

## Amended Item



**Item No:** 3.8  
**Title:** Update on Gosford Regional Library  
**Department:** Connected Communities

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24 August 2020 Ordinary Council Meeting

Reference: F2020/00039 - D13775168  
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Executive: Julie Vaughan, Director Connected Communities

### Report Purpose

The purpose of this report is to provide a further update on the progression of the design process of Gosford Regional Library and seek approval to commence with submission of documentation for development application.

### Recommendation

- 1 That Council direct the Chief Executive Officer to proceed with design works and prepare submissions to the Department of Planning for Development Consent.**
- 2 That Council direct the Chief Executive Officer to call Tenders for the demolition of 123A Donnison Street Gosford; site of the future Gosford Regional Library.**
- 3 That Council resolve, pursuant to 11(3) of the Local Government Act 1993, that Attachment 3 be treated as confidential because it relates to section 10A(2)(c) as this document contains information that would, if disclosed confer a commercial advantage on a person with whom Council is conducting (or proposing to conduct) business and would on balance be contrary to the public interest as it would affect Councils ability to obtain value for money services for the Central Coast community.**

### Context

Council, at its Ordinary Meeting of 8 October 2019, tabled an urgency motion which concluded that the site at 123A Donnison Street, Gosford 'Parkside' would be the preferred Regional Library & Innovation Hub site. The following was resolved in part;

*984/19 That Council approve the preferred site location for the Regional Library & Innovation Hub as the Parkside building (Lot 100 Deposited Plan 711850) Located at 123A Donnison Street, Gosford.*

### **3.8 Update on Gosford Regional Library (contd)**

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Subsequently, at its Ordinary Meeting of 9 December 2019, Council resolved the following in part;

- 1274/19 *That Council direct the Chief Executive Officer to proceed to engage required consultants necessary for the development of full documentation suitable for statutory submissions and calling of construction tenders for the Regional Library.*
- 1275/19 *That Council request the Chief Executive Officer provide a further report be submitted prior to the submission of Development Application.*

An initial update report for Gosford Regional Library was considered at the Ordinary Meeting of 13 July 2020 which detailed current status of design development and detail on a possible opportunity for design consideration. Council resolved;

- 639/20 *That Council note the report.*
- 640/20 *That Council direct the Chief Executive Officer to continue to develop designs and full documentation for a standalone library consistent with the resolution of December 9 2019.*

In response to these resolutions, the appointed design consultants have continued to develop initial designs for Gosford Regional Library in preparation for submission of Development Application (DA) for development consent.

#### **Current Status**

Plans have been developed for the Gosford Regional Library that have the guiding principles of creating a civic presence in the heart of Gosford with a destination space that people are drawn to with connectivity to the surrounding iconic views of Presidents Hill, Rumbalara and Kibble Park.

The design creates a sense of a public living room with a view, and includes dedicated library space, Council customer service centre, library administration, meeting rooms, flexible function spaces, maker/creator spaces and collaboration and innovation spaces for the community over four levels.

Part of the design includes the use of the rear Easement for loading dock access and car parking, which is accessible off Henry Parry Drive. Council has unimpeded access over the easement which is accessible off Henry Parry Drive.

The design for Gosford Regional Library is now being finalised, for submission to the Department of Planning for Development Consent.

**Consultation**

Council formed a Design Working Group comprised of staff from Library, Innovation, IT, Community Partnerships, Planning, Energy & Customer Services. The Working Group have been consulted as part of the design process to ensure the Library design will meet the current and future user needs.

Preliminary meetings have been held with Council’s Planners and the Department of Planning to discuss the design elements and identify areas that need further work in order to comply with statutory requirements.

**Options**

- 1 That Council continue progress with the Gosford Regional Library project as this will provide the community with important public infrastructure and meet the commitment for funding from the Federal Government and collected Special Rate Levy monies.

**This option is recommended by staff.**

- 2 Not to proceed with Gosford Regional Library project. This will result in a high need community asset not being delivered to the community after Special Rate Levy has been collected for this purpose and the return of Federal funding. Additionally, Council has engaged Architects Lahz Nimmo for \$1.3m and cancellation would result in considerable financial loss.

**This option is not recommended by staff.**

**Financial Impact**

The funded budget for Gosford Regional Library project will cover Design services, Construction Costs, Application fees and Council costs / salaries.

