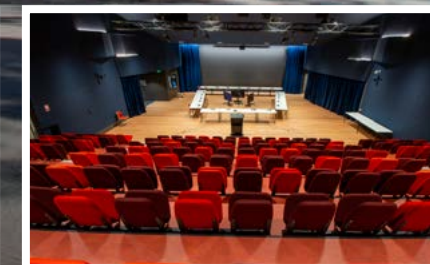
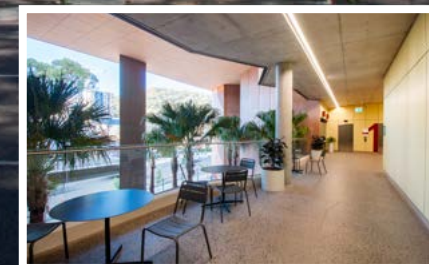




BUILDING COMMUNITY THROUGH INCLUSIVE SPACES

MAIN CONSTRUCTION COMPANY : North Construction and Building
ARCHITECT : Lahznimmo Architects
PROJECT VALUE : \$30 million



North was engaged to deliver under a Design & Construct contract a new community centrepiece for Central Coast Council. More than just a place for books, the Gosford Regional Library incorporates a variety of spaces to connect and serve the community including a multipurpose hall with retractable seating, flexible function areas, work hubs, recording studio, exhibition spaces, maker spaces, meeting rooms, and offices.

Set on Donnison Street in the heart of Gosford's CBD, the four-level facility is the Central Coast's first official regional library and promises to become a vibrant hub for knowledge, connection, and community.

As the head contractor in August 2023, North Construction has worked alongside Lahznimmo Architects, Central Coast Council, and the Australian Government to bring this landmark civic project to life. More than just a place for books, the Gosford Regional Library offers flexible co-working areas, reading rooms, public meeting spaces,

Makerspaces and event designed to meet the evolving needs of the community.

North approached the project with a sharp focus on safety, sustainability, and precision. Early works began in October 2023, with demolition and asbestos removal under stringent safety protocols.

The topping out of the third floor slab in December 2024 marked a key turning point, transitioning the build from structure to fit-out. Through complex logistics, including operating in a densely populated CBD and

maintaining site security and access, North Construction maintained programme momentum to meet the August 2025 completion deadline.

"Delivering civic infrastructure of this scale and importance demands more than construction expertise. It requires collaboration, adaptability, and an appreciation of the long-term community benefit," said Executive Chairman, Matthew Cook.

The \$32.7 million project was proudly co-funded by Council (\$25.7 million) and the Australian Government (\$7 million). It supports education, digital equity, employment pathways, and cultural enrichment.

The building also features environmentally sustainable design elements, including energy-efficient lighting, water-saving fixtures, and passive cooling strategies to minimise its environmental impact.

Fully accessible and technology-forward, the library will host a wide range of services and programmes catering to diverse demographics, from students and jobseekers to creatives and seniors.

For North Construction & Building, the completion of the Gosford Regional Library is not just the end of a project, it's the creation of a legacy: a welcoming, functional, and inclusive space that serves current and future generations.

For more information contact North Construction & Building, Level 5, Suite 501, 1 Bryant Drive, Tuggerah NSW 2259, phone 1300 667 840, website www.north.com.au

Below Crossmuller delivered advanced, sustainable and smart building electrical and automation systems, to power Gosford Library.

ADVANCED ELECTRICAL SYSTEMS AND SMART BUILDING INTEGRATION

As Gosford CBD continues its transformation into a cultural and civic destination, Crossmuller has played a critical role in delivering the advanced electrical and automation systems that will power the newly constructed Gosford Regional Library—a landmark civic development by the Central Coast Council.

Based just up the road in Somersby, Crossmuller brought both technical expertise and community pride to the project. Their electrical team, led by Electrical Manager Luke Fletcher, was entrusted with a wide-ranging scope of work to ensure the library meets the highest standards in functionality, sustainability, and accessibility.

“We carried out the power and distribution board install, lighting and emergency lighting, and the Dynalite smart lighting system,” Luke explained. “We also installed a Power Factor Correction unit, PV solar system, fibre and CAT 6A communications, security and access control—including the Council’s ‘Bookable’ system—CCTV cameras, and automated louvre windows and blinds.”

