%	56%	48%	47%
Commercial	4%	3%	3%	4%	0%	6%	0%	3%	4%
Base	1,020	927	87	280	30	68	9*	287	733

Q5. If the building were to be retained, how do you think it should be used?

Q6. [If 'community' or 'both' on Q5, ask] What type of community uses would you like to see in the existing library building?

Q7. [If selected "Commercial use" or 'both' on Q5, ask], What type of business or services would you like to see in the existing library building?

\*Caution: low base size  
A significantly higher/lower percentage (by group)

## Potential Usage of the Existing Library Building if Retained

	Overall	Sample source			Gender			Age			
		Online	Face-to-face	Hardcopy	Woman	Man	Other/ Undisclosed	Under 35	35 – 49	50 – 69	70 +
Arts and cultural activities	81%	82%	77%	80%	83%	76%	85%	82%	78%	83%	78%
Community event space	78%	80%	73%	90%	78%	79%	73%	71%	77%	81%	79%
Educational programs or training	66%	65%	67%	70%	67%	62%	73%	69%	64%	66%	65%
Health and wellbeing services	54%	49%	67%	70%	56%	50%	45%	68%	54%	51%	51%
Community service facility (singular operator)	37%	29%	59%	20%	36%	38%	45%	60%	38%	31%	32%
Other	16%	17%	13%	40%	15%	18%	21%	15%	16%	18%	15%
Base	983	725	248	10*	641	309	33	139	232	378	229

	Overall	Involvement in the Central Coast Local Government Area						Parent or guardian of children under 18	
		Resident	Owner of a business	Work at a business	Attend school/ university/ TAFE	I am a visitor	None of the above	Yes	No
Arts and cultural activities	81%	81%	85%	81%	90%	78%	67%	81%	80%
Community event space	78%	79%	85%	79%	80%	73%	78%	78%	78%
Educational programs or training	66%	66%	76%	70%	60%	61%	78%	69%	65%
Health and wellbeing services	54%	54%	54%	57%	40%	58%	56%	56%	53%
Community service facility (singular operator)	37%	36%	32%	43%	40%	47%	22%	38%	36%
Other	16%	16%	23%	19%	27%	13%	11%	14%	17%
Base	983	899	84	268	30	64	9*	277	706

\*Caution: low base size

Q6. [If 'community' or 'both' on Q5, ask] What type of community uses would you like to see in the existing library building?

A significantly higher/lower percentage (by group) 24

## Potential Usage of the Existing Library Building if Retained

	Overall	Sample source			Gender			Age			
		Online	Face-to-face	Hardcopy	Woman	Man	Other/ Undisclosed	Under 35	35 – 49	50 – 69	70 +
Hospitality: Café or restaurant	80%	81%	78%	75%	79%	82%	75%	81%	86%	79%	74%
Art gallery or exhibition space	77%	82%	65%	75%	80%	70%	100%	69%	79%	76%	80%
Retail shops	26%	19%	41%	25%	24%	29%	17%	39%	32%	21%	17%
Office spaces for businesses	24%	19%	36%	50%	20%	32%	25%	45%	22%	22%	18%
Other	16%	19%	8%	25%	18%	12%	33%	5%	12%	18%	27%
Base	444	311	129	4*	271	161	12	62	115	182	82

	Overall	Involvement in the Central Coast Local Government Area						Parent or guardian of children under 18	
		Resident	Owner of a business	Work at a business	Attend school/ university/ TAFE	I am a visitor	None of the above	Yes	No
Hospitality: Café or restaurant	80%	80%	83%	85%	93%	76%	100%	83%	79%
Art gallery or exhibition space	77%	77%	77%	78%	79%	76%	80%	79%	76%
Retail shops	26%	24%	26%	30%	21%	33%	20%	29%	24%
Office spaces for businesses	24%	24%	32%	23%	7%	21%	60%	21%	26%
Other	16%	17%	15%	13%	14%	7%	0%	7%	20%
Base	444	389	47	130	14	42	5*	131	313

\*Caution: low base size

Q7. [If selected "Commercial use" or 'both' on Q5, ask], What type of business or services would you like to see in the existing library building?

A significantly higher/lower percentage (by group) 25

## Other Thoughts and Suggestions Regard the Future of the Site



Other suggestions regarding the future of the site still revolve around whether to retain or demolish the current library, and how to utilise the site depending on that decision. 14% of respondents suggested using it as a community centre, while 10% recommended incorporating more green space, park areas, and outdoor seating with shade.

