

Information Memorandum

CHAPMAN & FRAZER

COMMERCIAL REAL ESTATE

321-331 Mann Street, Gosford NSW 2250

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Since 1956, our clients have inspired us to raise the bar - continually evolving, improving, and doing things The Right Way in everything we do.

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Executive Summary

Property Description

Chapman & Frazer are pleased to offer for sale via Expressions of Interest the 'Horizon' development site at 321-331 Mann Street, Gosford. The EOI campaign will close at 5pm on Thursday, 18 June 2026, UNLESS SOLD PRIOR!

This represents an outstanding opportunity to acquire an approved Mixed Use development site in a key location within the Gosford CBD, positioned parallel to Gosford train line between the Public and Private Hospitals, providing an opportunity to deliver an exciting new landmark in this growing City.

Key features:

- Significant development site with valuable DA approval for a 20-storey mixed-use project, comprising 182 residential apartments across two towers above a commercial podium.
- Substantial footprint and street presence with 3,300sqm (approx) of land area, offering a flexible B4 Mixed Use zoning, and a generous street frontage of over 70. metres providing great opportunity for strong activation of the streetscape.
- Emerging Education and Innovation Hub, with substantial recent investments in the local hospitals and supporting medical developments, as well as the new University of Newcastle campus only a few doors away.

Executive Summary



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Property Description

- Easy proximity to key local amenities, including transportation infrastructure, local shopping centre, Gosford waterfront and parklands, Central Coast Stadium, and an exciting hospitality landscape with a growing number of restaurants, cafes, bars and venues.
- Total Proposed GFA: 21,508sqm, comprising 14,168sqm of Residential, 2,540sqm of Commercial, 4,800sqm of Parking (Podium), with an additional 3,410sqm of Parking (Basement) (Non-GFA).

[Please click here for the Sale Contract](#)

Property Details

Land Size
3,300sqm*
*Approx.

DA Approval
20 storey
development with
182 units over
commercial
podium

Zoning
B4 Mixed Use

Sale Price
Expressions of
Interest -
Closing 5pm, Thursday,
18/06/26



Development Overview

Following is a high-level overview of the proposed 'Horizon' development, based on the approved DA documentation.

While care has been taken in preparing and presenting this information, any intending purchasers should rely on their own investigations to satisfy themselves as to the accuracy of the information and what DA Approval has been granted, including any relevant conditions of consent.

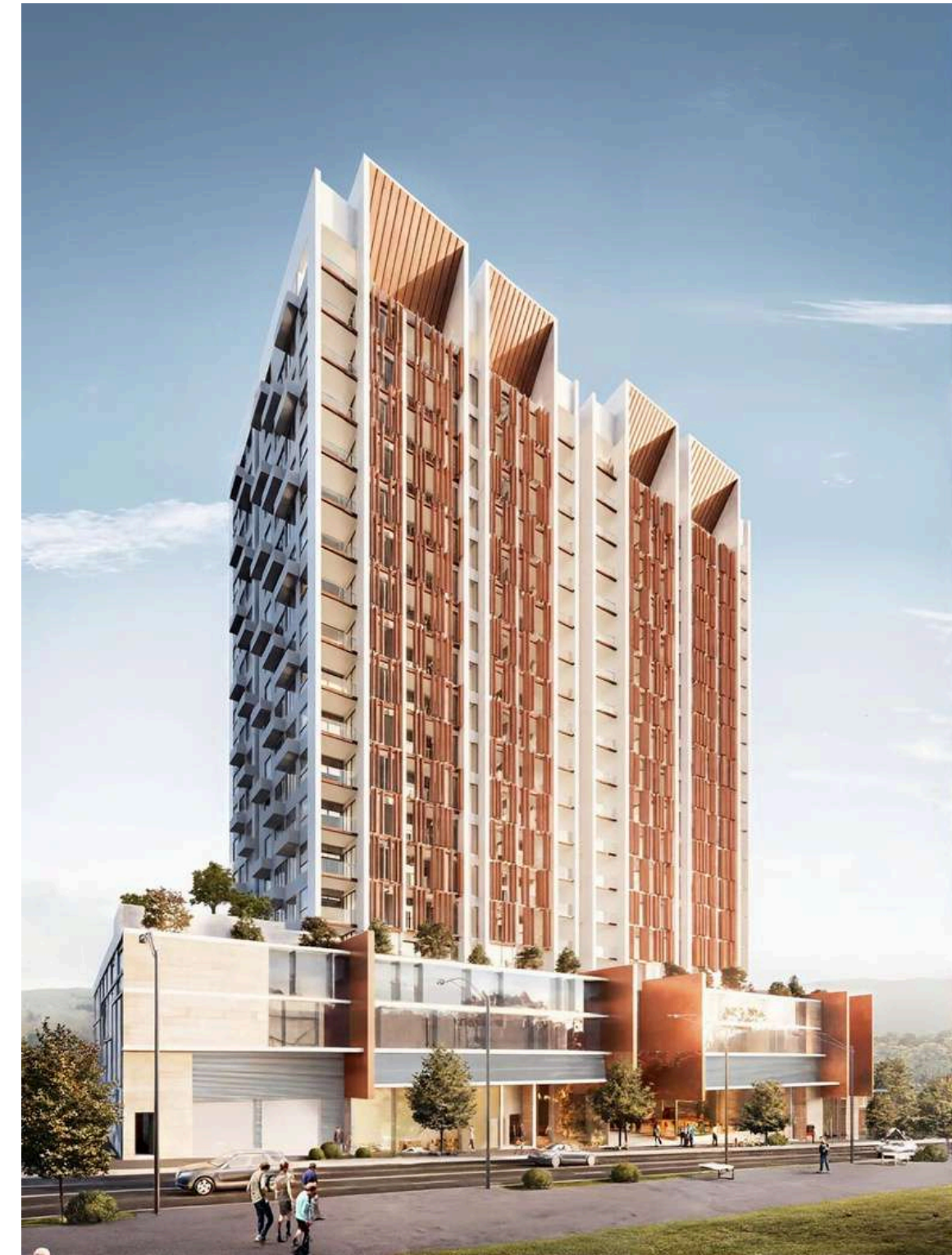
Street Address: 321 Mann Street, 325 Mann Street and 331 Mann Street, Gosford