The latest designs were evaluated by external quantity surveyors who have valued the construction works. (Attachment 3 – confidential) Construction, demolition and fit out are within the allocated budget for the project As the plans and Specifications are further developed, the estimate will be updated to ensure we meet our budget target.

<b>Current Funding Type</b>	<b>Amount</b>
Library – Council Special Rate Variation	\$8,100,000
Library – Federal Government Commitment	\$7,000,000
Sale Proceeds – 136-146 Donnison Street, Gosford ('Kibbleplex' building)	\$12,600,000
<b>Total</b>	<b>\$27,700,000</b>

### **3.8 Update on Gosford Regional Library (contd)**

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The funding agreement with the Department of Infrastructure, Transport, Cities and Regional Development for Gosford Regional Library was signed on 1 February 2020. The funding agreement details the specific activity that Council has agreed to undertake as part of the Gosford Regional Library Project in return for funding of \$7m and has specific milestones and timeframes that must be achieved.

The first milestone of the tender process for design consultants to confirm design and construction estimates has been completed. The first progress report and claim of \$700k has been submitted to the Department of Infrastructure with payment expected in August.

The business plan and budget assumptions are currently being updated based on the finalised designs. This will factor in the existing budget and staff across Libraries, Council Customer Service and the Smart Work Hub and will identify new funding sources from meeting rooms, function room and savings from energy efficiencies.

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

Theme 5: Liveable

#### **Goal L: Healthy lifestyle for a growing community**

L-L3: Cultivate a love of learning and knowledge by providing facilities to support lifelong learning.

#### **Risk Management**

The Regional Library project has been in planning for many years and has a high level of community interest and expectations to deliver. The project is on track to deliver as per program (attachment1, Program timeline) with the DA scheduled to be submitted by the end of August to avoid any delays.

A risk management plan has been developed which details identified risks to the project and controls to mitigate these risks and are monitored weekly by the Project Manager.