Other thoughts and suggestions	N=905	Other thoughts and suggestions	N=905
It should be kept according to NSW Architect/National Trust/community consultation	15%	Health services/community wellbeing	2%
Community centre/community use in general	14%	Heritage/history/museum	1%
Waste of money to demolish/do not demolish	12%	Children's services/childcare/play space	1%
There should be more green space/park area/outdoor seats with shade	10%	Seniors' centre/services	1%
Repurpose/refurbish building	9%	Nightlife/evening entertainment	1%
It should be used for art gallery/arts and crafts/cultural activities	7%	Demolish a different building instead	1%
Community services/outreach/support/homelessness support	5%	Tourist information/visitors' centre	1%
Youth centre/services	5%	Council-use building	1%
Events and exhibitions	4%	Tourist attraction	1%
Cafe/restaurant	4%	Venue hire space	1%
Revitalise Gosford/bring people to the area	4%	Waterpark/splash park	1%
Carpark	3%	Add art/murals to the building	1%
Performing arts/theatre/singing	3%	Indigenous services/centre	<1%
Toilets need upgrade	3%	Need more information/further consultation	<1%
It should be utilised for its central location	3%	Turn into sporting area	<1%
Commercial use	2%	Locally made retail	<1%
Support growing population	2%	Profit-making ventures to cover costs	<1%
Waste of money to keep/demolish it	2%	Use as sheltered area within park	<1%
Education	2%	Other	7%
Kibble Park does not need more space/won't make much difference	2%	Don't know/nothing	17%
Make Kibble Park/the area safer	2%		

Q. Please share any other thoughts or suggestions regard the future of the site:



## Chapter Two

### Demolition Objection Pro-formas

A total of 245 responses were received by Council through semi-structured pro-formas that opposed the demolition of the current library. These forms included:

- A general pre-printed objection statement (see at right)
- Respondent details (name, email, phone, whether a resident of the Central Coast)
- Opportunity to provide an 'Objection statement' (open-ended response)
- Opportunity to provide 'Suggestions for alternative use' (open-ended response).

**micromex**  
research

#### MY OBJECTION IN RESPONSE TO GOSFORD LIBRARY BUILDING DEMOLITION SURVEY

I object to the proposed demolition of the Gosford Library building. I urge the Central Coast councillors to oppose the demolition decision and explore alternatives that preserve this important community asset.





## Reasons for Objection to Demolition



Reasons for Objection to Demolition	N=232
<b>**It should be repurposed/it is a useful/valuable infrastructure</b>	29%
Unique architecture/historical/National Trust/iconic	26%
Social/cultural/emotional significance - please do not demolish	15%
<b>**Use for community space/community groups/youth groups</b>	12%
General Objections to the Demolition	10%
A waste to demolish such a good building	6%
It is a community/public asset	2%
<b>**Use for community services/outreach/homeless</b>	2%
It is still in good condition	2%
It is central/it has a good location	1%
<b>**Use for arts/cultural activities/exhibitions/museum</b>	1%
Bring people to the area	<1%
Keep the toilets/already has toilets/don't want unisex toilets	<1%
Kibble Park doesn't need more space/wouldn't make much difference if demolished	<1%
Support future population	<1%
Other	1%

**\*\*NETT:  
Reuse/  
Repurpose  
42%**

The 245 Pro-forma participants were provided the opportunity to record more detail around their reasons for objecting to the demolition. 232 of the 245 provided a written response, with the main themes coded – see table at left.

Main reasons for objecting to the demolition were similar to the findings from the surveys (see the first chapter), with the most commonly mentioned reasons being that the building is useful or valuable/should be repurposed (nett subtotal of 42% of respondents mentioned one or more of the highlighted reuse codes at left), has unique architecture or historical/ heritage value, and holds social, cultural, or emotional significance.

See example verbatims next slide...

## Reasons for Objection to Demolition



 Example Verbatims for top 4 mentions

29%



**It should be repurposed/ it is a useful/ valuable infrastructure**

"Let's invest in the Gosford library as lovely old building, and use it for something special."

"We should not destroy all our old buildings with character and charm, they can be used for other purposes."

"The building doesn't need to be pulled down, it can be resurrected."

"The building needs to be preserved and repurposed."

"The library is a great facility that should stay."

26%



**Unique architecture/ historical/ National Trust/ iconic**

"Heritage buildings need to be kept."

"It is part of our history and should not be removed."

"The Gosford library building serves a unique purpose to the community and should stay as an infrastructure for the community."

"The Gosford library should be preserved as a heritage building."

"The building has historical history for Gosford and must be used for the community."

15%



**Social/ cultural/ emotional significance**

"Please don't knock down important heritage listed buildings which give so much to our community."

"Don't tear down our library."

"I don't want the Gosford library demolished."

"A great building that I love and should be used for the community."

"Save the building please."

12%



**Use for community space/ community groups/ youth groups**

"The building should be used for residents, groups etc. to use for other activities."