Key Details:

- Proposed development
 - Mixed use commercial and shop top housing development with 182 units, including demolition of existing structures and staged construction.
- Development Approval Granted 29 April 2020
- Deferred Commencement Consent Granted 16 October 2025
 - The deferred commencement consent is operative subject to conditions from 29 April 2025 for a period of five (5) years.
 - Refer to letter from Central Coast Council dated 16 October 2025 (forms part of Contract for Sale).
- Site Area: 3,300sqm (approx.)
- Site Frontage: 73m (approx)

Development Overview

- Proposed GFA: 21, 508sqm (Gross Floor Area)
 - Residential GFA: 14,168sqm
 - Commercial GFA: 2,540sqm
 - Parking (Podium): 4,800sqm
 - Parking (Basement): 3,410sqm (non GFA)
- Proposed FSR: 6.50:1
- 182 Residential apartments
 - 15 x 1 bedroom studios
 - 59 x 1 bedroom apartments
 - 75 x 2 bedroom apartments
 - 29 x 3 bedroom apartments
 - 4 x 3 bedroom + study Penthouse apartments
- Commercial space
 - 1,050sqm on B1
 - 950sqm on Ground
 - 420sqm on Level 2
- Parking Spaces: 265



Outgoings Summary

Core Outgoings (Annual)	
COUNCIL RATES	\$39,802.87
WATER & SEWER RATES EXCLUDING USAGE	\$5,031.60
LAND TAX (based on single holding basis)	\$54,900.00
TOTALS	\$99,734.47

