

Sydney Olympic Park Authority Policy

Policy Name Commercial Concessions Guidelines
(Fees and Charges)

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Business Unit Commercial

Officer Responsible Executive Director Commercial

Approving Officer Chief Executive Officer

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TABLE OF CONTENTS

A.	COMMERCIAL CONCESSION GUIDELINES, FEES AND CHARGES	4
1.	Definitions	5
2.	GST	6
3.	Reduction or waiving of fees	7
4.	Review of Fees	7
B.	COMMERCIAL CONCESSIONS POLICY	7
1.	Purpose	7
2.	Legislative Basis	7
3.	Scope	8
4.	Authorisations	8
5.	Responsibility	8
6.	Operational Framework – Commercial Concessions	8
7.	Operational Framework – Filming Concessions	9
8.	Special Concessions	9
9.	Approvals	9
10.	Use of name "Sydney Olympic Park"	10
11.	Fees and Charges	10
12.	Licensed Area	11
13.	Bonds	11
14.	Sponsorship and Advertising	12
15.	Insurance and Indemnity	12
16.	Documentation and References	13
17.	Enquiries	13
	SCHEDULE A	14
•	Schedule of Fees and Charges	14
C.	CONSTRUCTION, BUILDING AND RELATED APPROVALS AND FEES	19
1.	Fees	19
	SCHEDULE B	20
•	Schedule of Fees and Charges	20
•	Application for Construction Certificate	20
•	Application for Construction Certificate involving a BCA alternative solution	20
•	Application to Modify the Construction Certificate	20
•	Principal Certifying Authority - Inspection Fee	20
•	Compliance Certificate	21
•	Occupation Certificate	21
•	Section 149A Building Certificate	21
•	Administration of Certificates	21
•	Copies of Certificates	21
•	Amusement Devise Approval – Part F activity	21
•	Review of a determination of applicant's application	21
•	Outstanding Notices advice	21
•	Subdivision Certificates	22

- Place of Public Entertainment Approval22
- Swimming Pool Compliance Certificate.....22
- Professional Building Code / Fire Safety / Regulatory Advice22
- SCHEDULE C.....23
- Newington Building Approval Fee Schedule23
- Building Application Fees23
- Amended Building Applications23
- Building Application involving a BCA alternative solution.....23
- Inspection Fee23
- Occupation Certificates – Dwellings23
- Occupation Certificates – Residential flat buildings23
- Subdivision Certificates23
- (Linen Plan release)23
- D. OPERATIONAL FEES AND CHARGES.....24**
- Hoarding Permit – Building/Footpath.....24
- Work Zone/Truck Zone Permit24
- Road Occupancy Permit24
- Road Opening Permit24

A. COMMERCIAL CONCESSION GUIDELINES, FEES AND CHARGES

Sydney Olympic Park Authority Regulation 2012

Details relating to fees may be found under **Part 5 Miscellaneous** of the *Regulation*. Clauses 23 to 27 of the Regulation provide (in part) the following:

23 Fees

- (1) *The Authority may charge and recover a fee for any authorisation it gives or any service it provides under the Act or this Regulation.*
- (2) *The services for which a fee may be charged include the following:*
 - (a) *supplying a service, product or commodity,*
 - (b) *giving information,*
 - (c) *providing a service in connection with the exercise of the Authority's regulatory functions—for example, receiving an application for an approval or a certificate, granting an approval, making an inspection and issuing a certificate,*
 - (d) *allowing admission to a sportsground or to any building or enclosure.*
- (3) *In particular, the Authority may charge a fee for inspecting premises that are reasonably required to be inspected in the exercise of the Authority's functions, whether or not the inspection is requested or agreed to by the owner or occupier of the premises.*
- (4) *However, the Authority may not charge a fee for the inspection of premises that are not used for a commercial activity, except where it is necessary to inspect the premises in connection with an application for an approval or a certificate concerning the premises or in connection with any inspection that is reasonably necessary to determine if an approval or a certificate has been complied with.*
- (5) *If inspections of premises are reasonably necessary to determine if an approval or a certificate has been complied with, a fee may not be charged for the inspection of any thing for which the Authority relies on a certificate under section 93 of the [Local Government Act 1993](#) that the thing has been done in compliance with the approval or certificate.*
- (6) *A fee charged for inspecting premises must be repaid to the person who paid it if the inspection is not carried out*

24 Determination of amount of fee

- (1) *The Authority must determine the amount of a fee it proposes to charge before it can impose the fee.*
- (2) *The Authority may, from time to time, determine to increase or decrease the amount of a fee that has been determined under this clause.*
- (3) *In making a determination under this clause in respect of a fee for giving an authorisation, the Authority must take into consideration the following factors:*
 - (a) *the cost to the Authority of giving the authorisation,*
 - (b) *the nature of the authorisation given.*
- (4) *In making a determination under this clause in respect of a fee for providing a service, the Authority must take into consideration the following factors:*
 - (a) *the cost to the Authority of providing the service,*
 - (b) *the price suggested for that service by any relevant industry body or in any schedule of charges published, from time to time, by the government department or agency engaged in the administration of the Act or statutory instrument under which the service is provided,*
 - (c) *the importance of the service to the community.*
- (5) *The cost to the Authority of providing a service in connection with the exercise of a regulatory function need not be the only basis for determining the fee for that service.*
- (6) *A higher fee or an additional fee may be charged for an expedited service provided, for example, in the case of urgency.*

25 Effect of other Acts and statutory instruments

- (1) *If the amount of a fee for a service is determined under an Act (other than the Act) or statutory instrument, the Authority may charge a fee in addition to the amount determined under the Act concerned or the statutory instrument.*
- (2) *If the charging of a fee for a service is prohibited under an Act, the Authority must not charge a fee for that service.*

26 Authority may waive or reduce fees

The Authority may waive payment of, or reduce, a fee (whether expressed as an actual or a maximum amount) in a particular case if the Authority is satisfied that the case falls within a category of hardship or any other category in respect of which the Authority has determined that payment should be so waived or reduced.

