



Government Information (Public Access) Act 2009

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Government Information (Public Access) Act 2009

GIPA Reference: 22-2376

Scope of application

1. For all government buildings leased to the private sector (including for-profit entities) in Pyrmont, the Rocks and Millers Point, a list of all those building where leases have been granted for periods exceeding 40 years including the address and lease period for each of these buildings. Such list to extend to all leases executed since 1 January 1980.
2. A list of all buildings in Pyrmont, the Rocks and Millers Point whose leases have been extended to beyond the original lease period by at least a further 30 years, since 1 January 1980.
3. The history of lease periods for the Arrow Marine Building at 34 Pirrama Rd Pyrmont, including prior to the lease to Chanel 7 circa 2011.

Information to cover the period from: 01/01/1980 to 28/06/2022

Information is as follows

Property and Development NSW

Property Address	Lease Start Date	Lease End Date	Term (Years)	Comments
110-114 Kent Street, Miller Point	22.05.1998	30.06.2097	99	Owners Corporation with 6 terraces
124 Kent Street, Miller Point	31.10.1980	30.10.2030	50	Not-for-profit office space
120 Kent Street, Miller Point	01.01.1980	31.12.2030	51	Not-for-profit office space
Upper Fort Street, Miller Point	02.02.1975	01.02.2035	60	Initial 40 year term with a 20 year option (exercised 02.02.2015)
56-60 Pyrmont Bridge Road, Pyrmont	29.10.1994	28.10.2044	50	Agreement for current site. Future SFM subject to INSW redevelopment

Placemaking NSW

Property Address	Lease Start Date	Lease End Date	Term (Years)	Comments
117-119 Harrington Street The Rocks	29/11/2013	13/12/2105	92	
121-127 Harrington Street The Rocks	27/06/2013	19/02/2100	86	
140 George Street The Rocks	1/03/2012	15/03/2039	27	
145-155 George Street The Rocks	30/09/2005	14/12/2088	83	
157-169 Gloucester Street The Rocks	16/01/2020	15/01/2099	78	
16-18 Grosvenor Street The Rocks	18/12/2017	17/12/2116	98	
171-193 Gloucester Street The Rocks	28/09/2010	27/09/2110	99	2 different Strata Plans

171-193 Gloucester Street The Rocks	27/09/2010	27/09/2110	100	Commercial Leases
176 Cumberland Street The Rocks	30/04/1993	29/04/2092	98	
10-14 Essex Street	30/04/1993	29/04/2092	98	
178-180 Cumberland Street	30/04/1993	29/04/2092	98	
212-218 Cumberland Street The Rocks	30/05/2016	29/05/2115	98	
34-52 Harrington Street The Rocks	1/02/1989	31/01/2088	98	
35-75 Harrington Street The Rocks	6/12/2013	12/03/2088	74	
66-72 Gloucester Street	14/09/2021	14/09/2120	99	
88 Cumberland Street The Rocks	3/07/2003	30/05/2090	86	
205-227 George Street, The Rocks	2/07/1999	1/07/2098	98	
87-89 George Street, The Rocks	1/12/2003	30/11/2043	39	Includes 4x5 year options.*
1 Longs Lane	25/10/2021	24/10/2120	98	
- 130 Cumberland Street, The Rocks	25/10/2021	24/10/2120	98	
- 132 Cumberland Street, The Rocks	25/10/2021	24/10/2120	98	
- 134 Cumberland Street, The Rocks	25/10/2021	24/10/2120	98	
- 136-138 Cumberland Street, The Rocks	25/10/2021	24/10/2120	98	
- 140-142 Cumberland Street, The Rocks	25/10/2021	24/10/2120	98	
- 103 Gloucester Street, The Rocks	25/10/2021	24/10/2120	98	
- 105 Gloucester Street, The Rocks	25/10/2021	24/10/2120	98	
- 107 Gloucester Street, The Rocks	25/10/2021	24/10/2120	98	
- 109 Gloucester Street, The Rocks	25/10/2021	24/10/2120	98	
- 111 Gloucester Street, The Rocks	25/10/2021	24/10/2120	98	
- 113 Gloucester Street, The Rocks	25/10/2021	24/10/2120	98	
- 115 Gloucester Street, The Rocks	25/10/2021	24/10/2120	98	
- 117 Gloucester Street, The Rocks	25/10/2021	24/10/2120	98	
- 117a Gloucester Street, The Rocks	25/10/2021	24/10/2120	98	
- 1 Longs Lane, The Rocks	25/10/2021	24/10/2120	98	
- 3 Longs Lane, The Rocks	25/10/2021	24/10/2120	98	
- 13 Carahers Lane, The Rocks	26/10/2021	25/10/2120	98	
- 15 Carahers Lane, The Rocks	27/10/2021	26/10/2120	98	
7-27 Circular Quay, The Rocks	8/03/2019	7/03/2074	54	
Wharf 60 and Berths 19-21	1911	1995	84	
34, 17a Pirrama Road, Pyrmont	1/12/2004	30/11/2009	4	Prior to 2004 - all records relating to leases for this building sit with previous organisations.
34, 17a Pirrama Road, Pyrmont	5/04/2011	4/04/2051	39	Seven Network leased only from 2011-2019 - total 8 years.
34, 17a Pirrama Road, Pyrmont	24/05/2019	4/04/2051	31	Seven Network lease assigned to Doltone House

