

## ADDITIONAL ITEM



**Item No:** 3.7  
**Title:** Gosford Regional Library Design Opportunity  
**Department:** Connected Communities

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13 July 2020 Ordinary Council Meeting

Reference: F2020/00039 - D14065311  
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### Report Purpose

The purpose of this report is to provide an update on the progress of the Regional Library design and provide detail on a possible opportunity for design consideration.

### Recommendation

- 1 That Council note the report on the Gosford Regional Design Opportunity.**
- 2 That Council request the Chief Executive Officer to continue to develop designs and full documentation for a standalone library consistent with the resolution of 9 December 2019.**

### Context

Council, at its Ordinary Meeting of 8 October 2019, considered 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 part thereof;

*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.*

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

*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.*

### 3.7 Gosford Regional Library Design Opportunity (contd)

In response to this resolution, the design development for Gosford Regional Library is currently underway and it is anticipated that a further report will be provided to Council in August 2020 prior to submission of Development Application and in accordance with the resolution of Council.

#### Current Status

The funding agreement with the Department of Infrastructure, Transport, Cities and Regional Development for Gosford Regional Library was signed on 7 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.

Council must deliver designs and construction of a Library building of at least 4000m<sup>2</sup>, which includes; designs, demolition, meeting and information spaces, flexible open plan workplace, incubator spaces, at least eight multi-purpose meeting rooms, at least two office suites, one large theatre style lecture room with seating capacity of 300, exhibition spaces, local history spaces, reception area/customer service, administration space, installation of digital technology comprising Wi-Fi, hearing loops, video conferencing and radio-frequency identification (RFID). The activity period commences on the date of the agreement (7 February 2020) and ends on the activity completion date of 30 December 2023. Within the Agreement there are eight milestones that relate to allocated amounts of funding:

Table 1: Funding Milestones

Milestone	Date due	Funding Amount
Tender process for design consultants completed, Design progressing,	30/06/20	\$700k
Final designs completed	22/12/20	\$700k
Demolition completed, Tenders for Construction called	30/06/21	\$700k
Commence construction	22/12/21	\$700k
Construction progress 60%	30/06/22	\$1.4m
Construction progress 80%	30/01/23	\$1.4m
Event invitation submitted to Department, Construction progress 95%	30/07/23	\$1.05m

The lead consultants for the project, Lahznimmo Architects were appointed on 1 April 2020 to develop the designs and associated documentation for statutory submissions and calling of construction tenders for Gosford Regional Library. There have been a number of design workshops with the Working Group to ensure needs are addressed during the design process as well meeting the criteria for the funding agreement. This process is on track to meet the

timeline for a report back to Council in August with full details of the design prior to the Development Application submission.

During the design phase of this project extensive research was undertaken regarding parking requirements. The outcome is that there are no carparking requirements from Libraries or an information and education facility that exist in either the State Environmental Planning Policy (Gosford City Centre) 2018 (SEPP), The Gosford City Centre Development Control Plan (DCP) 2018 or the RTA Guide to Traffic Generating Development. The site has dedicated right of way and easements at the back of the site which are accessed via Henry Parry drive. This area can accommodate up to 22 carparking spaces plus a loading dock. There is no requirement to construct any further parking areas for the site.

Simultaneously with this project there has been work undertaken by a separate Council working group to address the long-term accommodation needs for office space for Council. The reality that COVID 19 has forced many workplaces to realise, including Central Coast Council, is that staff have the technology and ability to work from anywhere and the physical size of office space could be reduced, allowing for other income opportunities.

It has become apparent that the current draft design for the Regional Library does not use the maximum Floor Space Ratio (FSR) for the site. If the full FSR was to be utilised an additional floor could be added to the building.

This realization meant that there was an opportunity to add a floor to the Library, providing up to 145 desk spaces plus ancillary requirements for a potential site for either Council administration staff or even a commercial office space that could be leased to generate income. Staff believed this option showed merit and believed they were obligated to present this to Council as an opportunity for consideration before progressing further with current designs, particularly given the unknowns and variables that have arisen from COVID 19 and changes to the way we work. The existing designs include the future provision of key Council customer service function and meeting spaces from the library. It also includes function space that could easily be adapted to perform Council meetings and civic functions.

The addition of an extra floor would mean that there is a requirement for additional carparking spaces in order to comply with cl.8.5(1)(a) of the SEPP which states "at least 1 car parking space is provided for every 75 square metres of the gross floor area of the building that is to be used for commercial activities". This would mean that a minimum of 24 car parking spaces would need to be provided to accommodate for the additional floor. There are currently 22 available in the easement behind the building and alternate options would need to be investigated to provide the remaining ones. This could be achieved by dedicating car parking close by in other Council carparking stations or by building basement parking into the building.

Initial cost estimates indicate that additional level and one level of basement carparking would cost approximately \$10.5 million. Costs to undertake additional design work would cost up to \$550k and delay the project by at least 4- 6 months.

It is important to note that any deviation from the current design, program schedule or funding agreement requirements poses risks and would need to be done via a variation of funding which could potentially place existing funding at risk.

