



FAQs

32 Mann Street, Gosford

Question	Answer
What's happening?	<p>Property NSW undertook an Expressions of Interest (EOI) and Request for Tender (RFT) process in the second half of 2016. Australian-based property and construction group, St Hilliers, has been named the successful proponent to develop 1.1 hectares of land at 32 Mann Street, Gosford, including a new 7000m² mixed use commercial building.</p>
How was the preferred proponent selected?	<p>Property NSW issued an EOI and RFT in July 2016 to seek private sector interest in delivering the DA building and the future development of the rest of the site.</p> <p>St Hilliers was selected following an extensive tender process and approval of a Development Application (DA) for the new building.</p> <p>St Hilliers has more than 20 years' experience in major developments, including 155 Clarence Street in Sydney, the Thornton Precinct in Penrith and Greenbank in Brisbane.</p>
Why did the Government seek to build on the old school site?	<p>As one of its 2015 election commitments, the Government committed to relocating at least 300 public sector roles from the Department of Finance, Services and Innovation to Gosford by late 2018.</p> <p>As the central agency responsible for management of the Government's commercial accommodation requirements, Property NSW undertook a detailed assessment of the Gosford commercial market to determine pre-existing and potential development sites able to accommodate the relocated staff by late 2018. Due to a range of issues, including size, location, quality and availability, no suitable existing or developable commercial sites were identified in the Gosford CBD with the exception of 32 Mann Street.</p>
Why isn't the old school site being used for the Regional Performing Arts Centre (RPAC)?	<p>Although some members of the Gosford community called for construction of the RPAC on the site, Property NSW did not receive any formal approaches from the former Gosford City Council or, subsequently, Central Coast Council about purchasing the site for this purpose before the sale process started.</p> <p>In its submission for state and federal government funding to develop the RPAC, the former Gosford City Council proposed development of the centre at Gosford Memorial Park.</p>

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	Then, on 22 February 2017, Central Coast Council nominated the Leagues Club Field , on Georgiana Terrace, as its preferred location for the RPAC.
What did the DA propose for the site?	The application included a new six-storey, 7,000m ² mixed-use commercial building that features an active street front and ground-floor alfresco dining. These elements will ensure the site is a vibrant and well-utilised extension of the Gosford CBD precinct.
How tall is the building proposed in the DA?	The height of the mixed-use building in the DA is six (6) storeys, which is within the allowable zoning height set out in Central Coast Council's Local Environmental Plan (LEP).
Who assessed the DA?	<p>Plans for the site were publicly announced on the 6 April 2016 and a DA was lodged shortly after with the former Gosford City Council.</p> <p>Central Coast Council is the Relevant Planning Authority.</p> <p>The DA was assessed against the normal planning criteria, just like any other private sector development proposed for Gosford or the Central Coast. Central Coast Council assessed the application and the Joint Regional Planning Panel (JRPP), being the responsible assessment authority, made the final development determination.</p> <p>The DA, including plans and consultants' reports, is publicly available via the Central Coast Council website.</p> <p>The DA was approved on 24 February 2017 by the JRPP following two public meetings held on 15 September 2016 and 5 December 2016. Community consultation sessions were also held on 10 and 11 May 2016.</p>
When is construction expected to commence?	Construction of the mixed-use commercial building at 32 Mann Street is expected to commence in May 2017. It is forecast that the building will take about 18 months to complete.
Will any of the land from the former Gosford Public School remain in Government hands?	No. The first parcel of land located at 30 Mann Street was sold to DOMA Group in December 2015. The remaining land was sold to St Hilliers in May 2017.
How much was the site sold for?	<p>The first parcel of land was sold to Doma Group in December 2015 for \$3.044 million.</p> <p>The second parcel of land was sold to St Hilliers in May 2017 for \$9.5 million.</p>