"We need more exhibition space and areas for groups to meet."

"Community space is essential for community growth and space."

"Repurpose for a community centre."

"The lovely historic building and should be converted to a community centre."

## Suggestions for the Current Building



Suggestions for the Current Building	N=184
<b>NETT: Repurpose</b>	<b>80%</b>
Community event space	41%
Arts and cultural activities	32%
Childcare centre/youth centre	16%
Hospitality: cafe or restaurant	9%
Senior services/facilities	8%
Educational programs or training	4%
Community service facilities	4%
Sports and entertainment	3%
Town hall	2%
Casual seating/tearoom	2%
Health and wellbeing services	1%
Office space for businesses	1%
Retail shops/local market	1%
Services and facilities for residents with disability	1%
Information centre	1%
Function area/centre	1%
Multiple uses	2%
Keep the building for the community to use	16%
Historical buildings need to be preserved	2%
Other	6%

The 245 Pro-forma participants were also encouraged to suggest alternative uses for the current library building. 184 of the 245 provided a written response, with the main themes coded – see table at left

The top three suggestions for repurposing the building were:

- Community event space (41%)
- Arts and cultural activities (32%)
- Childcare/youth centre (16%).

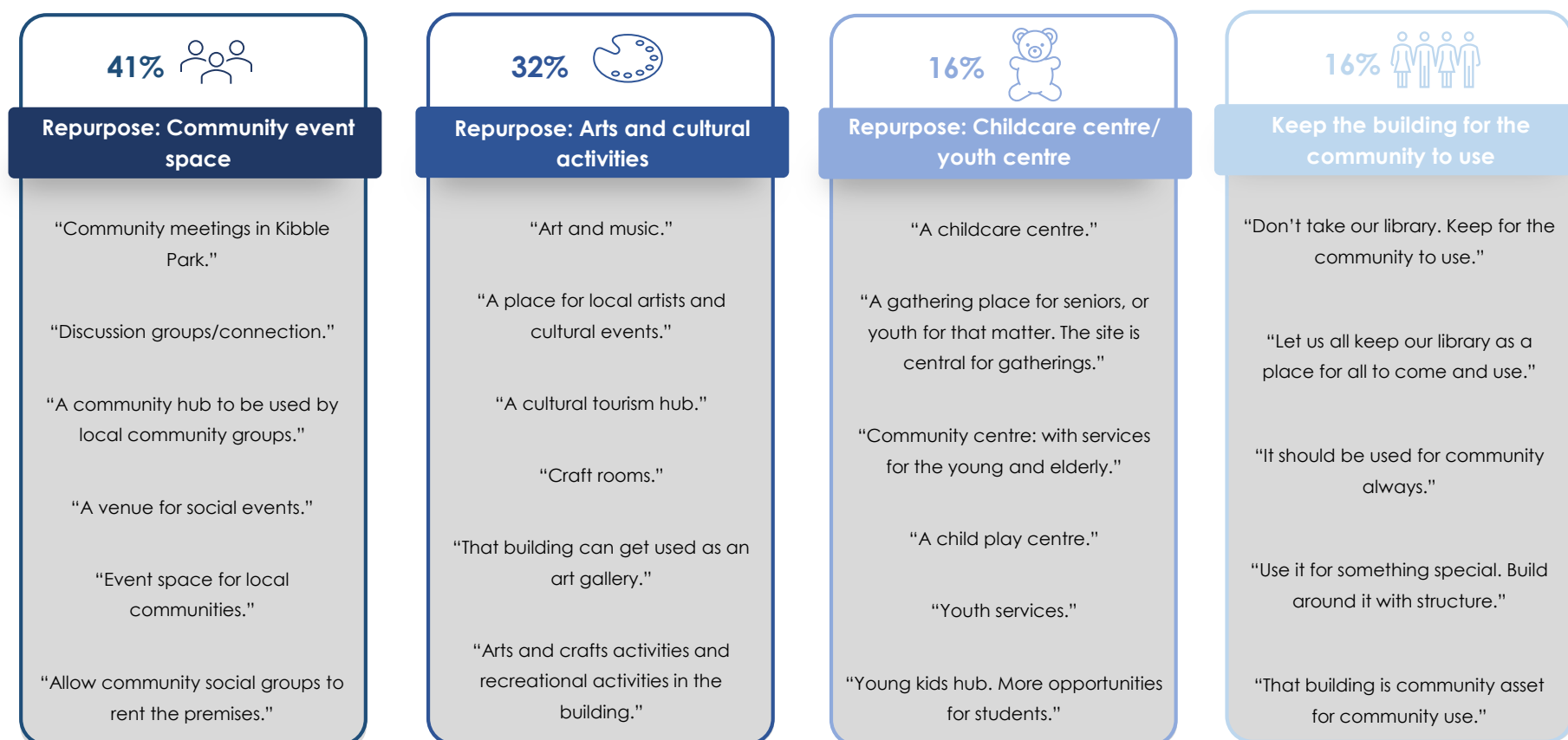
Further, 16% stated more generally that the library building should be kept for the community to use.

