



32 Mann Street Gosford

Project facts



Project area

1.15 ha

7,270m² in total net lettable area (NLA)

5,000m² occupied by NSW Government (Levels 2–5)



Location

32 Mann Street, Gosford



Local government area

Central Coast Council



Delivery timing

December 2018



Zoning

B3 Mixed Use

Our role

The Property & Development NSW (PDNSW) team is responsible for the management and delivery of large-scale, or complex, real estate projects and transactions.

What was proposed?

PDNSW undertook an analysis of the former Gosford Public School site and prepared a concept masterplan that resulted in a development application (DA) lodgement for a new commercial building. The approved DA proposed a new six-storey, 7,270m² net-lettable area (NLA) mixed-use building, consisting of a mid-rise commercial building with ground retail uses and parking.

The NSW Government secured ~5,000m² of leased government office accommodation for the relocation of over 300 Department of Customer Service (DCS) staff from metropolitan Sydney.

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 waterfront residential apartments together with generous public open space and connections through the site to Brisbane Waters foreshore.

Approximately 60% of the site is available for further development in accordance with zoning and planning controls.

Current status

After an expressions of interest (EOI) and request for tender (RFT), PDNSW appointed St Hilliers to deliver the building and government accommodation. Practical completion was achieved on December 2018. Relocation of staff from Department of Customer Service, Department of Premier and Cabinet and Long Service Corporation occurred in early 2019.

Contact

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Economic stimulus

The Gosford local government area (LGA) has a population of approximately 162,000 people.

Substantial economic benefit was realised on an ongoing basis, including an estimated \$1.4 million per annum in the Gosford CBD, and an additional \$4.2 million per annum in the broader Central Coast economy.

The stimulus included the benefit of 350 ongoing direct jobs related to the development. The cumulative total workforce included 971 inductees to site, of which 46% (444) were from the Central Coast. Overall, 61 apprentices and 45 indigenous employees were inducted.

Non-financial benefits

Increase sustainability outcomes

- Improving environmental outcomes:
 - 5 star NABERS energy
 - 4 star NABERS water
 - 5 star Green Star rating.

Increased diversity of work settings

- Delivery of fit-out catering to a range of work settings, including individual, team and project work requirements.
- Supports flexible working policy.

Improved building quality

- Delivery of a modern A-grade commercial building.
- Raises the average quality of Government accommodation in Gosford.

Improve productivity/collaboration

- Consistent fit-out design throughout the building to achieve equity and improved workplace experience.
- Promotes the attraction and retention of staff by providing a modern workplace that enhances occupant wellbeing.

Financial cost efficiency

Occupancy costs reduced

- Consolidation of smaller tenancies into a single occupancy utilising NSW Government's procurement power
- The consolidation of existing operational sites reduces aggregate accommodation costs.
- Replaces aging fit-outs not fit for purpose and subject to high ongoing maintenance costs.

Reduction in duplication of facilities

- Opportunity to share facilities, including meeting spaces, break-out areas, reception and security between NSW Government departments.

Government objectives supported:

- Government Office Accommodation Policy
- NSW Government Office Fitout Design Principles
- Space utilisation targets
- Jobs for regional NSW.

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