CITY OF SYDNEY

Additional information for applicants

Figure 1: Benledi House. Image: Chris Southwood/City of Sydney)

Benledi House (2 spaces)

186 Glebe Point Road, Glebe

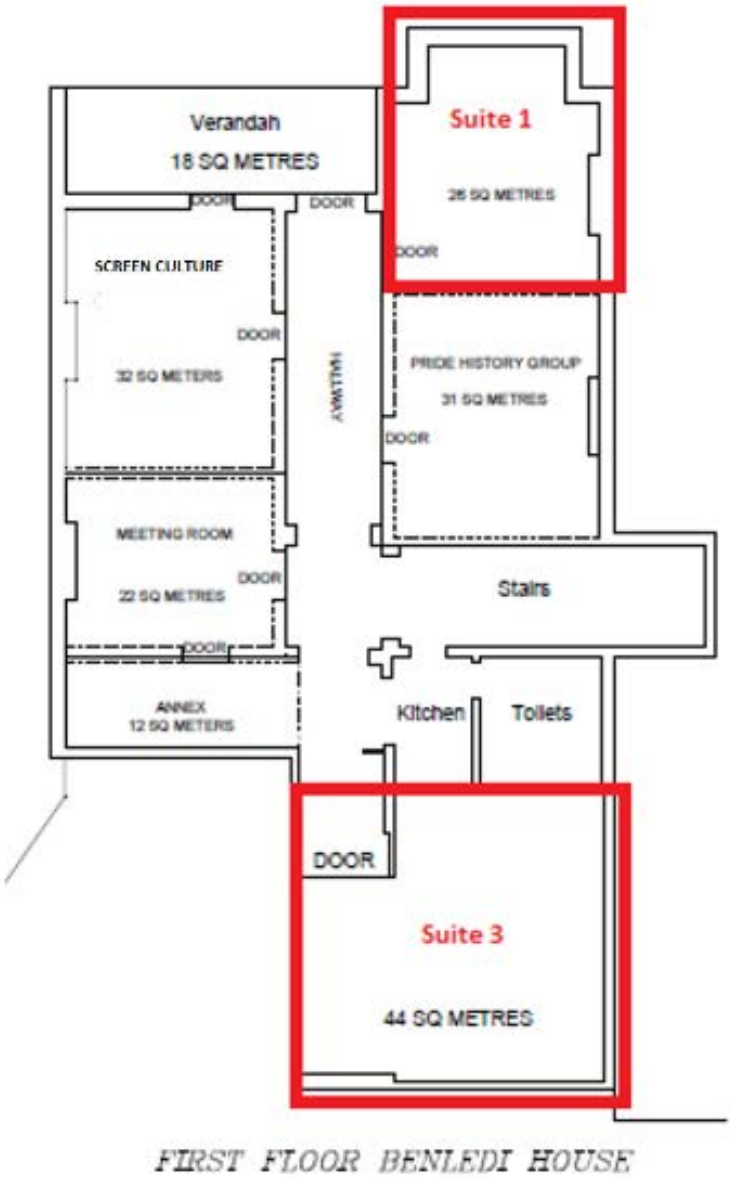

Figure 1 Floor plan

Tenancies share kitchen facilities with an oven, bar fridge, sink and shelves as well as a common area meeting room, toilet, and shower.

Building features

This information will help you decide whether the property is right for your organisation and activity.

You will be required to enter into an agreement with the City of Sydney.

The agreement will cover the terms under which you have access to the building, venues and/or rooms including rental amounts, period of tendency and reporting requirements.