Further Notes:

The construction of the Jones Bay Wharf including Wharf 60 and Berths 19-21 was part of the Sydney Harbour Trust's 'Jones Bay Wharfage Scheme'. It was one of the first Pyrmont wharves planned and built by the Trust as part of a large scheme to link Pyrmont and Darling Harbour. The jetties were constructed between 1911 and 1917, and the wharves between 1914 and 1919. The construction of the subject building took place c1919.1

The wharf scheme included extensive rail links to Darling Harbour and New South Wales' extensive railway network. The scheme was designed to handle large cargoes of wool and wheat for export.

The Wharf was under the Sydney Harbour Trust operation until it was replaced by the Maritime Services Board in 1936, which had the responsibility for Sydney's ports until 1995. Its role was split into several related government departments after that time.

The Jones Bay Wharf remained an effective port facility until the end of World War II. Changes in Australia's trading policies and the development of containerisation in the 1960s led to a decline in the use of Sydney Harbour as a port. In the 1990s after the declaration of the Jones Bay Wharf as surplus and after was made available for redevelopment several studies were undertaken for the conservation and adaptive reuse of the Wharf

DPE Legal - Commercial Leases

Property Address	Lease Start Date	Lease End Date	Term (Years)	Comments	Leasehold Conversion and Settlement Date
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67 Windmill Street	3/06/2009	2/06/2108	99 years	AM524690 Transfer of Lease AE775738. Mixed use: 60% residential and 40% commercial (ground floor). LAHC and tenant entered into a leasehold conversion deed on 19/11/2021. Leasehold conversion likely to settle in the next few months	-
82 Windmill Street	21/11/2007	20/11/2106	99 years	AE859860 Transfer of Lease AD583702. AK973123 Transfer of Lease AD583702. 82-84 Windmill Street was subdivided into 80, 82 and 84 Windmill Street. 82 Windmill Street is a commercial leaseholder	17/01/2019
24-26 Kent Street	3/08/2005	2/08/2104	99 years	Commercial on both floors	21/01/2022

