

Venue Hire Summary

This Venue Hire Summary (VHS) provides high level and introductory information for potential licensees and organisers. Further detailed documentation will be made available prior to executing a license agreement with Placemaking NSW (PMNSW).

Brief History

White Bay Power Station (1912–1984) is a state-significant industrial heritage site that once powered Sydney's tram and rail networks. Located in Bays West, it is now being revitalised as a cultural and community hub, celebrating both its industrial and Aboriginal heritage as part of the area's future transformation.

Planning Pathway and Approvals

Placemaking NSW (PMNSW) is the Determining Authority for White Bay Power Station (WBPS) specific approvals. All temporary uses must comply with the WBPS [Review of Environmental Factors \(REF\)](#) document. Section 7 – Mitigation Measures (p.87) outlines the mandatory minimum requirements for all circumstances.

Organisers are solely responsible for obtaining any additional approvals required from external authorities (e.g. Inner West Council, Transport for NSW, Liquor and Gaming NSW). These approvals involve separate fees and timelines which are not set or governed by PMNSW.

Please note that until your booking date has been **agreed with in writing from Placemaking NSW**, you will not be permitted to advertise the booking date externally. Until this time, your booking is provisional, and that date is not to be released externally.

Hours of Operation

ACTIVATION:	• Sunday to Thursday	7am–11pm + 2 hours of bump out
	• Friday, Saturday, night before a Public Holiday	7am–12am + 2 hours of bump out
BUMP IN AND BUMP OUT:	• Indoors	6am–11pm
	• Outdoors	7am–6pm

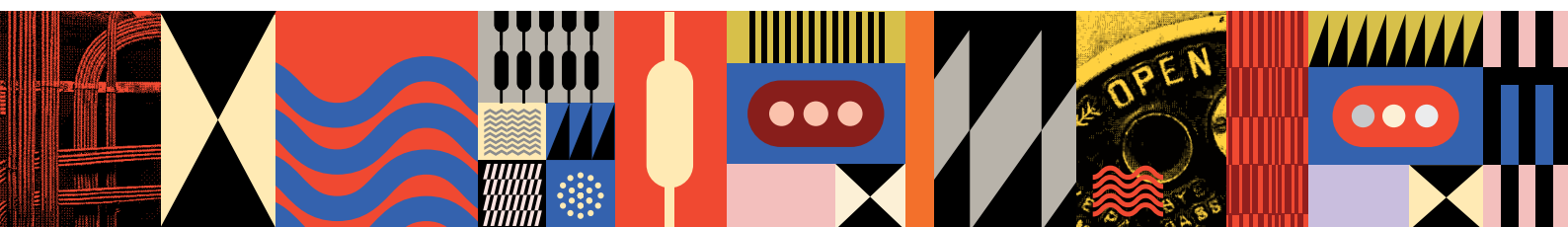
Venue Hire

WBPS is currently operating on a dry hire basis. Venue Hire fees start from \$14,000.00 (incl. GST) per day. Prices are subject to change and do not account for external authorities licensing or permit fees (e.g. Inner West Council).