A sample of verbatim comments for these four main themes is provided overleaf.

## Suggestions for the Current Building



 Example Verbatims for top 4 mentions





## Chapter Three

### Email Submissions

A total of 28 emails were received by Council outlining community opinions and suggestions concerning the existing library building.

This chapter reports on themes that emerge for both demolish and retain options based on these 28 email submissions. Please note that they were unstructured and results are presented in themes.

## Opinions on the Existing Library Building



Of all 28 email submissions we received, the majority (26, or 93%) expressed support for retaining the building. The two main reasons for opposing the demolition were the potential for reuse or repurposing as a community asset, and the heritage or architectural significance. In contrast, the two emails supporting demolition stated that it would benefit urban renewal and public space enhancement and argued that the building should be demolished due to its structural issues and obsolete functionality.

### 26 emails expressed opinions in favour of retaining the building (93%)

#### Potential for Reuse/Repurpose as a Community Asset

"Please do not destroy the Gosford Library building in Kibble Park. It will have many community uses"

"Please keep the Gosford Library building. It is an old building in need of library extension but perhaps it could be used for other purposes beneficial to the community"

"After the closure of their highly successful 'Parkside' Youth Service Centre, RYSS have been searching for a suitable site to develop a new Youth Centre serving youth on the Central Coast, and they have identified that the current Gosford Library building would be suitable to convert into a youth centre"

#### Heritage and Architectural Significance

"This structure has stood as a proud landmark in Kibble Park for fifty-five years. It remains an iconic example of its era and is the last of its kind in the area - a heritage that deserves preservation"

"I am writing to express my opposition to the proposed demolition of the former Gosford Library building. This building holds significant cultural and historical value for the Central Coast community, and its destruction would be a mistake."

"I am writing to object to the proposed demolition of Gosford Library. As a Central Coast resident and ratepayer, I value the local heritage and the services this building offers"

See also other comments for retaining the building overleaf.

### Only 2 supported demolition of the building (7%)

#### Urban Renewal and Public Space Enhancement

"The demolition of the old Gosford Library to facilitate the expansion of Kibble Park aligns with the NSW Government's Greener Places strategy and addresses the pressing need for accessible, high-quality open spaces in the face of rapid urban development"

"Its removal will unlock far greater long-term benefit for the broader community by expanding Kibble Park into a vibrant, multifunctional public space"

#### The Building is Functionally Obsolete or Structurally Problematic

"The building has never been properly maintained. It's overcrowded, ill-suited for purpose long ago, a blight on Kibble Park"

## Opinions on the Existing Library Building



Apart from the frequently mentioned reasons listed in the previous slide, some respondents who support retaining the building also mentioned their emotional connection to it (e.g., some older residents even consider it a companion in their retired lives). Additionally, some respondents expressed a desire for the existing toilets to be retained for the park.

**26 emails expressed opinions in favour of retaining the building (93%)**

### Emotional Significance

*"I am a rate payer and have been a resident of the Central Coast since 1966. I recall as a school child the excitement and pride at the opening of the then new Gosford Library in a modern state of the art building."*

*"I have used Gosford Library since 1992 as a Gosford and Narara primary teacher. I borrowed mountains of books for class research over the years as well as visiting the library with my grandchildren. I still use it and value it in my retired life. "*

*"When we moved to the Central Coast in 1972, it was a car park with an open drain running through it and then we were blessed with the development of the current library."*

### Keep the Toilets/Toilets are Vital for the Park

*"The toilet facility is also vital for many members of the community who struggle with bladder and bowel issues, and limit their time away from home because of the need for a nearby toilet. "*