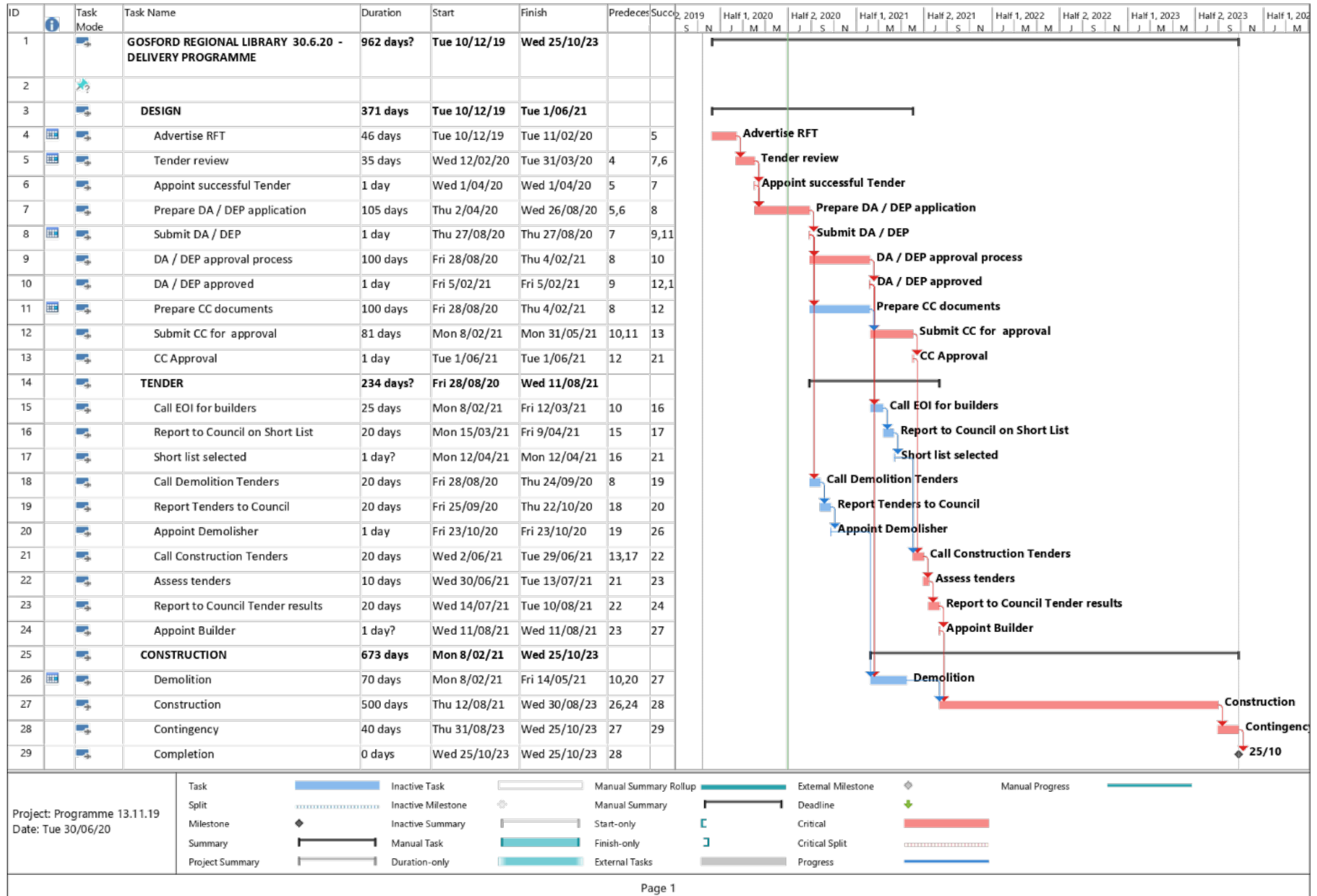
#### **Critical Dates or Timeframes**

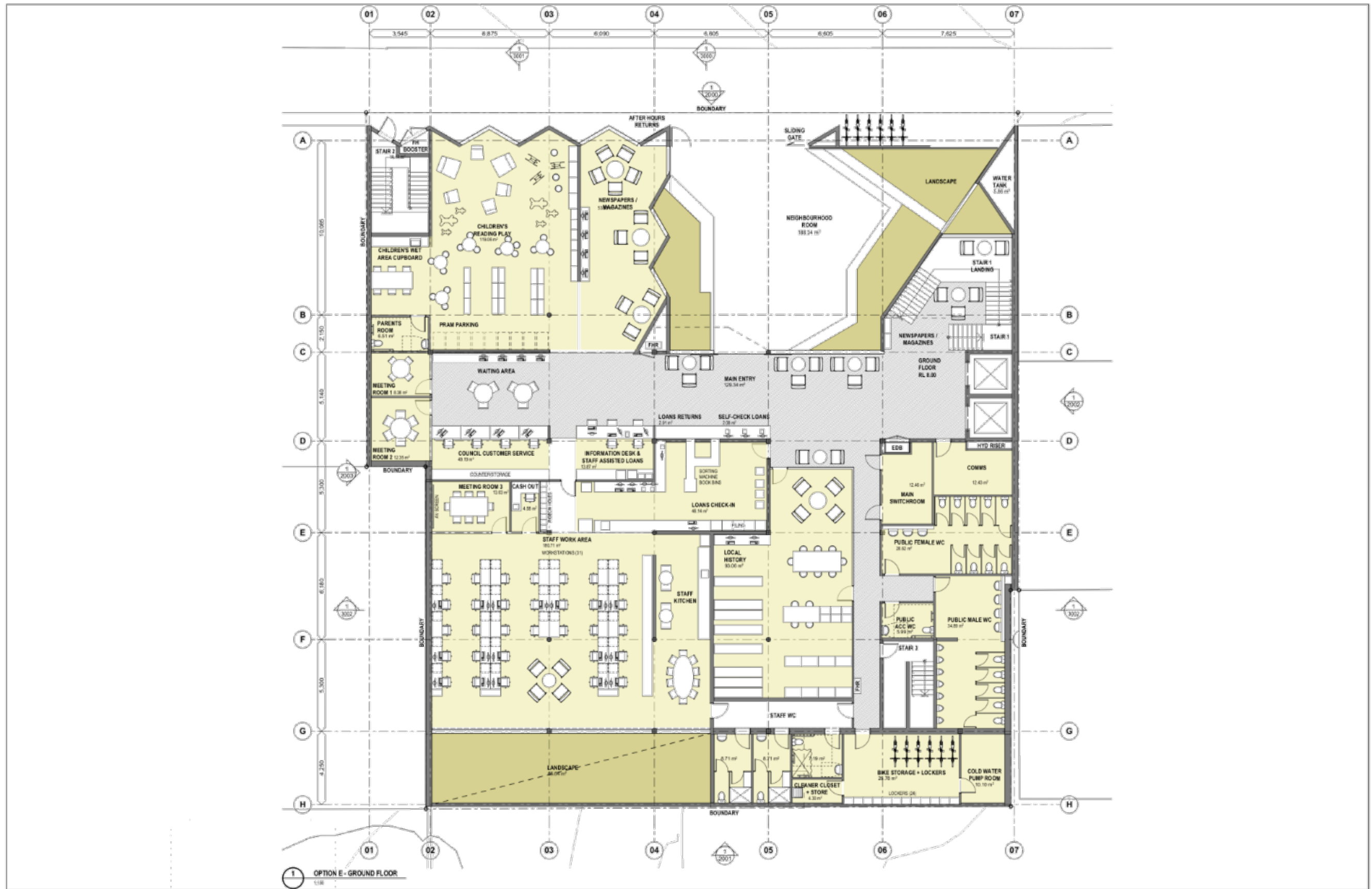
In order to stay on track with Federal grant funding agreement milestones and the project timeline, submission of the plans to the Department of Planning for Development Consent is planned for the end of August 2020.