27 Schedule of fees

The Authority may, from time to time, publish a schedule of fees that may be charged by the Authority, whether the fees are determined under the Act or this Regulation or under another Act or statutory instrument.

This Policy sets out the fees and charges and the related procedure for various services provided by SOPA.

1. Definitions

1.1 For the purposes of this Policy:

"Advertising Activities" means advertising activities that are conducted in or near a licensed area but are not the subject of a separate sponsorship agreement with SOPA (for example parked vehicles with advertising trailers, a number of vehicles displaying advertising material that are parked in close proximity, vehicles with "lunchboard" style advertising)

"Authority" means SOPA

"Commercial" means any commercial use including promotions, corporate organisation associated events, events that use an event management company, corporate functions, weddings and any activity involving retail sales

"Community Group" includes family groups, charities (endorsed by Australian Taxation Office and registered as an approved charity for tax concession purposes) and (where SOPA, in its sole discretion, considers appropriate) a DGR.

"concession" means a permission required by an individual or an organisation to conduct an approved activity in the public domain of Sydney Olympic Park

"DGR" means a deductible gift recipient within the meaning of the *Income Tax Assessment Act 1997* (Cth)

"EPA Act" means *Environmental Planning and Assessment Act 1979* (NSW)

"LGA Act" means *Local Government Act 1993* (NSW)

"Licence" means the licence agreement granted by SOPA to the Licensee for the approved Concession at a Licensed Area on conditions including those set out in **Schedule A**, as amended from time to time

"Licensed Area" means the area within Sydney Olympic Park which is the subject of the Licence

"Licensee" means a concessionaire, company or other party granted a Licence for a Concession under this Policy

"Parklands Plan of Management" has the same meaning as in the SOPA Act

"Policy" means this Commercial Concession Guidelines, Fees and Charges policy

"Pools Act" means *Swimming Pools Act 1992* (NSW)

"Promotions" means promotional activities such as product and service promotions (for example motor car displays, radio station marketing activities, soft drink marketing, and newspaper giveaways)

"Regulation" means *Sydney Olympic Park Regulation 2012 (NSW)*

"sell" includes any of the following:

- (a) sell by wholesale, retail, auction or tender,
- (b) hire,
- (c) barter or exchange,
- (d) supply for profit,
- (e) offer for sale or hire, receive for sale or hire, have in possession for sale or hire or expose or exhibit for sale or hire,
- (f) conduct negotiations for sale or hire,
- (g) consign or deliver for sale or hire,
- (h) solicit for sale or hire,
- (i) cause or permit anything referred to above

"SOPA" means Sydney Olympic Park Authority constituted under the SOPA Act

"SOPA Act" means the *Sydney Olympic Park Authority Act 2001 (NSW)* or where the context permits, the regulations under the SOPA Act

"SOPA Website" means "www.sopa.nsw.gov.au"

"Sydney Olympic Park" has the same meaning as in the SOPA Act

2. GST

2.1 In this Policy, unless the context indicates a contrary intention:

- (a) **"Agreed Price"** means the amount the recipient is required to pay to the supplier under any provision of this Deed (except this [clause 2](#)) for a supply;
- (b) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* or regulations where applicable;
- (c) **"GST Exempt"** means a supply that is excluded from GST under Division 81 of the GST Act (but is not GST-free);
- (d) a reference to a supply is a supply under this Policy; and
- (e) words and phrases used that are also used in the GST Act have the same meaning as in the GST Act.

2.2 A supply may be GST Exempt.

2.3 Despite the other provisions of this Policy, if the supplier is or becomes liable to pay GST for any supply:

- (a) the Agreed Price for that supply is **inclusive** of GST unless otherwise stated;
- (b) if the Agreed Price for that supply is quoted **exclusive** of GST then the recipient must pay the amount of GST on a taxable supply at the same time and in the same way as the recipient must pay the Agreed Price.

2.4 The supplier must issue a tax invoice to the recipient for the supply.

3. Reduction or waiving of fees

3.1 SOPA will only consider reducing or waiving a fee if:

- (a) the fee relates to a Community Group; and
- (b) a written request or other appropriate documentation is submitted that substantiates that the fee is either inappropriate or excessive under the circumstances.

3.2 The reduction or waiving of a fee will be determined in accordance with this Policy (where applicable) or at SOPA's sole discretion.

4. Review of Fees

4.1 SOPA reserves the right to amend the fees and licence agreements from time to time.

B. COMMERCIAL CONCESSIONS POLICY

1. Purpose

1.1 The Commercial Concessions Policy ("**Policy**") describes the policy and operational framework for fees and charges for commercial concessions for SOPA at Sydney Olympic Park. It excludes those areas in Sydney Olympic Park under lease, licence or other occupancy agreements.