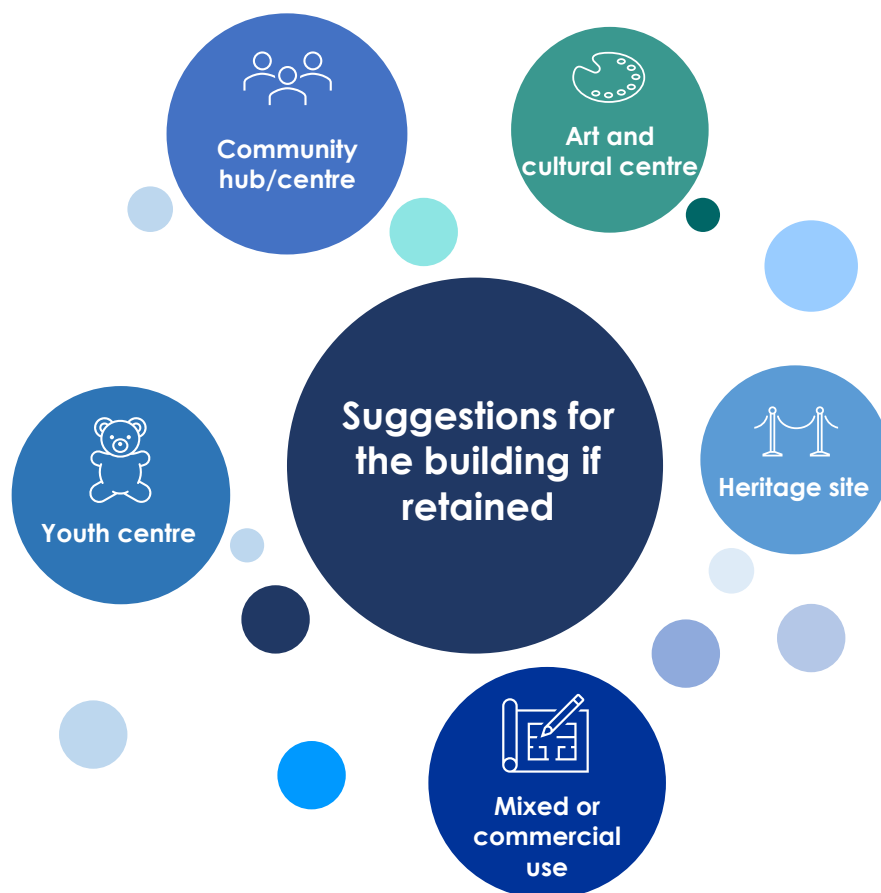
*"In addition, the proposed demolition of the current library building would result in the loss of four women's toilets, two men's toilets, and a urinal, to be replaced by only one unisex toilet — clearly inadequate during major events held in the park."*

### Other Mentions

**Keep the old library and connect the new one with it:** *"Suggest to put in a walkway bridge over the road to connect both the old library and the new library"*

**Council may have overestimated the cost for the refurbishment:** *"Council has overstated the costs of the repair and restoration"*

## Suggestions for the Current Building If Retained



Among the 26 emails supporting retaining the building, most of them suggested keeping it as a heritage site for its historical and emotional significance. Other suggested usages include community hub/centre, art and cultural centre, youth centre, and mixed or commercial use.

### Example Verbatims

*"Could be used for other purposes beneficial to the community – language classes, art groups, gardening groups"*

*"The building could serve as an art gallery, performing arts space, or exhibition venue"*

*"Reconsider the decision to demolish the library building & supports RYSS's case to transform the library into a new vibrant, supportive Youth Hub that meets the needs of at-risk youth on the Central Coast"*

*"Include a local history gallery to celebrate the entirety of Central Coast's history"*

*"Public art space, meeting/workspace, restaurant, tourism centre, digital study hub"*





## Chapter Four Petitions

In addition to the online, F2F and hardcopy surveys, the email submissions and objection pro-formas, a petition was also circulated amongst the community. Including both online and paper petitions, a total of 3,824 signatures were received from the community members.

## Objection to Demolition



In June 2025, Central Coast Council received a formal submission comprising the Change.org online petition and accompanying paper petitions, expressing objection to the proposed demolition of the Gosford Library building in Kibble Park.

Both the online and paper petitions contained the following statement:

### STOP THE DEMOLITION OF THE GOSFORD LIBRARY BUILDING

We, the undersigned, petition Central Coast Council not to demolish the Gosford library building which is situated in Kibble Park and on COMMUNITY CLASSIFIED land for the following reasons:

1. The building is a civic building with historic significance and historical association
2. The building has aesthetic, creative and technical achievement
3. The building is of architectural importance to the area and is listed by the Australian Institute of Architects on a Register of Significant Buildings in NSW
4. The building is perfect for 'adaptive re-use'
5. There is a shortage of public buildings in the area available for community use
6. After adaptive reuse the building could be used as an income stream
7. The building is an iconic Modernist (or mid-century) style to the Gosford area and has strong heritage value
8. There has been no published costing for the demolition and no cost benefit analysis for the two options

Including both online and paper petitions, a total of **3,824** signatures were received from the community members, including **1,192** paper petitions and **2,632** online petitions.