In accordance with the Program timeline; tenders for demolition of the existing building is planned for November 2020 with demolition to commence in February 2021 and expressions of interest for Building Contractors will be called February 2021, with construction commencing August 2021. The building is planned for completion in October 2023.

**Attachments**

- |          |  |           |
|----------|--|-----------|
| <b>1</b> | Gosford Regional Library - Program Timeline  | D14116803 |
| <b>2</b> | Gosford Regional Library - Plans for Information   | D14117083 |
| <b>3</b> | CONFIDENTIAL - Gosford Regional Library - Cost Review – Provided<br>under separate cover | D14116791 |





REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	TITLE	TITLE	FILE	FILE	TITLE	TITLE	LOGNO	MORTH	CLIENT	PROJECT TITLE	SCALE	FILE
01	PRELIMINARY DNG ISSUE - LANDSCAPE	22.07.20													Gosford Library	1:100	
02	UPDATE ISSUE - CORRIDOR WORK	22.07.20															
03	FORMALISATION - CONSULTANTS	04.08.20															
04	FORMALISATION	06.08.20															

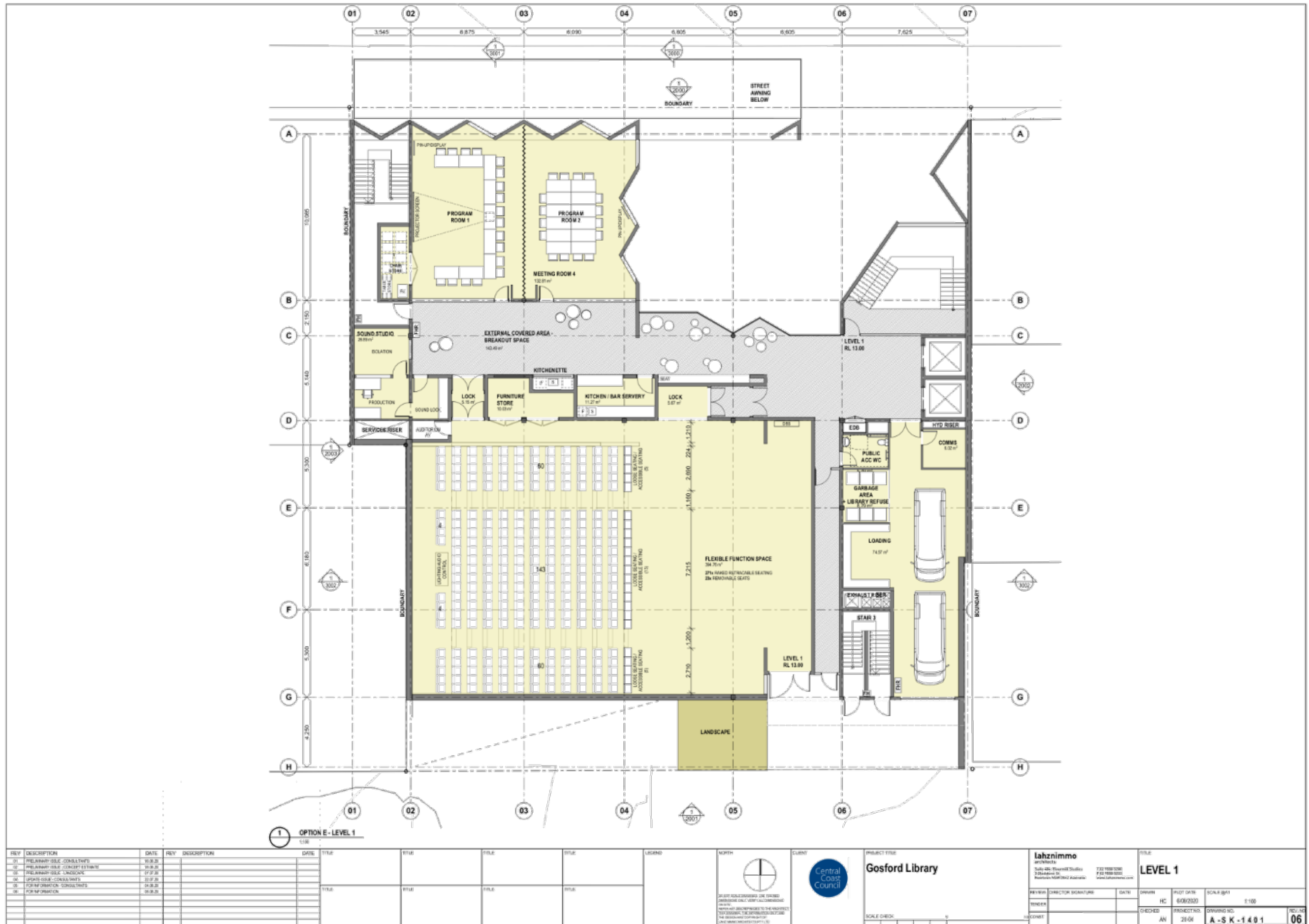
  

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE

		<b>Gosford Library</b>	<b>lahz nimmo architects</b> Suite 404 - Riverhill Studios 23 Richardson St Newcastle NSW 2300 Australia P 02 4929 2000 www.lahnimmom.com.au
PROJECT TITLE <b>Gosford Library</b>	SCALE 1:100	FILE NO <b>A-S-K-1400</b>	DRAWN HC 6/08/2020
CHECKED AN 29/08	DATE 29/08/2020	PROJECT NO 2906	DRAWING NO <b>A-S-K-1400</b>





REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
01	PRELIMINARY ISSUE CONSULTANTS	10.20.20			
02	PRELIMINARY ISSUE CONCEPT ESTIMATE	10.20.20			
03	PRELIMINARY ISSUE LANDSCAPE	07.27.20			
04	UPGRADE CONSULTANTS	22.07.20			
05	FOR INFORMATION - CONSULTANTS	04.28.21			
06	FOR INFORMATION	06.29.21			