Photo Gallery

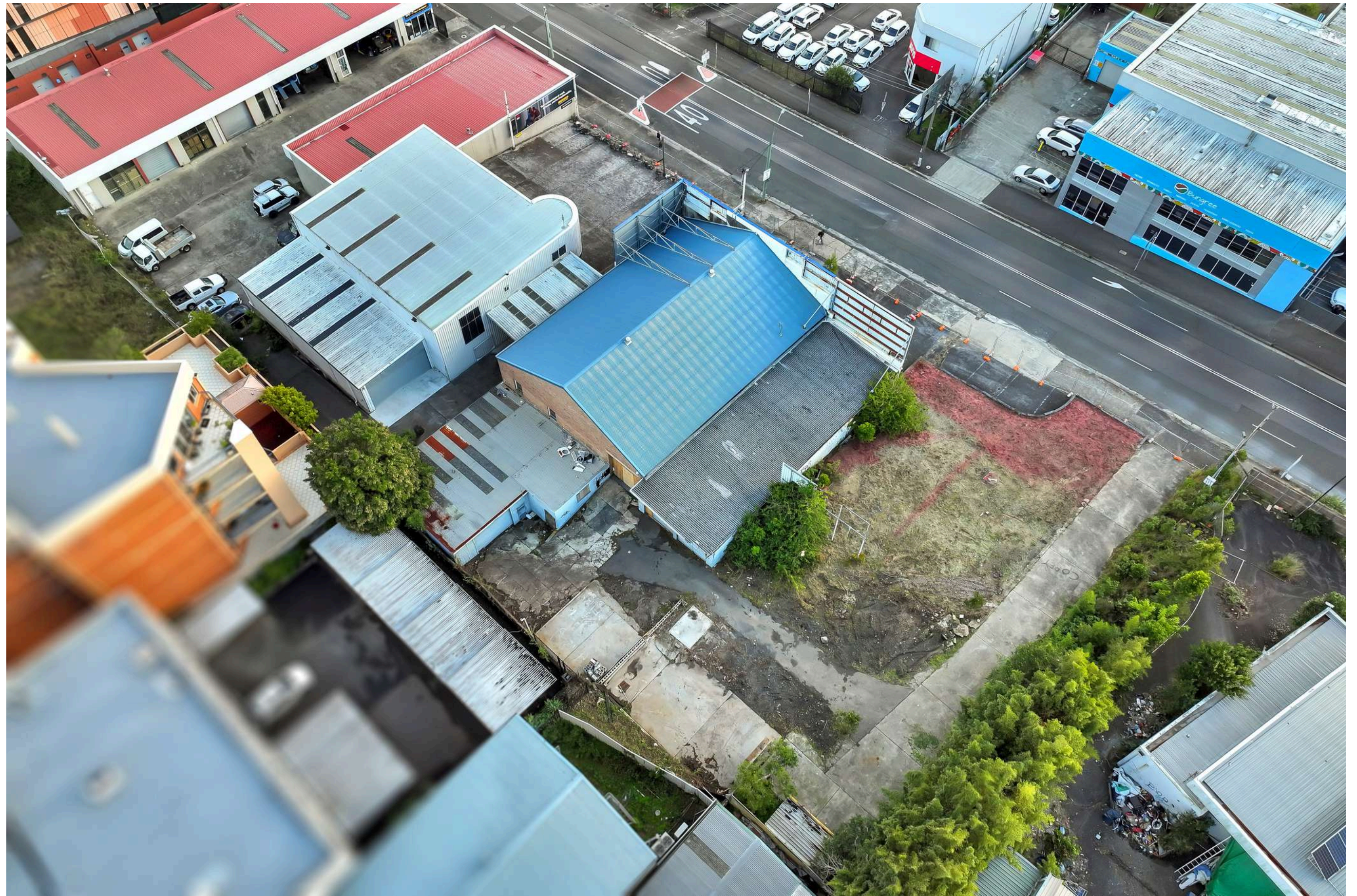


Photo Gallery



Photo Gallery



Photo Gallery



Photo Gallery

Indicative View from Level 19



Comparable Sales



50-70 Mann Street, Gosford \$27,000,000 + GST

- + 8,564m² parcel of land
- + DA Approved for 3 towers with 500 apartments
- + Zoned B3 Commercial Core
- + Sold November 2024
- + Rate equates to \$54,000 per apartment

Purchased by the Sydney based developer, ALAND, who recently developed The Archibald mixed use development.



134-136 Erina Street East, Gosford \$3,050,000 + GST

- + 2,090m² parcel of land (with 505m² of improvements)
- + 2.5:1 FSR, potential development of 60 units
- + Zoned B4 Mixed Use
- + Sold August 2025
- + Rate equates to \$50,833 per apartment

Sold with short term tenants in place in the single level commercial building, benefiting from a holding income of \$120,400 Per Annum Gross + GST



20-22 Dane Drive, Gosford \$1,000,000 + GST

- + 670m² parcel of land
- + 3:1 FSR, potential development of 20 units
- + Zoned B4 Mixed Use
- + Sold December 2024
- + Rate equates to \$50,000 per apartment

Boutique development site sold via an Expressions of Interest campaign. Single street frontage site in close proximity to the Train Station and Stadium.