## Appendix 1

### Additional Analyses – SURVEY Data Only

## Suburb – Residents of the Area

Suburb of residence	N=1,088	Suburb of residence	N=1,088	Suburb of residence	N=1,088
Gosford	8%	Glenning Valley	1%	Matcham	<1%
Wyoming	6%	Gorokan	1%	Mooney Mooney	<1%
East Gosford	5%	Hamlyn Terrace	1%	Mount Elliot	<1%
Narara	5%	Killcare Heights	1%	Mount White	<1%
Umina Beach	4%	Long Jetty	1%	Palm Grove	<1%
Bateau Bay	3%	MacMasters Beach	1%	Palmdale	<1%
Kariong	3%	Niagara Park	1%	Pearl Beach	<1%
Point Clare	3%	North Avoca	1%	Peats Ridge	<1%
Point Frederick	3%	Somersby	1%	Phegans Bay	<1%
Terrigal	3%	Tascott	1%	Picketts Valley	<1%
Woy Woy	3%	Toukley	1%	Point Wolstoncroft	<1%
Copacabana	2%	Woongarah	1%	Pretty Beach	<1%
Green Point	2%	Wyong	1%	Ravensdale	<1%
Killarney Vale	2%	Blue Bay	<1%	Rocky Point	<1%
Kincumber	2%	Budgewoi	<1%	Shelly Beach	<1%
Lisarow	2%	Buff Point	<1%	Spencer	<1%
North Gosford	2%	Central Mangrove	<1%	St Huberts Island	<1%
Ourimbah	2%	Charmhaven	<1%	Summerland Point	<1%
Saratoga	2%	Chittaway Point	<1%	Tacoma South	<1%
Springfield	2%	Colongra	<1%	The Entrance	<1%
Wamberal	2%	Doyalson	<1%	The Entrance North	<1%
West Gosford	2%	Erina Heights	<1%	Toowoon Bay	<1%
Avoca Beach	1%	Fountaindale	<1%	Tuggerah	<1%
Bensville	1%	Gwandalan	<1%	Tuggerawong	<1%
Berkeley Vale	1%	Holgate	<1%	Tumbi Umbi	<1%
Blackwall	1%	Horsfield Bay	<1%	Wadalba	<1%
Blue Haven	1%	Jilliby	<1%	Wagstaffe	<1%
Booker Bay	1%	Killcare	<1%	Warnervale	<1%
Chittaway Bay	1%	Kincumber South	<1%	Watanobbi	<1%
Davistown	1%	Koolewong	<1%	Woy Woy Bay	<1%
Empire Bay	1%	Kulnura	<1%	Wyong Creek	<1%
Erina	1%	Lake Haven	<1%	Wyongah	<1%
Ettalong Beach	1%	Lake Munmorah	<1%	Yattalunga	<1%
Forresters Beach	1%	Mardi	<1%		

D1b. [If resident of Central Coast] In which suburb do you live?

## Suburb – Business Owner/Work/Study in the Area

Suburb of business/work	N=330	Suburb of business/work	N=330
Gosford	36%	Pretty Beach	1%
Erina	7%	Saratoga	1%
Terrigal	5%	The Entrance	1%
Tuggerah	5%	Avoca Beach	<1%
East Gosford	4%	Blue Haven	<1%
Woy Woy	4%	Bouddi	<1%
Wyong	4%	Calga	<1%
Somersby	3%	Davistown	<1%
Wyoming	3%	Ettalong Beach	<1%
Kincumber	2%	Fountaindale	<1%
Lisarow	2%	Glenning Valley	<1%
North Gosford	2%	Green Point	<1%
Umina Beach	2%	Horsfield Bay	<1%
West Gosford	2%	Jilliby	<1%
Bateau Bay	1%	Killcare	<1%
Bensville	1%	Koolewong	<1%
Berkeley Vale	1%	Kulnura	<1%
Blackwall	1%	Lake Haven	<1%
Charmhaven	1%	Lake Munmorah	<1%
Copacabana	1%	Long Jetty	<1%
Forresters Beach	1%	Matcham	<1%
Hamlyn Terrace	1%	Ourimbah	<1%
Kariong	1%	Toowoona Bay	<1%
Killarney Vale	1%	Tumby Umbi	<1%
MacMasters Beach	1%	Wamberal	<1%
Mangrove Mountain	1%	Wyongah	<1%
Narara	1%	Yattalunga	<1%
Point Clare	1%	I own a business in more than one suburb	<1%
Point Frederick	1%		

Suburb of study	Count
Gosford	11
Wyoming	8
East Gosford	3
Narara	1
Umina Beach	1
Bateau Bay	1
Kariong	1
Forresters Beach	1

D1c. [If owner of business and/or work in Central Coast] In which suburb do you (own a business) / (work)?

D1d. [If study in Central Coast] In which suburb do you attend school/university/TAFE?