2. Legislative Basis

2.1 Various provisions under Part 2 Clause 4 of the Regulation form the legislative basis for this Policy. Clause 4 includes the following:

4. Commercial and other activities

A person must not do any of the following at Sydney Olympic Park, except as authorised by the Authority:

- (a) sell or hire, or offer for sale or hire, any article,*
- (b) provide, or offer to provide, any services for fee, gain or reward,*
- (c) supply, or attempt to supply, (including by selling or attempting to sell) a ticket for admission to a sportsground,*
- (d) use any audio, loudspeaker or broadcasting equipment or camera (whether photographic, cinematic or video), for a commercial purpose,*
- (e) distribute any advertising matter or display any advertisement (other than on a vehicle driven by the person or on any clothing worn by the person),*
- (i) distribute a brochure, leaflet or hand bill,*
- (j) conduct a wedding,*
- (k) collect or attempt to collect money,*
- (l) busk,*
- (o) camp or use facilities for sleeping overnight,*
- (p) erect a tent or other temporary structure,*
- (y) land or launch any aircraft, helicopter, parachute, hang-glider or hot air or gas-filled balloon, or any similar things,*
- (aa) bring a horse into Sydney Olympic Park, or lead or ride a horse, or leave a horse unattended or untethered,*
- (ii) bring a vehicle into Sydney Olympic Park which leaks an excessive amount of oil onto a sealed surface,*
- (jj) moor a vessel (otherwise than by securing the vessel to a wharf of the Authority) or tie a vessel to any vegetation.*

3. Scope

3.1 This Policy aims to procure concessions and facilitate activities that:

- (a) achieve fair market return;
- (b) support commercial, recreational and promotional activities of stakeholders;
- (c) maximise public use and enjoyment of Sydney Olympic Park;
- (d) enhance visitor services;
- (e) do not erode the potential earnings of venue operators.

3.2 This Policy utilises the following principles:

- (a) concession charges for the use of the public domain are market based and recognise that the site is a prestigious, world-class icon that requires considerable expenditure to maintain at a premium standard;
- (b) all assessments of applications for concessions must include a comprehensive risk assessment;
- (c) SOPA will seek market-based returns from commercial concession arrangements;
- (d) the procurement and management of concessions will comply with the Government's standards of probity and transparency and will follow due process;
- (e) all concessions must comply with statutory planning requirements, SOPA's Environmental Guidelines and relevant regulations;
- (f) nothing in the policy varies the requirements of the Parklands Plan of Management which must be adhered to at all times.

4. Authorisations

4.1 Refer to the Authorities Manual for current delegations approved by the SOPA Board, the nominated officers under the Regulation may, subject to SOPA's Commercial Concessions Guidelines, authorise the following at Sydney Olympic Park:

5. Responsibility

5.1 Commercial Unit is responsible for monitoring and implementing the Policy. The contact officer is the Property Officer (9714 7275).

Other Units affected by this Policy will be consulted on implementation of the Policy.

6. Operational Framework – Commercial Concessions

Responsible Department: Commercial Services

6.1 The following requirements apply to commercial concessions:

- (a) Application for either a long-term or a temporary commercial concession must be made in writing, using the 'Precinct Activity Application' available on the SOPA Website (*Resource Centre/Forms*).

- (b) The Director, Legal & Property will assess applications to ensure all aspects relating to risk, probity, insurance, fees and charges, environmental compliance and operational matters have been satisfied, including the matters set out in "*Terms and Conditions for Site Hire*" (see **Schedule A**). Other SOPA divisions will be included in the assessment when exercise of the concession impacts on their area of responsibility.
- (c) Long-term concessions may be licensed for 12 months and are generally granted to service providers other than food and beverage (eg people movers, bike tours, merchandising).
- (d) Short-term concessions are generally granted for single events.
- (e) Successful applicants must execute a Licence prior to occupation. The terms of the Licence may vary depending on the particular needs of the activity or event.

7. Operational Framework – Filming Concessions

Responsible Department: Operations (Filming & Licences Coordinator)

Refer: Pol 11/4 Permitting Filming and Photography in the Public Domain

8. Special Concessions

8.1 Charity Collectors

Requests to utilise Sydney Olympic Park as a charity collection point (most frequently in conjunction with major events) are to be treated as a request for a concession.

8.2 Busking

Busking is permitted at Sydney Olympic Park, subject to SOPA's approval and execution of a Licence. The cost of a Licence is based on the number of performers, and the space occupied. SOPA reserves the right, at its sole discretion, to approve or decline applications from buskers, or to terminate the approval for a person to busk without notice.

9. Approvals

- 9.1 Approval of applications is at the absolute discretion of SOPA who may take into consideration the nature of the concession activity or Film shoot, the locations required for the purpose, and any other information SOPA considers relevant.
- 9.2 The Licensee must abide by any conditions stipulated in the approval and the Licence.
- 9.3 The Licensee must ensure its employees, agents and contractors are aware of the Licensee's obligations and responsibilities under the Licence and receive a copy of the approval conditions and Licence, as required.
- 9.4 SOPA will not warrant that the approved location is suitable for any use.
- 9.5 SOPA seeks a superior level of professionalism from the Licensee in the use of SOPA property or in conducting activities at Sydney Olympic Park. SOPA reserves the right to remove a Licensee (or its employees and agents) from the site whose behaviour or conduct does not achieve the required standard (including dress, interaction with the public, compliance with Licence conditions, or other issues determined reasonably by SOPA).

9.6 Approval for use of the Cauldron is subject to the terms of the Cauldron Policy.

10. Use of name "Sydney Olympic Park"

10.1 The Licensee must, acting in good faith and in consultation with SOPA, use the name "Sydney Olympic Park" in its signage, promotional activity or sponsorship arrangements either as part of or in connection with the event.

11. Fees and Charges

11.1 General Principles

- (a) SOPA acts in a commercially responsible manner in determining the fees and charges. Any price determination must include a risk assessment. In principle, SOPA will seek to cover all its costs from fees and charges when they are directly related to the activity and are not reasonably recoverable from other services.
- (b) SOPA is to observe the "NSW Government Policy Statement on the Application of Competitive Neutrality, January 2002".
- (c) Charges are levied in accordance with the provisions of this Policy. Applications for exceptions to the policy are to be made to the Executive Manager, Commercial Services.

