

Local Planning Panel

2 July 2025

Application details

136 Oxford Street, Darlinghurst

D/2025/316

Applicant: Qtopia Ltd

Owner: The Council of The City of Sydney

Proposal

- Use of the Taylor Square Substation and Underground amenities as ancillary exhibition and performance space for Qtopia Sydney for 5 years

Recommendation

- Approval subject to conditions



Taylor Square, facing north towards corner of Bourke St & Forbes St

Proposed operations

- Substation - exhibition space
 - 10.30am to 4.30pm, Monday to Sunday
 - Maximum 20 patrons
- Substation - performance space
 - 7pm to 11pm, Monday to Sunday
 - Maximum 40 patrons
- Underground amenities - exhibition space-
 - 10.30am to 4.30pm, Monday to Sunday
 - Maximum 20 patrons

Proposed works

- Substation
 - Lower ground floor – new internally mounted AC unit, and acoustic panels over windows and ventilation grilles
 - Ground floor – new internally mounted AC condenser unit
- No physical works to Underground amenities

Reason reported to LPP

The application is reported to the LPP for determination as:

- subject site is under the control of Council
- does not fall under delegations to Council staff

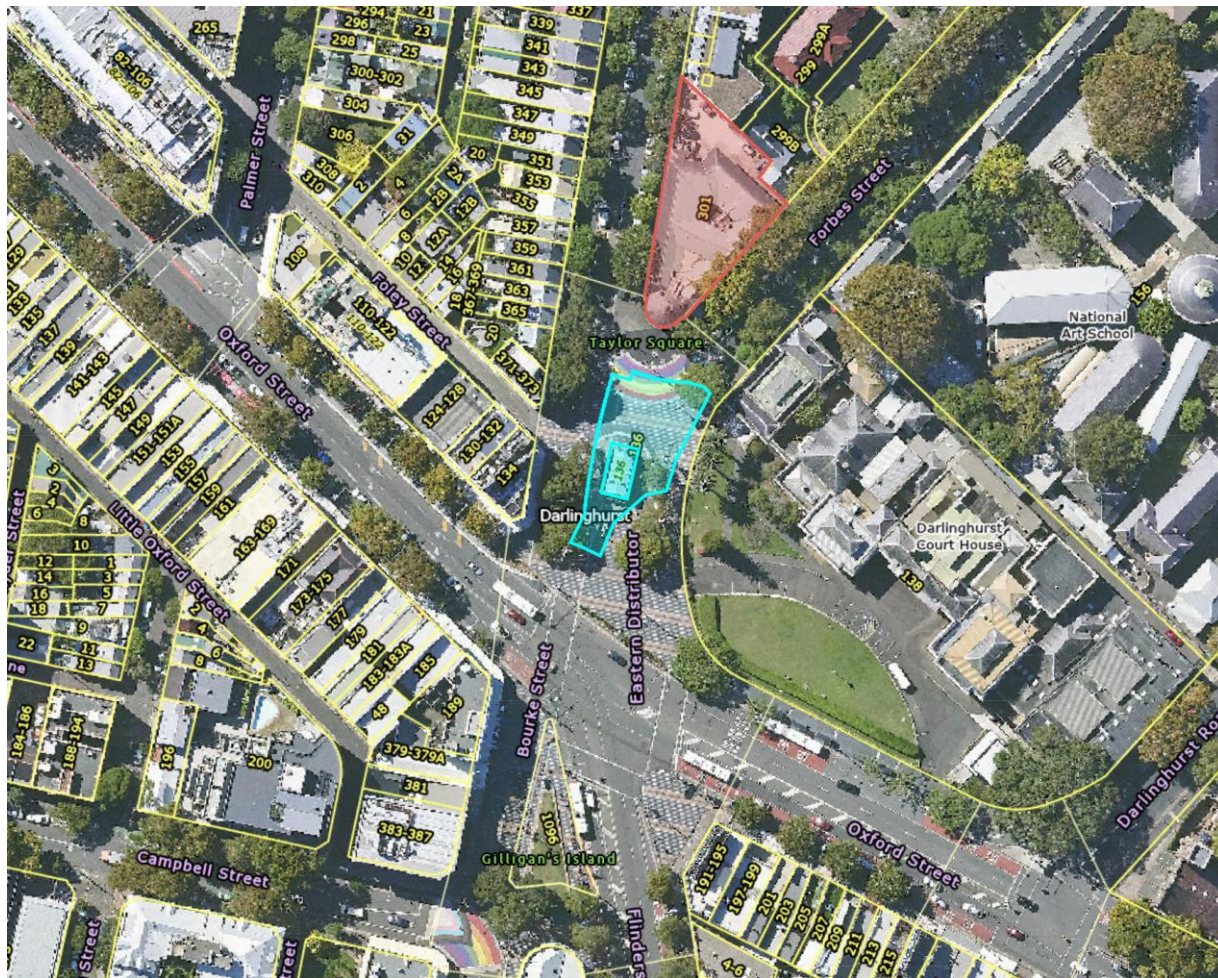
Background

- Current use approved on 14 March 2024 under D/2024/83
- Approved development – use of the Substation and the Underground amenities as annex to Qtopia centre (at adjacent former Darlinghurst Police Station)
 - Subsequent modification to extend use for another year approved on 29 April 2025
- Proposed activities, hours and patron capacity are the same as current use approved under D/2024/83 and modification

Notification

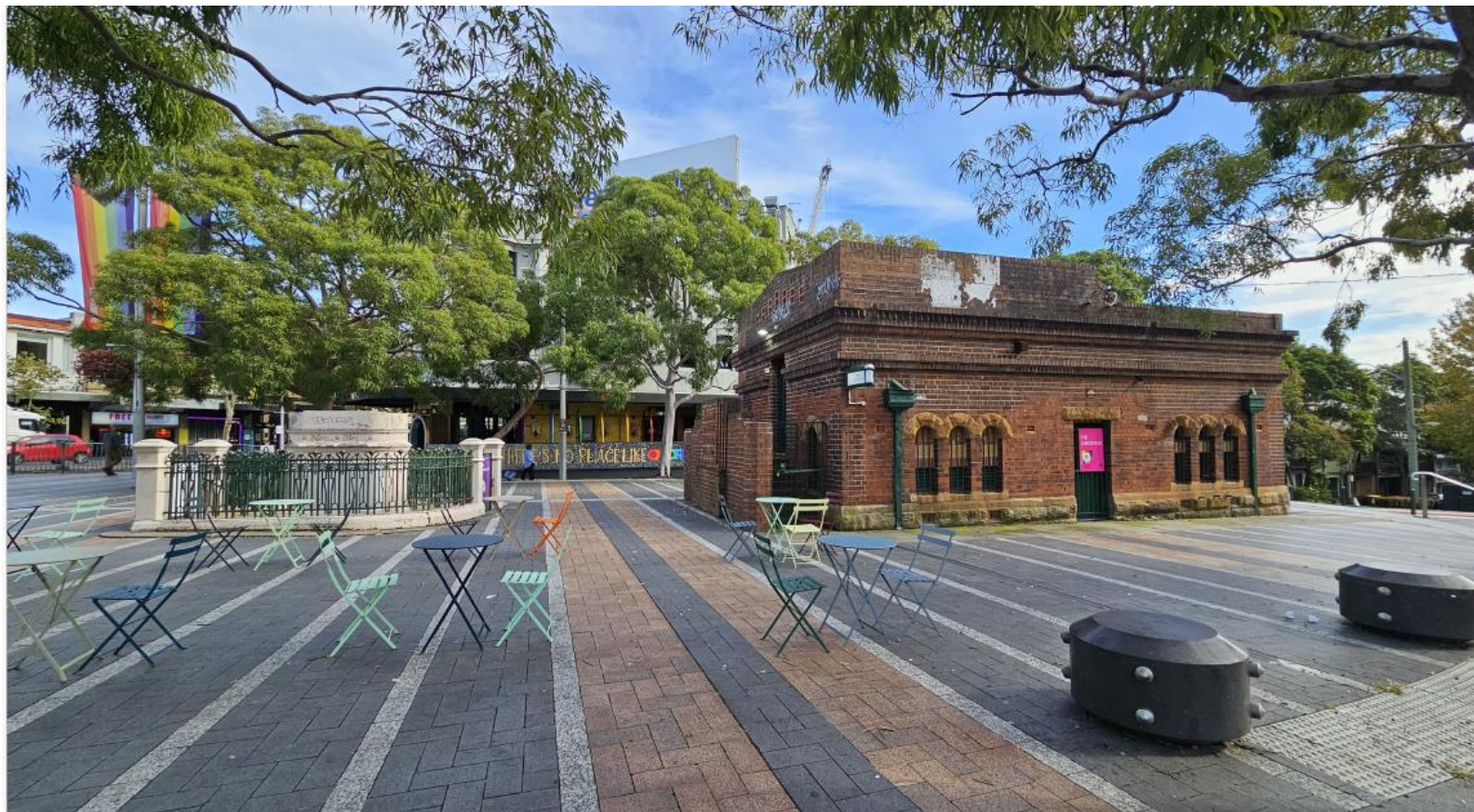
- exhibition period 16 April 2025 to 15 May 2025
- 136 owners and occupiers notified
- 1 submission received in support