## Potential Usage of the Existing Library Building if Retained

Q6. [If 'community' or 'both' on Q5, ask] What type of community uses would you like to see in the existing library building? – Other specified	Count
Youth hub/youth services	37
Historical/museum/heritage space	32
Cafe/restaurant/food court	24
Charity/outreach/homelessness	20
Childcare/children's services/children's indoor play	14
Events/exhibitions/markets	14
Tourist information	11
Commercial use/apartments/retail	7
Recreation/relaxation	6
Indigenous services/culture	5
Performance space/choirs/singing/theatre	5
Seniors centre/elderly space	5
Domestic violence/women's safety/courthouse separation room for testifying survivors	4
Club/bar/night entertainment	4
Venue for hire	4
Environmental/gardening	2
Writers' space/Words on the Waves	2
Other	15
Don't know/nothing	4

Q7. [If selected "Commercial use" or 'both' on Q5, ask] What type of business or services would you like to see in the existing library building? – Other specified	Count
Community meeting space/community support groups	12
Performance space/theatre or cinema/singing	10
Tourist information	10
History/heritage/museum	9
Community service/charities	8
Education	8
Childcare/children's services	6
Youth space/youth activities	6
Health/mental health services	4
Indigenous services	4
Locally made retail	4
Events/exhibitions	3
Seniors' centre	3
Any profit-making venture	2
Other	9

Q6. [If 'community' or 'both' on Q5, ask] What type of community uses would you like to see in the existing library building?

Q7. [If selected 'Commercial use' or 'both' on Q5, ask] What type of business or services would you like to see in the existing library building?



## Appendix 2

### Questionnaire

Thank you for agreeing to participate in this survey for Central Coast Council, which should only take 5 to 6 minutes to complete.

**FOR ONLINE VERSION:** To begin the survey, click on the 'next' button below. As you move through the survey please do not use your browser buttons – please use the buttons at the bottom of each screen.

**Demographics**

First some questions about you...

**D1a. Which, if any, of the following best describes your involvement in the Central Coast Local Government Area (LGA)? Please select all that apply. (MR)**

- ☐ Resident of the Central Coast Region
- ☐ Owner of a business in the Central Coast Region
- ☐ Work at a business in the Gold Coast Region
- ☐ Attend school/university/TAFE in the Central Coast region
- ☐ I am a visitor to the Central Coast
- ☐ None of the above

**D1b. [If resident of Central Coast] In which suburb do you live? (Programmer: Have a drop-down list of CCC suburbs for the programmed Q'aires. Suggest this is an open-ender for the hardcopy version)**

Suburb dropdown list

**D1c. [If owner of business and/or work in Central Coast] In which suburb do you (own a business) / (work)? (Programmer: Have a drop-down list of CCC suburbs for the programmed Q'aires. Suggest this is an open-ender for the hardcopy version)**

Suburb dropdown list

**D1d. [If study in Central Coast] In which suburb do you attend school/university/TAFE? (Programmer: Have a drop-down list of CCC suburbs for the programmed Q'aires. Suggest this is an open-ender for the hardcopy version)**

Suburb dropdown list

**D2a. Which one of these age groups do you belong to? (SR)**

- ☐ Under 16 (terminate)
- ☐ 16 – 17
- ☐ 18 – 24
- ☐ 25 – 29
- ☐ 30 – 34
- ☐ 35 – 39
- ☐ 40 – 44
- ☐ 45 – 49
- ☐ 50 – 54
- ☐ 55 – 59
- ☐ 60 – 64
- ☐ 65 – 69
- ☐ 70 – 74
- ☐ 75 – 79
- ☐ 80 – 84
- ☐ 85 years and over

**D2b. What gender do you identify as? (SR)**

- ☐ Woman
- ☐ Man
- ☐ Non-binary
- ☐ Not applicable
- ☐ Prefer not to say
- ☐ Prefer to self-describe: \_\_\_\_\_

**D3a. [For Micromex F2F Sample Only] Record interview location (SR)**

- ☐ Kibble Park
- ☐ Elsewhere in Gosford CBD

**D3b. [For Micromex F2F Sample Only] Record interview date/time (SR)**

- ☐ Date:
- ☐ Time



## Section 1: Awareness and Context

Now, some questions about the Gosford area and the broader Central Coast region...

Q1. Before today, were you aware that with all the rebuilding happening in Gosford, the population living in the Gosford city area is expected to increase by 67% over the next 21 years or so?

- ☐ Yes  
☐ No

Q2. A new Gosford Regional Library is currently being built in the Gosford CBD, across the road from the existing Gosford Library. Before today, were you aware that a new library was being built within the Gosford CBD?