TITLE	TITLE	TITLE	TITLE	TITLE	TITLE	TITLE	TITLE	TITLE	TITLE

PROJECT TITLE: **Gosford Library**

CLIENT: **Central Coast Council**

SCALE CHECK: 1:100

laahnimmo architects

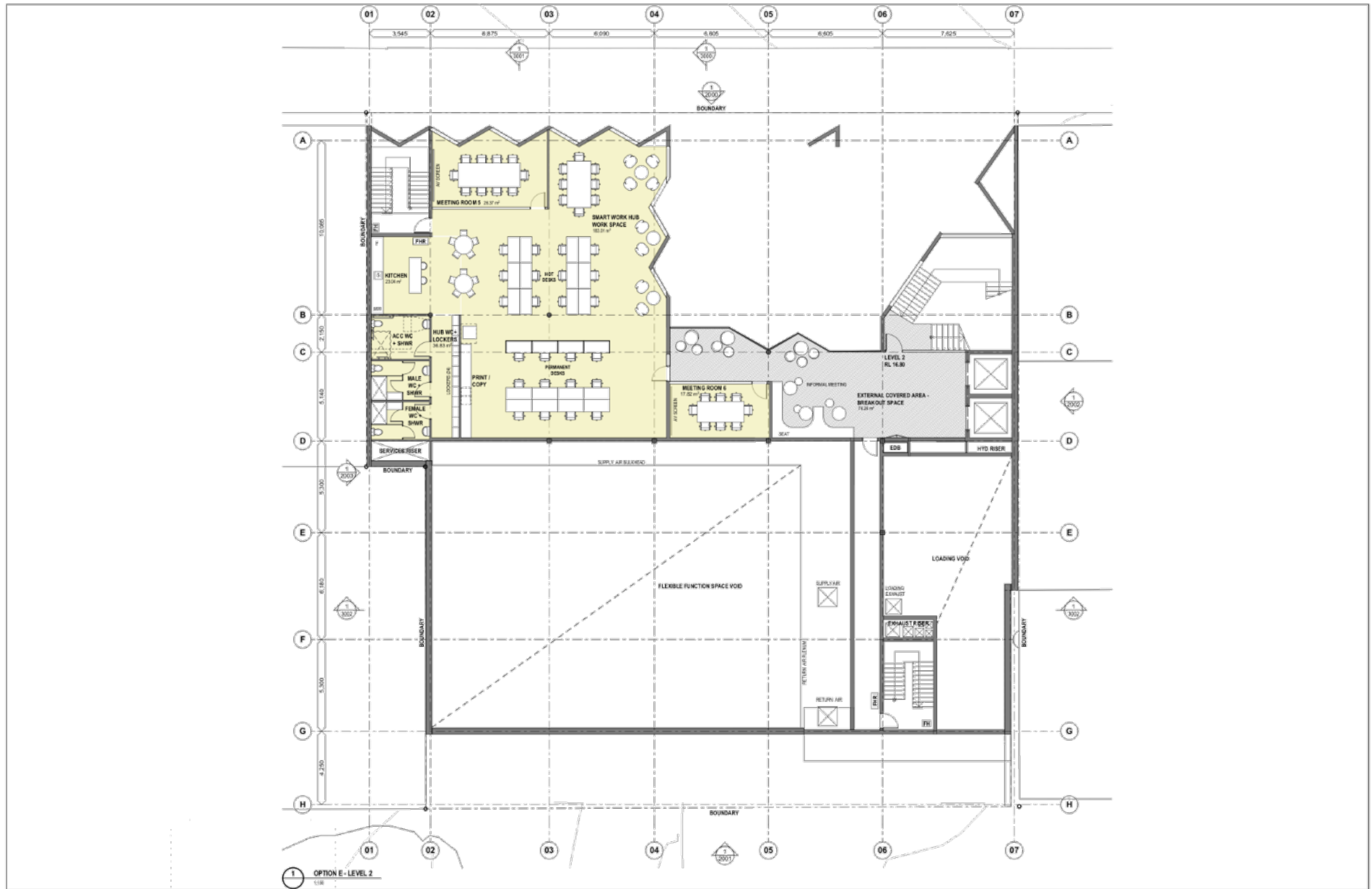
732 988 5200  
F 62 988 5202  
www.laahnimmo.com.au