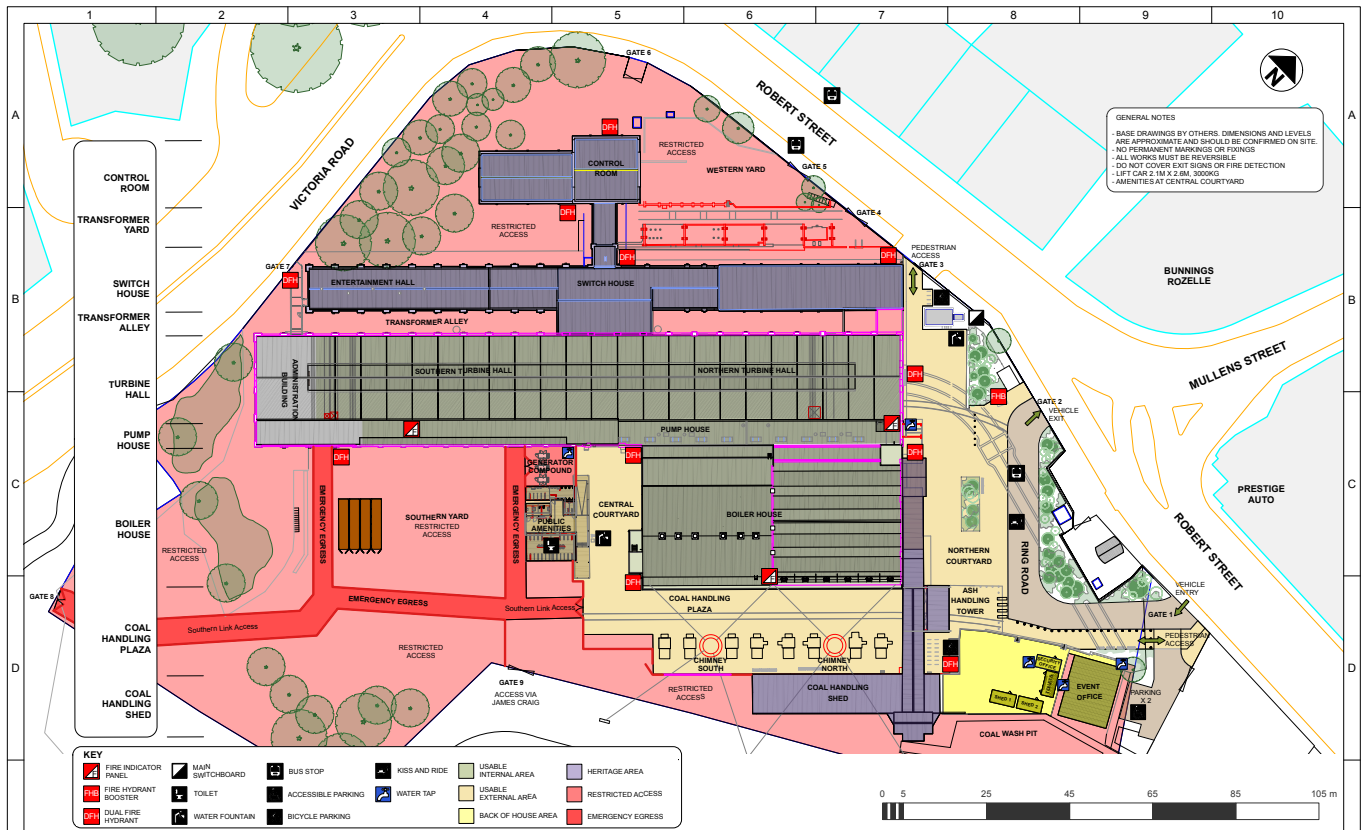
Recoverable Expenses are charged in addition to the Venue Hire fees and include, but are not limited to: site supervisors, security, cleaning, site power, etc. Clients will need to source and engage all other event suppliers, i.e. electricians, caterers, AV, activation infrastructure, furnishing, supplementary power, etc

The venue comprises several internal and external spaces for temporary activation. Primary activation spaces include:

- Boiler House: 1,720sqm ground floor; 1,000sqm upper level
- Turbine Hall/Pump House: 3,395sqm across multiple levels



Site Map



An online [WBPS Virtual Tour](#) is available on Google 360. CAD files and maps are also available on request via PMNSW.

Venue Information

CAPACITY:

The current bathroom amenities support up to 1,700 persons. If attendance exceeds this, additional amenities must be provided by the event organiser at their cost.

Venue sellable capacity limits (excludes essential workforce):

- Whole site (WBPS): 4,000 persons
- Boiler House: 2,500 persons
- Turbine Hall: 2,100 persons

These figures assume an empty venue with no additional infrastructure. Each internal space and level has its own capacity. Final capacities are subject to review based on proposed site plans, infrastructure overlays, and compliance with the Building Code of Australia and fire safety standards.

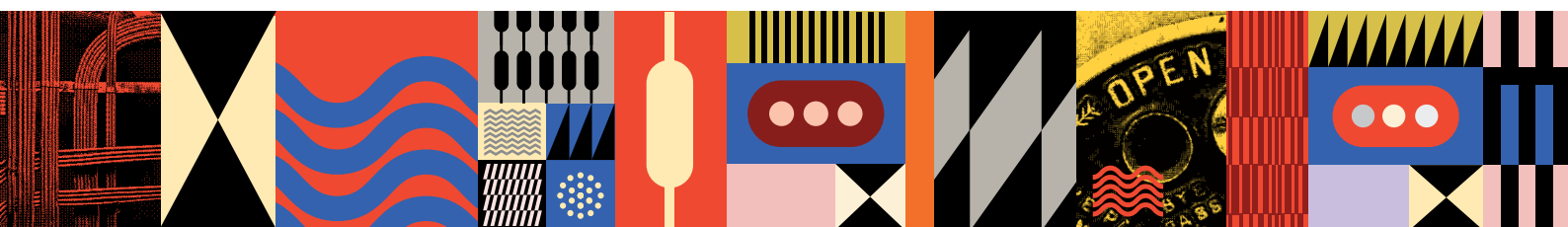
It is the organiser's responsibility to administer and maintain capacity counting and compliance at all times.