#### **Consultation**

The opportunity to add an additional floor to the Gosford Regional Library building for administration/commercial office space was tabled at the Project Control Group meeting of 25 June 2020, which comprises key Executive staff within Council. Following this briefing it was agreed that staff should brief Councillors at the next briefing session which was 6 July 2020.

A Councillor briefing was undertaken on 6 July 2020 and Councillors believed due to the enormity of the decision they required additional time and information to assess any opportunity to alter existing plans.

#### **Options**

- 1 That Council continue to develop designs and documentation for Gosford Regional Library as per Resolution 1274/19 and report back to Council in August 2020 prior to Development Application submission. This will provide the community with a Library building that is a minimum of 4000m<sup>2</sup>, including multiple meeting spaces, large function space, Council customer service centre, incubator spaces and maker/creator spaces. This approach provides the least risk from a funding and delivery perspective.  
**This option is recommended.**
- 2 That Council halt works on design development of standalone Library (option 1) and proceed to develop designs for Gosford Regional Library that includes an additional level of administration/commercial office space and carparking and report back to Council in September/October 2020 with documentation and cost estimates. That Council approve additional budget of up to \$550k to fund design development and documentation for Development Application.  
**This option is not recommended.**
- 3 That Council undertake designs of both options 1 and 2 and report back to Council in September 2020 for a decision on the preferred option for the Regional Library. That Council approve additional budget of up to \$550k to fund design development and documentation for Development Application.  
**This option is not recommended.**

#### **Financial Impact**

Council currently has funding resources available for option 1 of this project as outlined in table 2 below:

### 3.7 Gosford Regional Library Design Opportunity (contd)

Table 2: Funding Sources

<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>

Option 2 would have an additional financial impact of up to \$13.5m. This is made up of \$550k for design work and consultants, \$8m for additional floor and \$2.5m per basement carpark level.

There is \$8.5m potential funding available in the form of Developer Contributions that could be used to partially fund option 2.

#### **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**

Time delays in making decisions and changing the design criteria could compromise the project delivery and deviate from the Federal grant funding requirements.

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) and any change to design would add to this timeframe or potential compromise delivery altogether.