- ☐ Yes  
☐ No

Q3. [If Yes on Q3, ask] The new library will have four levels, and in addition to all the expected library facilities, it will also have: a space for kids to explore literacy through interaction and play; Flexible function space, for special occasions and larger audiences; Breakout spaces on every level for private and collaborative learning; A smart work hub for those who want a place to work without the commute and dedicated meeting rooms, recording studios and exhibition space. Before today, were you aware that the new library would have these additional services and facilities?

- ☐ Yes  
☐ No

## Preamble for Survey

The site of the current Gosford Library at Kibble Park in the Gosford CBD has been a valued part of the community for many years, however with the construction of the new Gosford Regional Library, the future of the current library building is now being reconsidered. The building requires significant upgrades to remain functional, and changing community needs mean it may be time to explore new possibilities.

As part of this process, two options are being considered (randomise order of options, try to avoid referring to them as Options 1 and 2):

1. Demolishing the building to create critical open space for public use and improve safety in Kibble Park.
2. Repurposing the building for community and/or commercial use providing an opportunity for a hireable facility within the Gosford CBD.

Option 1: Demolishing the Building

With significant residential and commercial development occurring in the area, the need for accessible open space has become increasingly important to our local community. Removing the existing structure would provide the opportunity to create public open space that meets the recreational and social needs of a growing population. Potential uses for this space could include a green parkland, walking paths or outdoor community facilities designed to enhance liveability and provide much needed gathering spaces. This approach ensures that as the community grows, residents have access to well-designed outdoor areas that support a healthy and connected community and improve safety and security in the heart of the Gosford CBD. The estimated cost to demolish is approximately \$485,000

Option 2: Repurposing the Building

Community feedback has highlighted the historical significance of the current library building and its value as a space for local activities. This option would adapt the building for alternative uses that align with community needs. Potential uses could include co-working spaces, commercial opportunities for local business, arts and cultural facilities or multi-purpose community hubs. Retaining and modernising the building would allow it to continue serving as a focal point while adapting it to better meet community needs. It is estimated that remediation and compliance works required to restore the building, along with specialist advice, would cost approximately \$4.2 million.

Each option comes with benefits and challenges, including financial costs, environmental impacts, heritage considerations and long-term community needs.

**Survey Questions****Section 3: Opinions on the Existing Library Building**

**Q4. What do you think should happen with the existing library building (located across the road from the new library), once the new Library is open?**

- ☐ Council should retain and repurpose the building
- ☐ Council should demolish the building and redevelop the site to increase open space and public amenity within the CBD

**Why do you say that?**.....  
*(If respondent selects "I do not think it is needed, respondent may exit survey here or continue to provide further feedback)*

**Q5. If the building were to be retained, how do you think it should be used?**

- ☐ Community use
- ☐ Commercial use
- ☐ A mix of both community and commercial use

**Q6. [If 'community' or 'both' on Q5, ask] What type of community uses would you like to see in the existing library building? (Select all that apply, randomise)**

- ☐ Community event space
- ☐ Community service facility (singular operator)
- ☐ Arts and cultural activities
- ☐ Educational programs or training
- ☐ Health and wellbeing services
- ☐ Other (please specify): .....

**Q7. [If selected "Commercial use" or 'both' on Q5, ask] What type of business or services would you like to see in the existing library building? (Select all that apply, randomise)**

- ☐ Art gallery or exhibition space
- ☐ Hospitality: Café or restaurant
- ☐ Retail shops
- ☐ Office spaces for businesses
- ☐ Other (please specify): .....

**Additional Comments**

Please share any other thoughts or suggestions regard the future of the site:

Some final questions about you...

**D4a. How often, if at all, do you visit the current Gosford Library at Kibble Park? (SR)**

- ☐ At least once a week
- ☐ Once every two to three weeks
- ☐ Once a month
- ☐ Once every two to three months
- ☐ Less often
- ☐ Never

**D4b. And how often, if at all, do you visit or walk through Kibble Park when you are not going to the library? (SR)**

- ☐ At least once a week
- ☐ Once every two to three weeks
- ☐ Once a month
- ☐ Once every two to three months
- ☐ Less often
- ☐ Never

**D4c. Are you the parent or guardian of any children under the age of 18 years? (SR)**

- ☐ Yes
- ☐ No

[For Micromex F2F Survey] Thank you for your time and assistance. This market research is carried out in compliance with the Privacy Act, and the information you provided will be used only for research purposes. The research has been conducted by Micromex Research ([hannah@micromex.com.au](mailto:hannah@micromex.com.au)) on behalf of Central Coast Council.

The information contained herein is believed to be reliable and accurate, however, no guarantee is given as to its accuracy and reliability, and no responsibility or liability for any information, opinions or commentary contained herein, or for any consequences of its use, will be accepted by Micromex Research, or by any person involved in the preparation of this report.

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