CATERING:

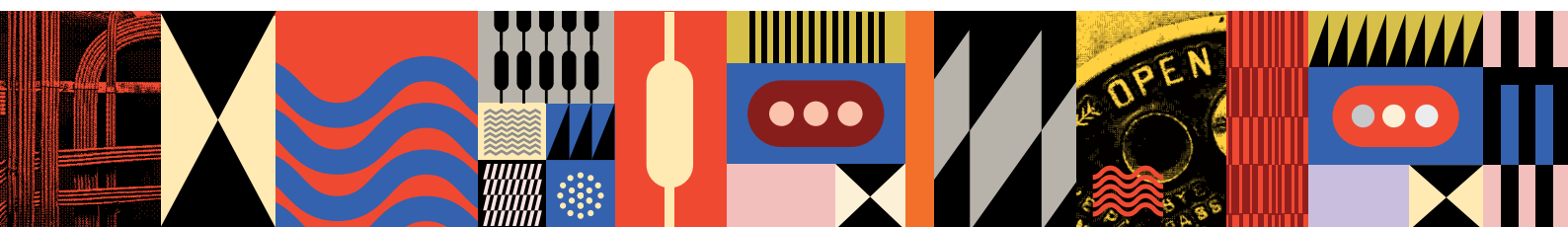
Cooking is not permitted inside the venue, however food warmers can be used.

Activities requiring cooking on site must set up external marquees and flooring to facilitate a kitchen.

Operators of a food market stall, temporary food stall or food van at WBPS must register with the Inner West Council through their [food vendor licence application process](#).



CLIMATE CONTROL:	No air conditioning or heating systems are available within WBPS. No outdoor heating units are permitted inside the venue.
COMMUNITY CONSULTATION:	<p>Organisers must populate a resident notification letter from PMNSW for digital distribution.</p> <p>High-impact noise or traffic activities must also conduct a letterbox drop to local residents and face-to-face consultation with affected businesses. This is facilitated through PMNSW at the event cost.</p> <p>All consultation and notifications must be completed two weeks prior to activation.</p>
EQUIPMENT HIRE:	<p>Forklift, scissor lift, fencing, staging, and limited AV and furnishings are available for hire.</p> <p>Operators must hold valid and relevant licenses to use plant equipment.</p>
FIRE COMPLIANCE:	<p>All venue doors must stay locked open during activations unless otherwise approved by PMNSW.</p> <p>Fire safety features (e.g. extinguishers, panels, exit signs), stairs, and emergency exits corridors must always remain unobstructed.</p> <p>Organisers must provide a minimum number of wardens for their activation, as determined by PMNSW during assessment.</p> <p>PMNSW will arrange independent fire assessments as needed for each activation.</p>
FIRST AID:	A First Aid Room is available on site; however, organisers must supply their own first aid kits and personnel during occupancy.
HERITAGE:	All activations require the submission of a Section 57 Heritage Exemption. The process requires a minimum two weeks for review and forms part of the approval process for the event activity.
INHOUSE SERVICES:	Security and Cleaning services must be procured through our inhouse service providers only.
NOISE MANAGEMENT:	Activations must submit and adhere to a Noise Management Plan as per the REF.
OFFICE SPACE:	<p>Venue hire includes two demountable office spaces, each accommodating 4–6 people with tables and chairs. A kitchenette, fridge, microwave, and nearby external amenities are also provided.</p> <p>A boardroom can be booked on request within the Event Office, subject to availability.</p>
PERMITS:	All workers must complete an induction and hold necessary permits before starting work at WBPS. CBRE manages inductions and venue permits (e.g. restricted access, working at heights, drone use, fire indication panel isolation etc).
POWER:	<p>PMNSW supplies base temporary power and distribution at WBPS at cost.</p> <p>Organisers are responsible for sourcing any additional power requirements and connectivity to the power provided by the venue.</p>



RIGGING:	All rigging plans must be submitted to PMNSW for heritage assessment and approval. WBPS has no pre-determined rigging anchor points. Load assessments may require review by a PMNSW engineer before installation at a cost to the event.
STAFFING:	PMNSW Site Supervisor/s is required for all operational hours. Additional staffing may also be required as determined during the planning process, including a Safety Officer.
TRAFFIC MANAGEMENT:	Inner West Council manages and approves local road, footpaths and parking permits (e.g. Robert St and Mullen St). 10 weeks is required for permit application assessments and is subject to the Local Traffic Council meeting calendar as set by Inner West Council.
TRANSPORT/PARKING:	Public transport options are limited to buses (441 and 442) and the Light Rail at Rozelle Parklands. There is no car parking onsite , except for two accessible spots. The ring road between Gate 1 and 2 can be available for pick-up and drop-off, however licensed traffic controllers may be required depending on forecast vehicle volumes.
WATER:	2 x portable water points and 2 x external drinking fountains are available onsite.
WEATHER:	WBPS can experience strong winds and localised flooding due to significant rainfall.
WI-FI:	Not available to external users; organisers must supply their own.