11.2 Basis for Fees and Charges

Fees and charges are set out in **Schedule A** and are reviewed periodically. The determination of fees and charges recognises that:

- (a) as Sydney Olympic Park is an open site, there could be an expectation that concessions are free and diminished in value. A charge indicates that concessions are screened and are regarded as having worth;
- (b) as economic benefits are different to some commercial users (Film shoots compared to food concessions) different rates may be applicable;
- (c) for some concessions, a rate based on sales may be more appropriate. If a percentage of turnover is levied in addition to flat fees and charges, the following guidelines may apply:
 - licensed liquor outlets - 12.5%
 - food and beverage outlets - 12.5%
 - merchandise outlets - 10%
 - other - 10%
- (d) profit share arrangements require approval from the General Manager, Commercial and Corporate but should generally be avoided.
- (e) there is a need to achieve a satisfactory financial return to SOPA balanced against a requirement to provide affordable, appealing concessions to attract patrons to the precinct.

11.3 Cancellations

SOPA reserves the right to charge:

- (a) a cancellation fee or a wet weather cancellation fee as set out in **Schedule A** where the required notice of cancellation is given; or
- (b) all or part of the site hire fee and any operational costs incurred for the event if the required notice of cancellation in **Schedule A** is not given.

11.4 Community Groups

A base charge to ensure cost recovery will be levied to Community Groups.

11.5 Promotional activities

Fees and charges as a commercial concession will be levied for Promotions.

11.6 Advertising activities

Advertising Activities require SOPA approval and will be levied fees and charges as a commercial concession.

11.7 Sports promotional activities

A discount will be applied for sports promotional activities that do not include a retail component and are directly related to a sporting event at a venue. The objective is to allow promotion of a sporting code at the same time as an event featuring that code is to be held at the venue. For example, a NRL promotion (non-retail) in a Red Zone coinciding with a NRL event in an adjoining venue.

11.8 Set up and removal costs

The fees and charges are based on SOPA providing staff to facilitate set up and removal during the following periods:

Start bump in		5 hours before event
End bump in	Minor Event:	1 hour before the gates are open to the public
	Major Event:	3 hours before the gates are open to the public
Bump out		Either during the event or 1 hour after the event

Bump in end includes removal of vehicles, trailers (and other items requested by SOPA at its discretion) from the precinct, to allow SOPA to commence traffic management and related activities for the event. Minor set up may continue up to the event.

SOPA may charge an additional fee if the Licensee requires either an extended or additional bump in or bump out periods for the event. This fee will be applied towards SOPA's costs in providing additional staff to supervise the licensed area and surrounds during the extended period.

12. Licensed Area

12.1 The licensed area, for the purposes of granting the Licence and calculating the fees and charges, includes:

- (a) the area required to carry out the approved activity including the area in which a structure relating to the approved activity ("**Structure**") is erected by the Licensee; and
- (b) the area surrounding a Structure that is utilised by the Licensee for the purposes of conducting the approved activity.

12.2 Where more than one Structure is required and the Structures are located near each other, SOPA reserves the right to treat the combined area as one site.

12.3 Where a large area and numerous Structures are required, a defined area must be identified for the Licence for risk management and liability purposes. SOPA will determine an appropriate fee for the area.

13. Bonds

13.1 This clause applies where a Licence requires the Licensee to pay a bond to SOPA.

- 13.2 The Licensee must pay the bond prior to the commencement date of the Licence ("**Commencement Date**"). The bond may be paid by either cash, cheque, credit card or where appropriate, bank guarantee.
- 13.3 The amount of the bond will be determined by the following criteria:
- (a) the value of the SOPA asset affected by the Licence; and
 - (b) the potential damage to SOPA's assets resulting from the Licensee's use of the licensed area.
- 13.4 The Licensee may pay the bond by:
- (a) personal cheque or company cheque, if payment is made 10 business days or more prior to the Commencement Date;
 - (b) bank cheque or bank guarantee, if payment is made less than 10 business days prior to the Commencement Date;
 - (c) cash or credit card payments, which must be made in person on or before the Commencement Date at the office of SOPA located at 7 Figtree Drive, Sydney Olympic Park.
- 13.5 SOPA may use the bond in whole or in part to recover costs incurred by SOPA for:
- (a) "make good" of damage caused by the Licensee or related to the Licensee's activities under the Licence;
 - (b) the Licensee's breach of the terms of the Licence.
- 13.6 SOPA will either return the bank guarantee to the Licensee or refund the bond paid by other means to the Licensee by electronic funds transfer if:
- (a) written advice is received from the relevant SOPA divisions that there are no circumstances that warrant withholding either part or all of the bond; and
 - (b) the Licensee has not breached the terms of the Licence.
- 13.7 Any dispute regarding SOPA withholding either part or all of the bond will be determined by the Executive Manager, Commercial Services.

14. Sponsorship and Advertising

- 14.1 The Licence will contain provisions relating to advertising and sponsorship requirements. Requests for advertising must be referred by the Executive Director, Commercial Services to the Planning and Design sections of Operations and Sustainability Unit for approval.

15. Insurance and Indemnity

- 15.1 On or before the Commencement Date of the Licence, Licensees must provide evidence of insurance policies that comply with the following requirements (as applicable):
- (a) broadform public liability insurance for at least \$10,000,000 per occurrence (or other amount as determined by SOPA at its discretion) and in the aggregate for product liability;
 - (b) the policy to be extended to protect the interests of SOPA for any vicarious

liability arising out of the Licencee's or Film company's activities under the agreement;

- (c) all insurance to be underwritten by an insurer approved by SOPA and authorised by the Australia Prudential Regulation Authority (APRA) and/or carry a minimum Standard and Poors rating of BBB+ or the equivalent rating by another recognised rating agency;
- (d) any excess or deductible amount to be shown on insurance certificates.

Higher insurance coverage may be required depending on the scale and nature of the activity and potential risk or injury to the general public and/or SOPA property and equipment.

15.2 The public liability insurance must be in the name of the Licensee, be current and note that SOPA is an interested party, unless the statement of currency has sufficiently broad territorial or beneficiary coverage to ensure that it extends to any claim by SOPA.