The agreement will include the following information

The building	Details
Address	Benledi House, 186 Glebe Point Road, Glebe, NSW
Permitted hours of use	Tenancy 1 – 9am to 5pm Monday to Friday. Tenancy 2 – 9am to 5pm Monday to Friday.
Permitted use	The spaces are available to support community, cultural, social, educational or environmental sustainability uses. These may include providing physical, social, cultural or intellectual development or welfare services, or administrative, clerical, professional or similar activities. The use of spaces do not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.
Heritage property	The premises is of local historic and aesthetic significance
Access	Key and lock access from front door facing Glebe Point Road All of level 1 spaces have stair access only
Facilities/Shared spaces	Shared kitchenette, meeting room and bathrooms
Bathroom	All-gender bathroom facilities and a shower is located on level 1 (non-accessible). This facility is shared between all tenants
Air conditioning	The tenancy is not air conditioned. The City of Sydney does not plan to install air-conditioning.
Heating	N/A
Storage	There is no storage room or area. Tenants are expected to store all belongings in their individual rooms.
Parking	There is 1 and 2 hour vehicle street parking only. There is no on site tenant parking.
Public transport	Glebe Point Road is serviced by many bus routes (370/431/433/ 613W/645S) that stop directly at the front of Benledi House. Central is the closet train station. Light Rail services operate between Lilyfield and Central station via Rozelle, Glebe and Pyrmont. Glebe light rail station is around a 4 minute walk away.
Bike parking	In front of the library.
Reception	No reception area.
Public amenities	Not at Benledi House. Existing tenants have access to shared amenities on Level 1. Public amenities are available at the library.
Community spaces	There is a hireable communal space on the ground floor of Benledi House which accommodates up to 60 people. It is

The building	Details
	administered by the City of Sydney. Tenants are welcome to book these spaces through the City of Sydney website. Fees may apply bookings are subject to availability. Terms and conditions apply.
Loading Dock	No loading dock on premises

Accessibility

Accessibility	Details
Entry	There is a ramp from the street and an even path from the front and the back car park to the front of the building. There are 2 steps to access the front entrance and no level access directly into the building.
Wheelchair access	No lift access or wheelchair accessibility. There is a 2-level staircase to Level 1.
Mobility parking	Mobility parking space (2 hour) located at the front of building on Glebe Point Road and at the back of the library (2 hour), enter from Wigram Lane. No on-site mobility parking.
Accessible toilet	No
Hearing loop	No
Reception area	No

How you can use the space

The tenancy	Details
Lettable space	**Suite 1**, level 1 is a **26 square metres**, a carpeted north-east facing space overlooking Glebe Point Road with ample natural light **Suite 3**, level 3 is **44 square metres,** a carpeted south-east facing space overlooking Glebe Point Road with ample natural light
Furniture and equipment	N/A
Fit out/modifications	The tenant is not permitted to do any fit-outs or structural modifications which require development approval (DA). Cosmetic updates which do not require development approval may be approved on request to the City of Sydney.

The tenancy	Details
Mail	Mail box shared with the library.
Signs	No signs or promotion is permitted in the foyer or outside the building.
Cleaning	Tenants are responsible for cleaning their tenancies and the inside of the windows in their tenancy. The City of Sydney is responsible for cleaning the common areas, the windows in any shared or common areas, as well as the outside of all windows.
Data and communications	The tenant is responsible for installing, connecting, paying for, and managing the phone and Internet/NBN service. The tenant will need to arrange the NBN installer to terminate the service at the communication rack. The contractor and works to be undertaken for the install will need to be approved by the City of Sydney. The approved contractor will need to be inducted by the City of Sydney maintenance provider, Ventia prior to starting any work in the building. The tenant is responsible for making their own determination on the suitability of wifi and mobile phone coverage for their purposes.
Waste management	Tenant/s are responsible for physically removing their own waste from the tenancy. There is no free rubbish removal service provided by the City of Sydney or by the building management. The City of Sydney can arrange a weekly waste removal contractor for the tenant. You may be charged an estimated weekly amount of $26.94 plus GST for this service for 2026/27. This weekly charge includes 1 x 240L mixed recycling bin and 1 x 240L general waste bin and 1 x 240L paper/cardboard bin.
Utilities and statutory charges	The property is serviced by electricity, natural gas and water and the tenant may be responsible for the charges. Water: $600 a year Statutory charges (including council rates) may be passed onto the tenant.
Fire safety equipment	Provided and maintained by the City of Sydney, as per an annual fire safety statement
Hazardous materials	The tenant must comply with the hazardous materials management plan (see attachment C)
Building security	No City of Sydney monitored alarm system on site. A key opens the main entry on ground floor and level 1 suites