Comparable Sales



**300-310 Mann Street,
Gosford
\$3,100,000 + GST**

- + 1,538m² parcel of land
- + 5:1 FSR, potential development of 80 units
- + Zoned B4 Mixed Use
- + Sold November 2023
- + Rate equates to \$38,750 per apartment

The property holds an excellent position with wide frontage to Mann St, but has a skinny footprint, thereby creating some constraints on how the site can be developed.



**136-148 Donnison Street,
Gosford
\$40,000,000 + GST**

- +14,195m² parcel of land
- + Mixed FSR, DA for 810 units + commercial space
- + Zoned B4 Mixed Use
- + Sold July 2022
- + Rate equates to \$49,383 per apartment

Sold to an international buyer who intends to develop the site into a mixed use precinct with 5 towers comprising primarily residential apartments with commercial podium.

Case Study

Recent Development Success Story

The Archibald

108 Donnison Street, Gosford

NB: The Archibald takes its name from Archibald Acheson, the second Earl of Gosford.

Key Details:

- Development Value: \$375,000,000
- Two (2) x 28 Storey Towers
- 5,656sqm development site
- 327 residential apartments
 - 1, 2 & 3 bedroom + 3 & 4 bedroom penthouses
- 130 room hotel
 - 'voco Gosford by IHG'
- Six (6) hospitality venues, including 960sqm SkyBar & reception centre
 - Ironbark (Contemporary pub dining)
 - Paolo's (Authentic Italian dining)
 - Saltfire (Breakfast restaurant, later expanding to lunch & dinner)
 - The Lobby Bar (cafe & bar in hotel reception)
 - Astra (Elevated Japanese dining at Rooftop level)
 - The Pool Bar (available to hotel guests & residents)



Case Study

Recent Development Success Story

Key Milestones*

- June 2022 - ALAND announce acquisition of landmark site
- Q4 2022 - \$20mil in pre-sales prior to launch
- Q1 2023 - Construction underway with commencement of ground works
- Q1 2023 - 104 apartments (nearly 32%), valued at more than \$80mil, sold within first three (3) months of launch
- Q3 2024 - Topping out (construction reaches top level)
- Q3 2024 - 97% of apartments sold
- Q4 2025 - Completion of development

*Information as reported by ALAND in public press release and not independently verified.



Site Plan



This floor plan including any furniture, fixtures, measurements and dimensions, are approximate and for illustration purposes only. Chapman & Frazer Real Estate Pty Ltd gives no guarantee, warranty or representation as to the accuracy and layout. Any intending party (you) must rely on their own investigations to determine the accuracy of this plan and suitability of the property.

The Location

The Central Coast market has experienced an exceptional maturing in recent years. State and federal investment into major infrastructure and employment projects has led to an explosion of positive activity.

Recent highlights of this positive activity, specifically within Gosford CBD, include the recent Bonython Tower by Singleton Group, the new Archibald Development by ALAND (which includes the classy VOCO Hotel), the new Gosford City Library, and the upcoming Amalfi Development by ALAND, to name a few. This sees a huge boost to residences, commercial spaces, hospitality spaces, accommodation and community offerings for our waterside city.

This prominent location acts as a gateway between Gosford, Newcastle and Sydney as well as providing easy access to connect to the Northern districts of the Central Coast via the Central Coast Highway as it continues north towards The Entrance, and further to Newcastle.