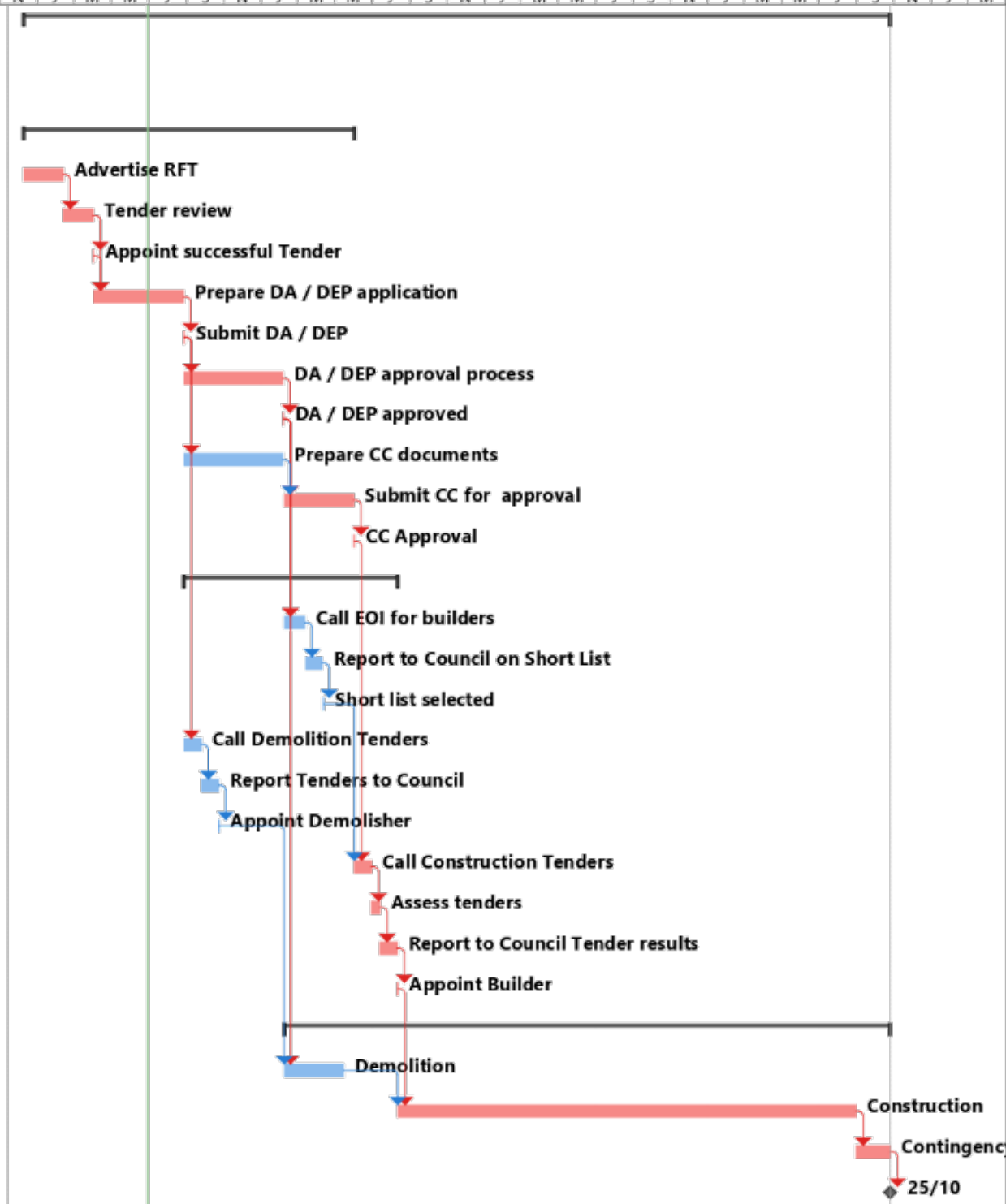
#### **Critical Dates or Timeframes**

In order to comply with the requirements of the Federal grant funding agreement the milestones for activity need to be achieved as per Table 1: Funding Milestones, with the construction of the building completed by December 2023.

#### **Attachments**

- 1 Attachment 1 Program Timeline - Gosford Regional Library D14067037

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	2019	Half 1, 2020	Half 2, 2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	Half 1, 2023	Half 2, 2023	Half 1, 2024	
								S	N	J	M	M	J	S	N	J	M	M
1		<b>GOSFORD REGIONAL LIBRARY 30.6.20 - DELIVERY PROGRAMME</b>	<b>962 days?</b>	<b>Tue 10/12/19</b>	<b>Wed 25/10/23</b>													
2																		
3		<b>DESIGN</b>	<b>371 days</b>	<b>Tue 10/12/19</b>	<b>Tue 1/06/21</b>													
4		Advertise RFT	46 days	Tue 10/12/19	Tue 11/02/20	5												
5		Tender review	35 days	Wed 12/02/20	Tue 31/03/20	4	7,6											
6		Appoint successful Tender	1 day	Wed 1/04/20	Wed 1/04/20	5	7											
7		Prepare DA / DEP application	105 days	Thu 2/04/20	Wed 26/08/20	5,6	8											
8		Submit DA / DEP	1 day	Thu 27/08/20	Thu 27/08/20	7	9,11											
9		DA / DEP approval process	100 days	Fri 28/08/20	Thu 4/02/21	8	10											
10		DA / DEP approved	1 day	Fri 5/02/21	Fri 5/02/21	9	12,1											
11		Prepare CC documents	100 days	Fri 28/08/20	Thu 4/02/21	8	12											
12		Submit CC for approval	81 days	Mon 8/02/21	Mon 31/05/21	10,11	13											
13		CC Approval	1 day	Tue 1/06/21	Tue 1/06/21	12	21											
14		<b>TENDER</b>	<b>234 days?</b>	<b>Fri 28/08/20</b>	<b>Wed 11/08/21</b>													
15		Call EOI for builders	25 days	Mon 8/02/21	Fri 12/03/21	10	16											
16		Report to Council on Short List	20 days	Mon 15/03/21	Fri 9/04/21	15	17											
17		Short list selected	1 day?	Mon 12/04/21	Mon 12/04/21	16	21											
18		Call Demolition Tenders	20 days	Fri 28/08/20	Thu 24/09/20	8	19											
19		Report Tenders to Council	20 days	Fri 25/09/20	Thu 22/10/20	18	20											
20		Appoint Demolisher	1 day	Fri 23/10/20	Fri 23/10/20	19	26											
21		Call Construction Tenders	20 days	Wed 2/06/21	Tue 29/06/21	13,17	22											
22		Assess tenders	10 days	Wed 30/06/21	Tue 13/07/21	21	23											
23		Report to Council Tender results	20 days	Wed 14/07/21	Tue 10/08/21	22	24											
24		Appoint Builder	1 day?	Wed 11/08/21	Wed 11/08/21	23	27											
25		<b>CONSTRUCTION</b>	<b>673 days</b>	<b>Mon 8/02/21</b>	<b>Wed 25/10/23</b>													
26		Demolition	70 days	Mon 8/02/21	Fri 14/05/21	10,20	27											
27		Construction	500 days	Thu 12/08/21	Wed 30/08/23	26,24	28											
28		Contingency	40 days	Thu 31/08/23	Wed 25/10/23	27	29											
29		Completion	0 days	Wed 25/10/23	Wed 25/10/23	28												



Project: Programme 13.11.19  
Date: Tue 30/06/20

Task		Inactive Task		Manual Summary Rollup		External Milestone		Manual Progress	
Split		Inactive Milestone		Manual Summary		Deadline			
Milestone		Inactive Summary		Start-only		Critical			
Summary		Manual Task		Finish-only		Critical Split			
Project Summary		Duration-only		External Tasks		Progress			