15.3 The Licence will contain a provision indemnifying SOPA against all claims for damages and compensation.

16. Documentation and References

- *Sydney Olympic Park Authority Act 2001 (NSW)*
- *Sydney Olympic Park Authority Regulation 2012 (NSW)*
- NSW Government Policy Statement on Competitive Neutrality (TPP 02-1), January 2002
- Premier's Memorandum 1997-24 Service Competition Guidelines 1997

17. Enquiries

17.1 For further information or enquiries concerning this Policy, please contact Senior Manager Commercial (9714 7300).

Charles Moore
Chief Executive Officer

SCHEDULE A

- Schedule of Fees and Charges

A. GENERAL	FEE (GST INCLUSIVE)	
1. Insurance		
• Public Liability Insurance Policy	\$ 10,000,000.00	(minimum)
• Other insurance as required		
2. Parking Fee (authorised parking in areas outside car parks)		
• Cars	\$ 25.00	per car per day
• Trucks	\$ 55.00	per truck per day
3. Cancellation Fees		
Cancellation with required notice		
The following fees (plus any operational costs incurred prior to the date of cancellation) apply if SOPA is notified of the cancellation as shown below.		
(a) Cancellation Fee	Notice: min 14 days before event day	Administration Fee \$220.00
	Notice: 2-13 days before event day	Administration Fee \$330.00
(b) Wet Weather Cancellation Fee	Notice: before 9 am on event day	Administration Fee \$330.00 PLUS 10% of the site hire fee
Cancellation without required notice		
100% of the site hire fees and any operational costs incurred may be charged.		
Contact for cancellations		
• Parklands site hire	Contact:	Event Ranger - 0408 864 798
• Other commercial site hire	Contact:	Event Manager - Contact number in Licence

B. SITE HIRE	FEE (GST INCLUSIVE)	
1. Site Hire – General		
(a) Site Hire – Commercial		
(includes administration & waste management)	per site per day (or part day)	
	Site Hire Fee	Additional Fee if area is >16m²
• Day 1	\$ 220.00	\$2 per m ²
• Day 2	\$ 55.00	\$2 per m ²
• Days 3-10	Discount on Day 2 fee	20%
• Days 11+	Discount on Day 2 fee	30%
• Sports Promotional Activity	Refer clause 11.7 Discount on Site Hire Fee	50% N/A
• Large licensed areas	Refer clause 12	as determined by SOPA
(b) Turnover Fee		
Refer clause 11.2(c)	Percentage as determined by SOPA	
(c) Site Hire – Community		
Refer clause 11.4	50% discount on Item (a) rates (or as determined by SOPA)	
(d) Extended bump in / bump out		

Refer clause 11.8			
• Minimum charge	\$	220.00	
B. SITE HIRE cont	FEE (GST INCLUSIVE)		
(e) SOPA site supervision fee			
Refer clause 7.3			
• Minimum charge	\$	132.00	
• Fee	\$	44.00	per hour (or part)
(f) Electrical Connection and Usage Fee			per connection per day (or part day)
(i) Single and Three Phase			Single phase Three Phase (eg 10,15 amp)
• Day 1	\$	165.00	\$ 330.00
• Day 2+	\$	50.00	\$ 100.00
• Three phase (heavy consumption)	-		\$ 330.00
(ii) Multiple Connections			per food/beverage stall connection
• Up to 2 single phase	\$	80.00	
• @ additional single phase	\$	22.00	
(iii) Additional costs			
• Staff, first aid, technical or facilities staff or equipment (including leads and power boards).			as advised by SOPA
(g) Water/sewerage connection			
• Connection fee	\$	750.00	
• Usage	\$	1.189	per kilolitre per day
2. Video Screen			
• Day 1	\$	10,000.00	
• Each additional day	\$	5,000.00	
3. Cauldron (Use of Cauldron subject to approval under terms of Cauldron Policy)			
• Flame	\$	65.00	per hour
• Light and electricity	\$	21.00	per hour
• Cleaning (minimum)	\$	23.00	per day
• Event charge	\$	165.00	per day
• Administration Fee	\$	225.00	per day
4. Heritage Building A (Conference Rooms)			
• Boardroom (minimum charge)	\$	330.00	per day
• Seminar Room (minimum charge)	\$	400.00	per day
• Additional charges apply for equipment hire, food and beverages			
5. Level 18, Novotel			
• Site hire fee (minimum charge)	\$	400.00	per day
• Reimbursement of Ranger costs			As advised

C. FILMING	FEE (GST INCLUSIVE)		
The following Application Fees and Bond apply to the categories "commercial" and "other". The Location Fee applies to "commercial" applicants only. (refer clause 7.2)			
1. APPLICATION FEES			
(a) Application Fee	\$	110.00	

(b) Late Application Fee \$220.00 (+ 30% of location fee)

C. FILMING cont FEE (GST INCLUSIVE)

2. FILMING

	LOCATION FEE - FROM				
	Up to 6 hours ("½ Day")		> 6 hours up to 12 hours ("1 Day")		
	Location Fee: ½ Day	Bond : ½ Day	Location Fee: 1 Day	Bond : 1 Day	Location Fee: > 12 hours (rate per hour)
(a) Shorts/Documentaries/ Children's Products (incl Govt endorsed)	\$ 330.00	\$ 500.00	\$ 660.00	\$ 3,000.00	\$ 55.00
(b) TV Dramas Serials / Series & Mini Series / Feature Films (under \$6M)/ Music & Promotional Videos	\$ 1,200.00	\$ 1,500.00	\$ 1,600.00	\$ 5,000.00	\$ 160.00
(c) Feature Films (over \$6M)	\$ 1,200.00	\$ 2,000.00	\$ 1,600.00	\$ 10,000.00	\$ 160.00
(d) Television Commercial Low Impact	\$ 1,750.00	\$ 2,000.00	\$ 3,300.00	\$ 5,000.00	\$ 330.00
(e) Television Commercial High Impact	\$ 2,200.00	\$ 2,000.00	\$ 4,400.00	\$ 5,000.00	\$ 440.00