Population Growth

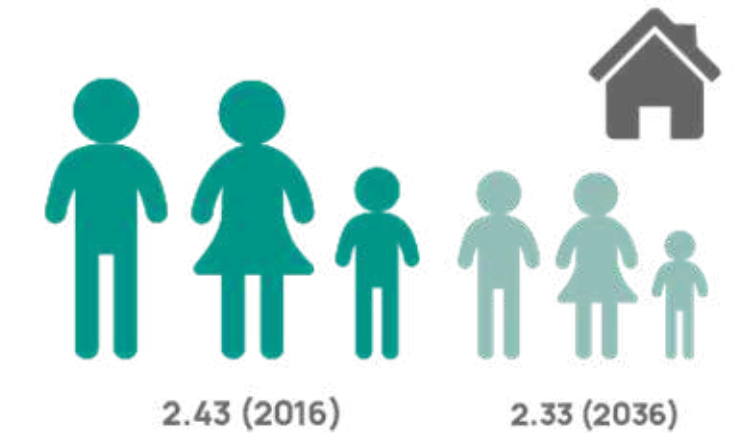
POPULATION GROWTH



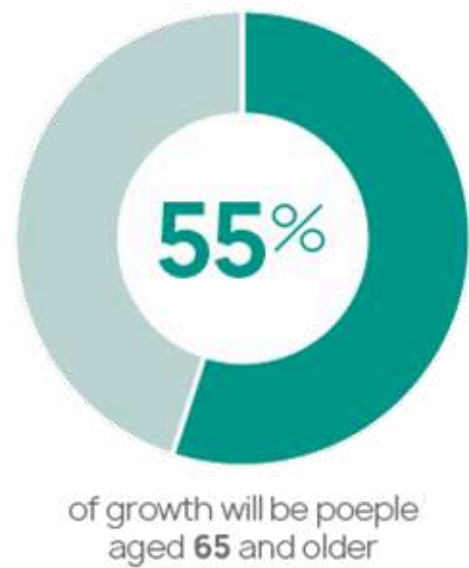
NUMBER OF DWELLINGS



AVERAGE HOUSEHOLD SIZE



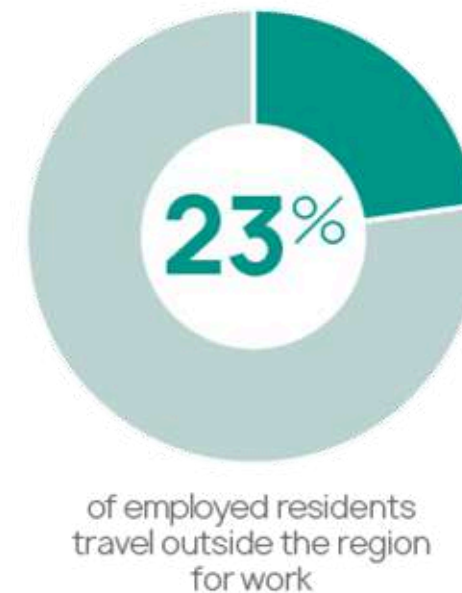
POPULATION GROWTH



TOTAL JOBS



EMPLOYMENT SELF CONTAINMENT 2015



EMPLOYED RESIDENTS 2015



Zoning - B4 Mixed Use

(State Environmental Planning Policy (Precincts-Regional) 2021 - Current version for 8 August 2025 to date)

Objectives of zone

- To provide a mixture of compatible land uses
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling
- To encourage a diverse and compatible range of activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities, social, education and health services and higher density residential development
- To allow development in Point Frederick to take advantage of and retain view corridors while avoiding a continuous built edge along the waterfront
- To create opportunities to improve the public domain and pedestrian links of Gosford City Centre
- to enliven Gosford waterfront by allowing a wide range of commercial, retail and residential activities immediately adjacent to it and increase opportunities for more interaction between public and private domains
- To protect and enhance the scenic qualities and character of Gosford City Centre

Permitted without consent

Nil

Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; SHop top housing; Any other development not specified in item 2 or 4

Zoning - B4 Mixed Use

(State Environmental Planning Policy (Precincts-Regional) 2021 - Current version for 8 August 2025 to date)

Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; SHop top housing; Any other development not specified in item 2 or 4

Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Group homes (transitional); Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Hospitals; Hostels; Industrial retail outlets; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale supplies

Zoning - B4 Mixed Use

(State Environmental Planning Policy (Precincts—Regional) 2021 - Current version for 8 August 2025 to date)



You can visit -

<https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/state-environmental-planning-policy-precincts-regional-2021>

and search the property address for more information on zoning

Note: You will need to scroll to the Gosford City Centre section for the correct maps.



Sales Process

This unique opportunity at 321-331 Mann Street, Gosford, is offered For Sale via Expressions of Interest. Closing Date for the Expressions of Interest campaign is 5pm on Thursday, 18 June 2026, UNLESS SOLD PRIOR!


For your offer (EOI) to be considered, please provide a cover letter with summary of your terms, including the value offered, details or any terms or conditions, all relevant details of your purchasing entity and your appointed solicitor or legal representative, and ensure this is accompanied by a signed Contract of Sale that reflects your terms. You must also be able to pay an immediate deposit by EFT should your offer be accepted.

Inspections will be conducted by appointment only and can be arranged by contacting the exclusive marketing agents.

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