DPE Legal - Strata Leasehold Leases

21-29 Kent Street, Millers Point Lot 1 in DP739194 SP72082 - Lots 1-11 and CP

Property Address	Lease Start Date	Lease End Date	Term (Years)	Comments	Use of Property
9B Argyle Place	19/04/2004	4/12/2102	~ 99 years	21-29 Kent Street (previously also referred to as 9-9B Argyle Place) comprises a 2 level building with 11 x commercial/residential premises to the western side of Kent Street and southern side of Argyle Place. Strata leasehold properties are not eligible to convert under the Cabinet approved program	Residential only
9A Argyle Place	19/04/2004	4/12/2102	~ 99 years		2 level mixed use: 50% commercial, 50% residential
9 Argyle Place	19/04/2004	4/12/2102	~ 99 years		2 level mixed use: 50% commercial, 50% residential
25 Kent Street	19/04/2004	4/12/2102	~ 99 years		2 level mixed use: 50% commercial, 50% residential
21A Kent Street	19/04/2004	4/12/2102	~ 99 years		2 level mixed use: 50% commercial, 50% residential
21 Kent Street	19/04/2004	4/12/2102	~ 99 years		2 level mixed use: 50% commercial, 50% residential
23 Kent Street	19/04/2004	4/12/2102	~ 99 years		2 level mixed use: 50% commercial, 50% residential
23 Kent Street	19/04/2004	4/12/2102	~ 99 years		2 level mixed use: 50% commercial, 50% residential
25A Kent Street	19/04/2004	4/12/2102	~ 99 years		2 level mixed use: 50% commercial, 50% residential
27 Kent Street	19/04/2004	4/12/2102	~ 99 years		2 level mixed use: 50% commercial, 50% residential
29 Kent Street	19/04/2004	4/12/2102	~ 99 years		2 level mixed use: 50% commercial, 50% residential
The common property in SP72082	19/04/2004	4/12/2102	~ 99 years		-

6-12 Argyle Place, Millers Point Lot 1 in DP737194 SP69702 - Lots 1-4 and CP

Property Address	Lease Start Date	Lease End Date	Term (Years)	Comments	Use of Property
1/6-12 Argyle Place	11/06/2003	9/12/2101	~ 99 years	6-12 Argyle Place comprises a 2 level building with 4 x commercial/residential premises to the north-eastern side of Argyle Place. Strata leasehold properties are not eligible to convert under the Cabinet approved program	2 level mixed use: 50% commercial, 50% residential
2/6-12 Argyle Place	11/06/2003	9/12/2101	~ 99 years		2 level mixed use: 50% commercial, 50% residential
3/6-12 Argyle Place	11/06/2003	9/12/2101	~ 99 years		2 level mixed use: 50% commercial, 50% residential
4/6-12 Argyle Place	11/06/2003	9/12/2101	~ 99 years		2 level mixed use: 50% commercial, 50% residential
The common property in SP69702	11/06/2003	9/12/2101	~ 99 years		-

1-7 Argyle Place, Millers Point Lot 7 in DP739194 SP69703 - Lots 1 and 3 and CP & SP79818 - Lots 4 and 5

Property Address	Lease Start Date	Lease End Date	Term (Years)	Comments	Use of Property
1 Argyle Place	11/06/2003	9/12/2101	~ 99 years	1/7 Argyle Place comprises a 2 level building with 4 x commercial/retail/residential premises to the eastern side of High Street and southern side of Argyle Place. SP79818 was created on subdivision of SP69703, so there is no common property for SP79818. Strata leasehold properties are not eligible to convert under the Cabinet approved program	2 level mixed use: commercial/retail/residential
7 Argyle Place	11/06/2003	9/12/2101	~ 99 years		2 level mixed use: commercial/retail/commercial
The common property in SP69703	11/06/2003	9/12/2101	~ 99 years		-
3 Argyle Place	22/04/2008	9/12/2101	~ 94 years		2 level mixed use: commercial/retail/residential
5 Argyle Place	22/04/2008	9/12/2101	~ 94 years		2 level mixed use: commercial/retail/residential

Further Notes:

LAHC is the registered proprietor of the freehold interest in the above properties which are subject to long-term leases. LAHC granted 99 year leases over the properties and sold the properties in one line circa 2002/2003. The subject properties were strata subdivided in 2003 and 2004 and on sold to individual purchasers the subject of the existing lease tenure. LAHC retains ownership of the reversionary freehold interest in the land when the leases expire in 2101 and 2102. That is, the properties have been converted to strata leasehold title with the original head lease tenure being distributed to each lot and common property. The head lease remains with leases now also created for each lot and common property.