PROJECT NO: 2106

DRAWING NO: **A-S-K-1401**

REV: 06

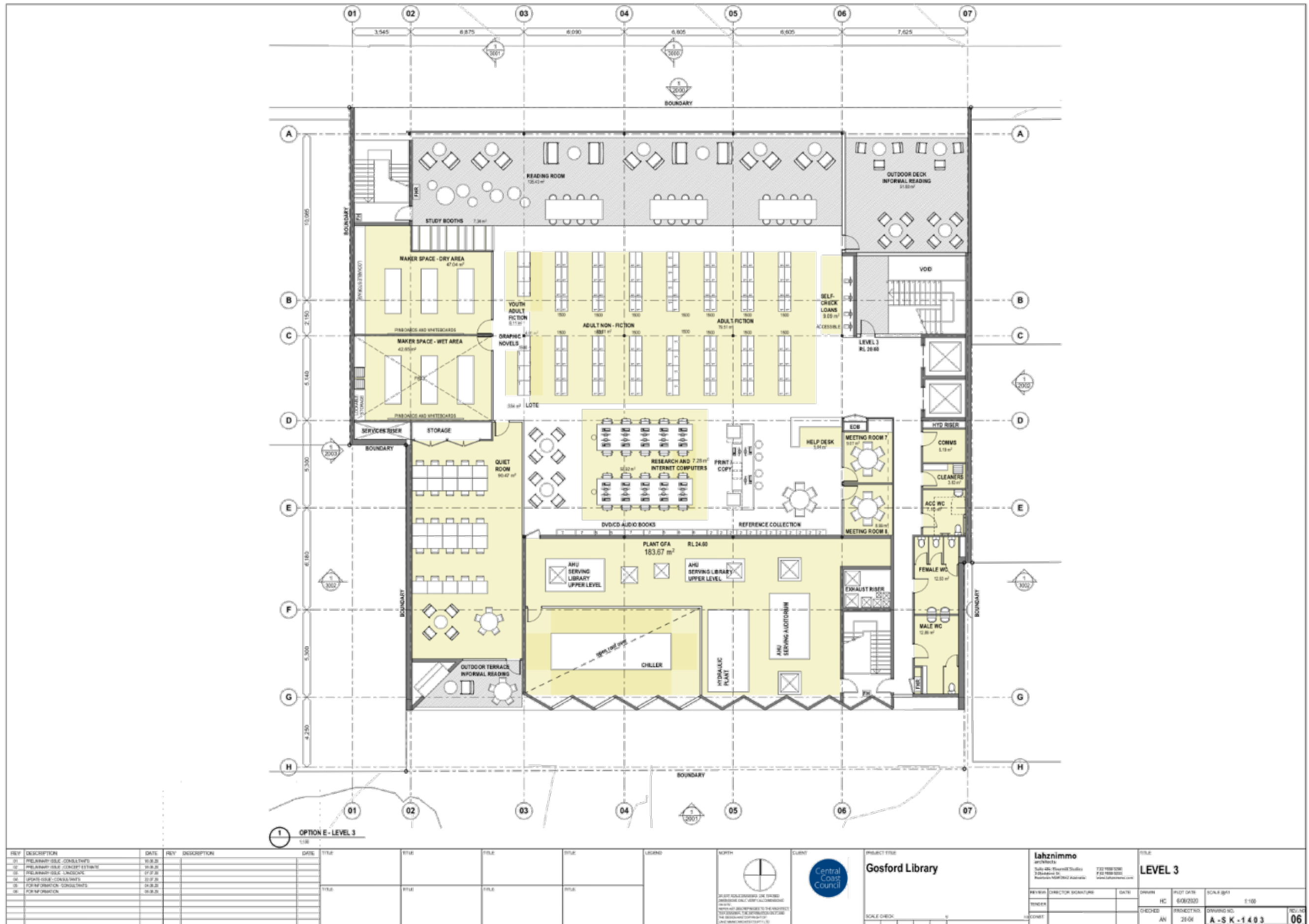




REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	TITLE	TITLE	FILE	FILE	TITLE	TITLE	LOGNO	MORTH	CLIENT	PROJECT TITLE	ARCHITECT	SCALE
01	PRELIMINARY ISSUE CONSULTANTS	10.30.20													Gosford Library	lahznimmo architects	1:100
02	PRELIMINARY ISSUE CONCEPT ESTIMATE	10.30.20															
03	PRELIMINARY ISSUE LAYOUTS	07.07.20															
04	UPGRADE CONSULTANTS	22.07.20															
05	FOR INFORMATION - CONSULTANTS	04.08.20															
06	FOR INFORMATION - CONSULTANTS	06.08.20															
07	FOR INFORMATION	06.08.20															

REVIEWER	DIRECTOR SIGNATURE	DATE	DRAWN	PLOT DATE	SCALE
TENDER			HC	6/08/2020	1:100
CHECKED			AN	29/06	DRAWING NO. A-SK-1402
NO. COUNT					REV. NO. 06



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
01	PRELIMINARY ISSUÉ CONSULTANTS	10.30.20			
02	PRELIMINARY ISSUÉ CONCEPT ESTIMATE	10.30.20			
03	PRELIMINARY ISSUÉ LAYOUTS	07.07.20			
04	UPGRADE CONSULTANTS	22.07.20			
05	FOR INFORMATION - CONSULTANTS	04.08.20			
06	FOR INFORMATION	06.09.20			

TITLE	TITLE	TITLE	TITLE	TITLE	TITLE



PROJECT TITLE  
**Gosford Library**

SCALE CHECK

<b>lahznimmo</b> architects Suite 400 - Riverhill Studios 224 Adelaide St Newcastle NSW 2300 Australia P 02 4926 2242 www.lahznimmo.com.au		FILE <b>LEVEL 3</b>	
REVIEWER DIRECTOR SIGNATURE DATE	DRAWN HC 6/08/2020	PROJECT NO. AN 2906	SCALE 1/841 1:100 DRAWING NO. <b>A-S-K-1403</b>
CHECKED AN		REV. NO. <b>06</b>	