3. PHOTOGRAPHY

	LOCATION FEE - FROM				
	Up to 4 hours ("½ Day")		> 4 hours up to 8 hours ("1 Day")		
	Location Fee: ½ Day	Bond : ½ Day	Location Fee: 1 Day	Bond : 1 Day	Location Fee: > 8 hours (rate per hour)
(a) Still Photography	\$ 330.00	\$ 500.00	\$ 660.00	\$ 2,000.00	\$ 110.00
(b) Larger Shoots	\$ 550.00	\$ 1,000.00	\$ 1,100.00	\$ 3,000.00	\$ 220.00

D. OTHER SITES FEE (GST INCLUSIVE)

SITE	Up to 4 hours ("½ Day")		> 4 hours ("1 Day")	
	COMMERCIAL		COMMUNITY	
	½ Day	1 Day	½ Day	1 Day
TOWN CENTRE				
Overflow	\$ 5,000.00	\$ 10,000.00	\$ 2,500.00	\$ 5,000.00
PARKLANDS				
Arc of Pines	\$ 250.00	\$ 500.00	\$ 125.00	\$ 250.00
Blaxland Common 1	\$ 125.00	\$ 250.00	\$ 62.50	\$ 125.00
Blaxland Common 2	\$ 125.00	\$ 250.00	\$ 62.50	\$ 125.00
Bosquet	\$ 250.00	\$ 500.00	\$ 125.00	\$ 250.00
Concord West Area 2	\$ 125.00	\$ 250.00	\$ 62.50	\$ 125.00
Egret Pavilion	\$ 240.00	\$ 480.00	\$ 120.00	\$ 240.00
Ferry Wharf Park	\$ 125.00	\$ 250.00	\$ 62.50	\$ 125.00
Field Studies Centre Shade 1	\$ 280.00	\$ 560.00	\$ 140.00	\$ 280.00
Field Studies Centre Shade 2	\$ 280.00	\$ 560.00	\$ 140.00	\$ 280.00

Fig Grove	\$ 500.00	\$ 1,000.00	\$ 250.00	\$ 500.00
Heron Pavilion	\$ 280.00	\$ 560.00	\$ 140.00	\$ 280.00
D. OTHER SITES cont FEE (GST INCLUSIVE)				
	Up to 4 hours (" ½ Day ")		> 4 hours (" 1 Day ")	
SITE	COMMERCIAL		COMMUNITY	
	½ Day	1 Day	½ Day	1 Day
Hill Pavilion	\$ 240.00	\$ 480.00	\$ 120.00	\$ 240.00
Lake Pavilion	\$ 280.00	\$ 560.00	\$ 140.00	\$ 280.00
Peace Monument	\$ 125.00	\$ 250.00	\$ 62.50	\$ 125.00
Silent Hearts Garden	\$ 250.00	\$ 500.00	\$ 125.00	\$ 250.00
Single Shade Sail	\$ 280.00	\$ 560.00	\$ 140.00	\$ 280.00
Spoonbill Pavilion	\$ 280.00	\$ 560.00	\$ 140.00	\$ 280.00
Sundial	\$ 125.00	\$ 250.00	\$ 62.50	\$ 125.00
Teahouse & Courtyard	\$ 400.00	\$ 800.00	\$ 200.00	\$ 400.00
Treillage Tower	\$ 250.00	\$ 500.00	\$ 125.00	\$ 250.00
Twin Shade Sails	\$ 360.00	\$ 720.00	\$ 180.00	\$ 360.00
Village Green	\$ 500.00	\$ 1,000.00	\$ 250.00	\$ 500.00
Wentworth Common	\$ 250.00	\$ 500.00	\$ 125.00	\$ 250.00

E. OTHER EVENTS FEE (GST INCLUSIVE)		
Event	Commercial Full Day	Community Full Day
Fun Runs & Bike Events - Site Fees		
0km – 5 km	\$ 550.00	\$ 275.00
5.1km – 10 km	\$ 1,100.00	\$ 550.00
10.1km plus	\$ 1,650.00	\$ 825.00
Additional costs per hour for Fun Runs & Bike Events		
Traffic Marshal – Supervisor	\$ 40.60	\$ 40.60
Traffic Marshal – Level 2	\$ 31.30	\$ 31.30
Set up, delivery and pack up equipment for road closures. Minimum charge of 3 hours to set up and 3 hours to pack up (6 hours @ \$36 per hour)	\$ 216.00	\$ 216.00
Additional Charges for Parklands for Site Hire		
Irrigation Markings and Ranger Escort for Structural Devices – Jumping castles, marquees, pony farms, mechanical rides per structure	\$ 50.00	\$ 35.00
Additional Bins / Waste Management each	\$ 10.00	\$ 20.00
Ranger (4 hrs minimum)	\$ 120.00	\$ 120.00
Frog Induction each	\$ 35.00	\$ 35.00
After Hours Gate Access per hour	\$ 35.00	\$ 35.00
Application for Amusement Devices each	\$ 55.00	\$ 55.00
Bond – Teahouse only (minimum)	\$ 500.00	\$ 250.00

F. SCHOOL EVENTS FEE (GST INCLUSIVE)		
Event	No of people	Fee
Picnic	0 – 300	\$ NIL
Picnic	301+	\$ 125.00
Cross Country Carnival	0 – 100	\$ 125.00

F. SCHOOL EVENTS	FEE (GST INCLUSIVE)	
Cross Country Carnival	101 – 300	\$ 200.00
Cross Country Carnival	301+	\$ 250.00

C. CONSTRUCTION, BUILDING AND RELATED APPROVALS AND FEES

Version 3 – February 2017

Incorporates amendments to Part 5 from *Sydney Olympic Park Authority Regulation 2012* (now incorporated as Regulations 23-27, *Sydney Olympic Park Regulation 2012* (NSW))

1. Fees

- 1.1 SOPA's schedule of fees and charges for construction, building and related approvals are set out in **Schedules B and C**.
- 1.2 **Mr Gavin Syme, Manager Building Services and Compliance** may be contacted on **9714 7300** is responsible for monitoring and implementing the Policy.