This comprehensive electrical package not only provides reliable infrastructure but also supports the library’s smart building ambitions. Integration of automated systems and dynamic lighting controls were crucial to meet the council’s requirements for energy efficiency and user experience.

Although the project was designed by electrical engineers at Northrop, Crossmuller

was responsible for bringing the plans to life onsite, which often required creativity and on-the-spot problem-solving.

“A lot of items were drawn by the architect, but we had to use our knowledge and experience to make it work,” Luke said. “We regularly liaised with other contractors during site meetings to co-ordinate systems and resolve conflicts.”

One significant challenge involved the main switchboard installation, where space constraints within the electrical room clashed with regulatory requirements.

“The switchboard was too large to achieve the clearances required by electrical standards,” Luke recalled. “So, we worked with the team to modify the construction of the board and cupboard. In the end, we created a solution that is both compliant and practical.”

Crossmuller’s focus on user experience was especially evident in their approach to accessibility and building functionality.

“With the Dynalite lighting system, we could program light behaviour exactly to the brief we received from Council,” Luke noted. “For accessibility, we ensured switches, power points, and swipe card readers were installed at accessible heights so everyone can use the library facilities comfortably.”

The solar power system and Power Factor Correction unit further align the project with environmental best practices, reducing

energy consumption and improving electrical efficiency. Combined with smart lighting and automation, the result is a future-ready building that reflects the evolving needs of the Gosford community.

For Crossmuller, the opportunity to contribute to such a high-profile civic project in their own backyard was especially meaningful.

“It’s been great for us as a company to work on such a major development—especially one with close ties to the local community,” Luke shared. “Many of our staff live nearby, and they’ll get to use the library with their families. It’s nice to be able to say, ‘We helped build that.’”

The Gosford Library project is just one example of how Crossmuller blends technical excellence in electrical and automation systems with community-minded values. With a reputation for delivering complex industrial, commercial, and civic projects, the company continues to shape the future of the Central Coast—one innovation at a time.

Looking ahead, Crossmuller sees this project as a significant contribution to the region and catalyst for further public sector partnerships, particularly those prioritising sustainability, user-centric technology, and long-term community impact.

For more information contact Crossmuller, phone 1300 300 540, email sales@crossmuller.com.au, website www.crossmuller.com.au



Below J.R Prime Group delivered precise interior and exterior linings for Gosford Library, enhancing its distinctive architectural identity.



BRINGING ARCHITECTURAL VISION TO LIFE AT THE NEW GOSFORD LIBRARY

J.R Prime Group has played a vital role in shaping the architectural identity of the new Gosford Regional Library, proudly delivering the majority of the interior and exterior linings for the landmark civic project.

“Our scope included partition walls, feature walls and ceilings, and external fibre cement panels,” said Anthony Sun, Project Manager at J.R Prime. “Most of the linings, both inside and out, were completed by our team.”

The striking library design presented its fair share of construction challenges, including a distinctive zigzag façade on the building’s northern side.

“Setting the zigzags was the biggest issue at the start,” Anthony explained. “It took us a couple of weeks to get it right and aligned precisely with the architectural drawings. We worked closely with the architect and suppliers on shop drawings and procurement to meet the short programme.”

“Every two weeks we had a meeting with North to confirm tasks and timelines. We also met weekly with the project manager and

site manager to ensure we had enough manpower,” said Anthony. “We even worked with the builder and client to secure early payments to suppliers to keep things moving.”

On the sustainability and accessibility front, J.R Prime delivered all work to meet the architect’s specifications. “We’re confident the finishes meet the highest standards,” Anthony explained.

As a local business and the largest contractor on the project, J.R Prime sees the Gosford Library as a defining moment. “It means a lot to us. We’ve demonstrated our full capability, in both management and quality. After this, we can confidently say we’re ready for any library project,” said Anthony. “It’s also a step forward in our commitment to contributing to our community.”

For more information contact J.R Prime Pty Ltd, Unit 7, 24 John Hooker St Islington, NSW 2296, phone 0420 419 788, email Anthony@jrprimegroup.com, website www.jrprimegroup.com

