

32 Mann Street, Gosford

May 2017



PROJECT FACTS

Project area

1.15ha

Location

32 Mann Street, Gosford

Local Government Area

Central Coast Council

Development

Concept Masterplan
DA for 7,000sqm NLA mixed use
commercial building
5,090sqm lease pre-commitment to
NSW Government

Delivery timing

Target delivery by late 2018 for the
pre-committed building.

Zoning

B3 Mixed Use

Capital investment

\$34M project cost estimate

Benefits

350 ongoing direct jobs
330+ ongoing indirect jobs
\$1.4M pa additional retail spend
\$4.2M pa value add to region

CONTACT

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PROPERTY NSW'S ROLE

Property NSW manages the State's significant property portfolio and places, resulting in better visitor experiences and services for the people of NSW.

WHAT IS PROPOSED?

Property NSW has undertaken an analysis of the former Gosford Public School site and prepared a Concept Masterplan for the site and a Development Application (DA) for a new building at 32 Mann Street, Gosford.

The approved DA proposes a new six storey, 7,000sqm NLA mixed use building, consisting of a mid-rise commercial building with a mixed use ground floor that supports retail uses, and undercroft carparking.

The long term concept for the remainder of the site includes a mix of different development opportunities including restaurants, car parking, short term accommodation and boutique residential together with generous public open space and connections through the site.

Approximately 60 percent of the site is available for redevelopment in accordance with zoning and planning controls.

PROJECT OBJECTIVES

Key development objectives:

- active street front, with ground floor cafes and alfresco dining.
- deliver an A-Grade building.
- provides an important link between the CBD and waterfront.
- help deliver the governments Central Coast Regional Plan.
- deliver jobs to the region.

CURRENT STATUS

The DA was assessed against the local planning criteria, just like any other development, with Central Coast City Council assessing the application and the Joint Regional Planning Panel (JRPP) being the responsible assessment authority.

The JRPP deferred its decision in September and December 2016, with Property NSW undertaking further design and environmental work. The JRPP approved the DA on 24 February 2017.

Property NSW is also managed a two staged Expressions of Interest (EOI) and Request for Tender (RFT) process. This process sort a development partner for the mixed use building in the DA, together with the future development of the rest of the site. In May 2017 St Hilliers were announced as the developer.