SCHEDULE B

• Schedule of Fees and Charges

• Application for Construction Certificate	Fee (+ add GST)			
Estimated Contract cost:				PLUS
• \$5,000 or less	\$	100.00		
• \$5,001 to \$100,000	\$	250.00	0.40% x every \$1 over	\$ 5,000
• \$100,001 to \$250,000	\$	480.00	0.30% x every \$1 over	\$ 100,000
• \$250,001 and above	\$	930.00	0.15% x every \$1 over	\$ 250,000
• Application for Construction Certificate involving a BCA alternative solution	Fee (+ add GST)			
Application Fee above PLUS:				
• Minimum Fee	\$	100.00		
• Complex or detailed assessments - either:				
• additional fees may be levied to recover SOPA's costs at the rate of;	\$	100.00	per hour	
or				
• a lump sum fee proposal as advised by the Senior Manager Building Approvals				
• Application to Modify the Construction Certificate	Fee (+ add GST)			
• Class 1 Dwellings	\$	100.00		
• Class 10 Outbuildings	\$	100.00		
• All other type of buildings:				
• Minor	\$	200.00		
• Major				50% of original Application Fee
• Principal Certifying Authority - Inspection Fee	Fee (+ add GST)			
• Dwellings (progress and final inspections)	\$	100.00		
• Residential flat building (progress inspections)	\$	100.00		
• Residential flat building (final inspections)	\$	75.00	per unit	
• Commercial, retail or other inspection (progress inspections)	\$	100.00		
• Commercial, retail or other inspection (final inspections)	\$	400.00		
• Critical stage inspections	\$	100.00	per inspection	
• Large or complex development				The Senior Manager Building Approvals may negotiate a separate inspection fee package

<ul style="list-style-type: none"> • Compliance Certificate (including Certificate of Classification) 		Fee (+ add GST)	
<ul style="list-style-type: none"> • Certificate issued after any inspection 	\$	100.00	
<ul style="list-style-type: none"> • Occupation Certificate (including Interim Occupation Certificate) 		Fee (+ add GST)	
<ul style="list-style-type: none"> • Certificate issued after any final inspection of individual dwelling 	\$	100.00	
<ul style="list-style-type: none"> • All other buildings 	\$	300.00	
<ul style="list-style-type: none"> • Larger commercial, retail or other centre 	\$	400.00	
<ul style="list-style-type: none"> • Section 149A Building Certificate 		Fee (GST Exempt)	
		PLUS	
<ul style="list-style-type: none"> • Class 1 dwellings or Class 10 outbuilding 	\$	210.00	-
<ul style="list-style-type: none"> • Other buildings up to 200m² 	\$	210.00	-
<ul style="list-style-type: none"> • Other buildings - 201m² to 2,000m² 	\$	210.00	For every m ² above \$200m ² : \$ 0.42
<ul style="list-style-type: none"> • Other buildings – 2,001m² and above 	\$	966.00	For every m ² above \$2,000m ² : \$ 0.63
<ul style="list-style-type: none"> • Administration of Certificates 		Fee (GST Exempt)	
<ul style="list-style-type: none"> • Registration and administration fee for: <ul style="list-style-type: none"> • Construction Certificates, • Amended Construction Certificates, • Compliance Certificates, • Occupation Certificates, • Complying Development Certificates issued by Private Certifiers 		No Fee	
<ul style="list-style-type: none"> • Copies of Certificates 		Fee (GST Exempt)	
<ul style="list-style-type: none"> • Copies of Construction Certificates and other Part 4A Certificates (ie Occupation, Compliance, Subdivision Certificates – with consent of owner) 	\$	25.00	
<ul style="list-style-type: none"> • Amusement Devise Approval – Part F activity 		Fee (GST Exempt)	
<ul style="list-style-type: none"> • Individual amusement device or carnival ride 	\$	50.00	
<ul style="list-style-type: none"> • Review of a determination of applicant's application (under s100 LGA Act) 		Fee (GST Exempt)	
<ul style="list-style-type: none"> • Review of any application for approval 	\$	50.00	
<ul style="list-style-type: none"> • Application to amend application for approval 	\$	50.00	
<ul style="list-style-type: none"> • Outstanding Notices advice 		Fee (GST Exempt)	
Application for certificates under:			
<ul style="list-style-type: none"> • S121ZP EPA Act (outstanding Notice and Orders issued under s121H or Division 2A Part 6 EPA Act) 	\$	100.00	
<ul style="list-style-type: none"> • S735A LGA Act (outstanding Notices or Orders issued under LGA Act) 	\$	100.00	