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<p>Why did the Government sell the site?</p>	<p>The Government's policy is to identify surplus and under-utilised sites that can be 'recycled' to fund new and improved infrastructure and better services for the people of NSW.</p> <p>When Gosford's public school was relocated to its new location in 2014, the Department of Education declared the former Mann Street site surplus, permitting its sale.</p> <p>Property NSW, as the NSW Government's central property agency, was appointed to manage the sale process.</p> <p>The first parcel of land was sold to Doma Group in December 2015 with development of the site to accommodate the Australian Taxation Office's Gosford office.</p> <p>The second parcel of land was sold to St Hilliers in May 2017. The sale was underwritten by a State Government lease to accommodate more than 300 Department of Finance, Services and Innovation roles relocating from the Sydney metropolitan area.</p>
<p>Where are the proceeds going?</p>	<p>Proceeds from the sale of the first parcel of land to the Doma Group went to the Department of Education's capital program for reinvestment in Central Coast schools.</p> <p>The proceeds from the sale of the second land parcel will go to Restart NSW, a fund established by the Government to accumulate funds for reinvestment back into new and improved infrastructure.</p>
<p>Why are Government offices being built in Gosford?</p>	<p>The NSW Government's relocation of more than 300 government roles from the Sydney metropolitan area and other locations to Gosford is consistent with its March 2015 election commitment and its Decade of Decentralisation policy.</p>
<p>How does the mixed-office building fit into the Government's overall plans for the former site of Gosford Public School?</p>	<p>The DA is consistent with both the NSW Government's Draft Central Coast Regional Plan and the State Government's plans for revitalising the Gosford waterfront precinct.</p> <p>This DA is part of a broader plan for the redevelopment of the 1.1 hectare site. The plan includes a mix of different development opportunities including restaurants, car parking, short-term accommodation and residences, together with generous public open space and connections through the site. This vision was shown in a concept plan that was included in the Government's DA application for the first stage of the site's development.</p>

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How will the building contribute to the local economy?	<p>The building will contribute to the local economy in two phases. The development of the commercial building will create 90 construction jobs employing local trades and suppliers. Once the building is occupied, it is estimated workers will generate an additional \$1.4 million in retail expenditure within the Gosford CBD and \$4.2 million in the broader Central Coast economies per annum.</p>
How many jobs will be available to local people?	<p>In addition to the 300-plus government jobs to be relocated from metropolitan Sydney, it is forecast the development will create about 90 direct construction jobs, 30 new jobs in the planning and design stages, and in excess of 330 in ongoing indirect jobs in fields including hospitality and business services.</p>
How does the DA relate to the Doma development?	<p>The Doma Group is developing an adjoining site to the subject site located at 20 Mann Street. This site was sold to the Doma Group by the NSW Government in December 2015. Doma Group is developing the site to accommodate the Australian Taxation Office's Gosford office.</p>
When will development occur on the rest of the site?	<p>Development of the DA-approved ~7,000m² mixed-use commercial building is expected to commence in late May 2017.</p> <p>There is no timeframe confirmed for the development of the remainder of the site. PNSW will work with St Hillier's to advance the next phase of the project with a view to realising its vision for a mix of uses that will revitalise the area, including: generous public open space; residential; retail outlets including cafes and restaurants; and parking.</p> <p>The community will have the opportunity to comment on the Development Application of each subsequent phase of development of the site as it is proposed.</p>
How does this building offer more value to the community than an arts precinct?	<p>The development of 32 Mann Street, Gosford is part of a broader NSW Government plan that will reinforce Gosford's position as the regional capital of the Central Coast.</p> <p>The relocation of government offices to Gosford will help to activate the city centre and provide additional opportunities for job creation and economic growth in Gosford.</p> <p>On completion of the ATO and DFSI projects in late-2018, there will be in the order of 1,000 new finance sector jobs in Gosford. This provides residents with greater opportunity to live and, importantly, work in Gosford and the Central Coast.</p>



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	<p>On completion, it is estimated that the DFSI building at 32 Mann Street alone will generate an additional \$1.4 million in retail expenditure to the Gosford CBD and \$4.2 million to the broader Central Coast economies per annum.</p>
<p>What is the relative benefit of investment into Restart against positioning a performing arts centre at this location? Will the investment in Restart be channelled back to the Gosford community?</p>	<p>Restart NSW and the NSW Government's commitment to providing financial support for a performing arts centre are not linked.</p> <p>Restart NSW is a fund established by the Government to fuel economic growth by investing in infrastructure projects that have strategic and economic merit. These projects can be in either Sydney or regional areas.</p> <p>The Government's commitment to providing \$12 million towards a Regional Performing Arts Centre and Conservatorium in Gosford is a separate initiative that recognises the importance of the arts in regional communities.</p>

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