<ul style="list-style-type: none"> Subdivision Certificates (Linen Plan release) 		Fee (+ add GST)	
		PLUS	
<ul style="list-style-type: none"> Strata title 	\$ 300.00	\$ 75.00	per lot
<ul style="list-style-type: none"> Community title 	\$ 500.00	\$ 75.00	per lot
<ul style="list-style-type: none"> Endorsement of: <ul style="list-style-type: none"> Plan of Easement Overhang and Maintenance Transfer Grant forms Consolidation of land Boundary adjustment or subdivision 	\$ 200.00	\$ 75.00	per lot
<ul style="list-style-type: none"> Place of Public Entertainment Approval (Permanent Buildings) 		Fee (+ add GST)	
<ul style="list-style-type: none"> Application Fee (includes one inspection) based on the following number of people: 		PLUS	
<ul style="list-style-type: none"> 1-250 	\$ 400.00		
<ul style="list-style-type: none"> 251-500 	\$ 550.00		
<ul style="list-style-type: none"> 501-750 	\$ 750.00		
<ul style="list-style-type: none"> 751-1,000 	\$ 850.00		
<ul style="list-style-type: none"> 1,0001 and over 	\$ 850.00	For every 1,000 (or part) up to 6,000	\$ 500.00
	PLUS	For every 1,000 (or part) over 6,000	\$ 100.00
<ul style="list-style-type: none"> Swimming Pool Compliance Certificate 		Fee (GST Exempt)	
Application for certificates under:			
<ul style="list-style-type: none"> S22 Pools Act (certificate of exemption from fencing) 		\$ 100.00	
<ul style="list-style-type: none"> S24 Pools Act (certificate of fencing compliance) 		\$ 100.00	
<ul style="list-style-type: none"> Professional Building Code / Fire Safety / Regulatory Advice 		Fee (+ add GST)	
<ul style="list-style-type: none"> Formal Building Code or regulatory advice: <ul style="list-style-type: none"> Fixed fee: \$ 100.00 per hour or A lump sum fee proposal as advised by the Senior Manager Building Approvals 			

SCHEDULE C

• Newington Building Approval Fee Schedule

Version 3 – February 2017

• Building Application Fees		Fee (+ add GST)	
Estimated Contract cost:		PLUS	
• \$5,000 or less	\$ 100.00		
• \$5,001 to \$100,000	\$ 100.00	0.40% x every \$1 over	\$ 5,000
• \$100,001 to \$250,000	\$ 480.00	0.30% x every \$1 over	\$ 100,000
• \$250,001 and above	\$ 930.00	0.15% x every \$1 over	\$ 250,000
• Amended Building Applications		Fee (+ add GST)	
• Dwellings:	• Minor amendments	\$	100.00
	• Major amendments		50% of original Application Fee
• Residential flat building:	• Minor amendments	\$	400.00
	• Major amendments		50% of original Application Fee
• Building Application involving a BCA alternative solution		Fee (+ add GST)	
Building Application Fee above PLUS :			
• Minimum Fee (dwellings):		\$	150.00
• Complex or detailed assessments:			
• additional fees may be levied to recover SOPA's costs at the rate of: (or a lump sum fee proposal as advised by the Senior Manager Building Approvals)		\$	100.00 per hour
• Inspection Fee		Fee (+ add GST)	
• Dwellings (progress and final inspections, including re-inspections)		\$	100.00
• Residential flat building (progress inspection)		\$	100.00
• Residential flat building (final inspections, including re-inspections)		\$	75.00 per unit
• Swimming pool fence		\$	100.00
• Occupation Certificates – Dwellings (Letter of satisfactory final inspection)		Fee (+ add GST)	
• Dwellings		\$	50.00 per dwelling
• Occupation Certificates – Residential flat buildings (Certificate of classification)		Fee (+ add GST)	
• Residential flat building		\$	200.00 per individual residential flat building
• Subdivision Certificates (Linen Plan release)		Fee (+ add GST)	
• Strata title	\$ 300.00	PLUS \$	75.00 per lot
• Community title	\$ 500.00	PLUS \$	75.00 per lot
• Endorsement of:	\$ 200.00	PLUS \$	75.00 per lot
• Plan of Easement; Overhang and Maintenance; Transfer; Grant forms; Consolidation of land; Subdivision of land			

D. OPERATIONAL FEES AND CHARGES

Item	Application Fee (+ add GST)	Rental Fee (+ add GST)	Bonds (GST Exempt)
<ul style="list-style-type: none"> • Hoarding Permit – Building/Footpath <ul style="list-style-type: none"> • "A" class hoarding • "B" class hoarding 	<p style="text-align: right;">\$ 120.00</p> <p style="text-align: right;">\$ 120.00</p>	<p style="text-align: center;">Minimum 3 months rental</p> <p style="text-align: right;">\$18.70 per metre per mth</p> <p style="text-align: right;">\$46.75 per metre per mth</p>	<p style="text-align: center;">N/A</p> <p style="text-align: center;">N/A</p>
<ul style="list-style-type: none"> • Work Zone/Truck Zone Permit (Signage, installation and removal at cost) <ul style="list-style-type: none"> • Work Zone • Truck Zone 	<p style="text-align: right;">\$ 120.00</p> <p style="text-align: right;">\$ 120.00</p>	<p style="text-align: center;">Minimum 3 months rental</p> <p style="text-align: right;">\$27.50 per metre per mth</p> <p style="text-align: right;">\$46.75 per metre per mth</p>	<p style="text-align: center;">N/A</p> <p style="text-align: center;">N/A</p>
<ul style="list-style-type: none"> • Road Occupancy Permit <ul style="list-style-type: none"> • Plant and Equipment • Skip Bin 	<p style="text-align: right;">\$ 120.00</p> <p style="text-align: right;">\$ 120.00</p>	<p style="text-align: center;">Minimum 1 day rental</p> <p style="text-align: right;">\$13.75 per metre per day</p> <p style="text-align: right;">\$60.00 per day</p>	<p style="text-align: center;">N/A</p> <p style="text-align: right;">\$ 250.00</p>
<ul style="list-style-type: none"> • Road Opening Permit <ul style="list-style-type: none"> • Road opening - various 	<p style="text-align: right;">\$ 120.00</p>	<p style="text-align: center;">N/A</p>	<p style="text-align: center;">Cost of restoration & ongoing maintenance for 12 months + GST</p>

*For further information please refer to “Code of Development Construction Practice”

*****END*****