Site



subject site

Qtopia centre



Taylor Square, facing west towards the Oxford Hotel



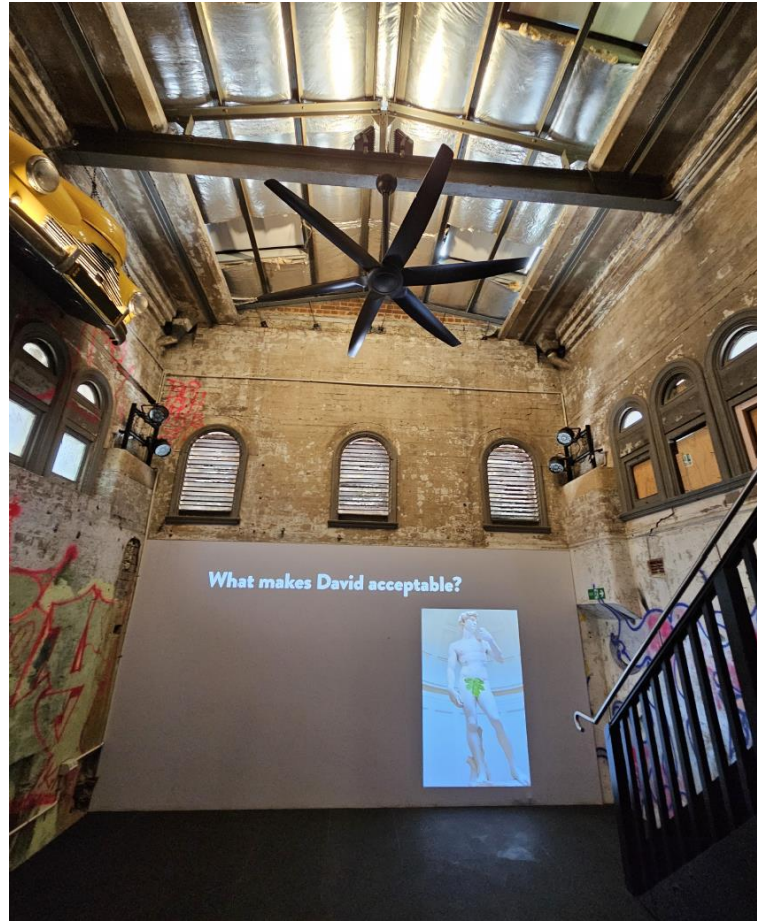
Taylor Square, facing east towards Darlington Court House



from corner of Bourke St & Forbes St, facing south towards Oxford St



interior view of the substation on ground floor level



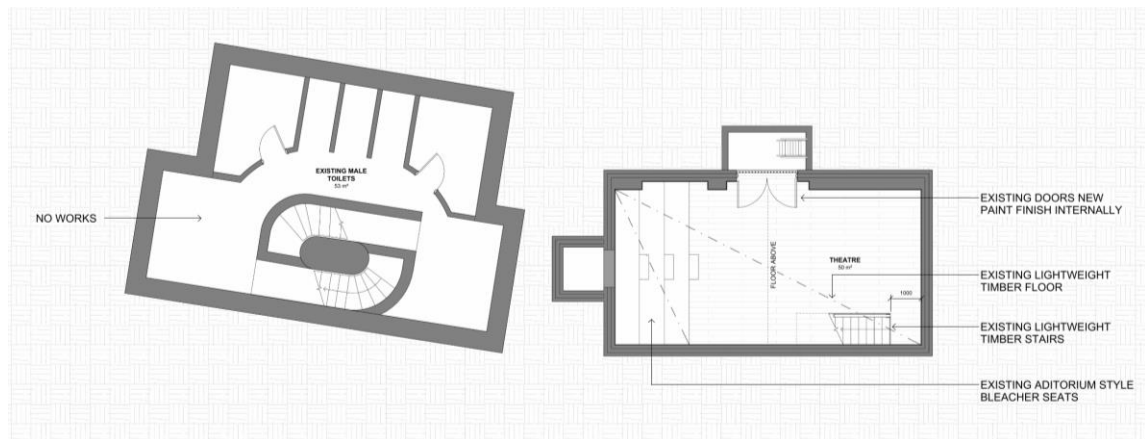
interior view of the substation on lower ground floor level, facing north



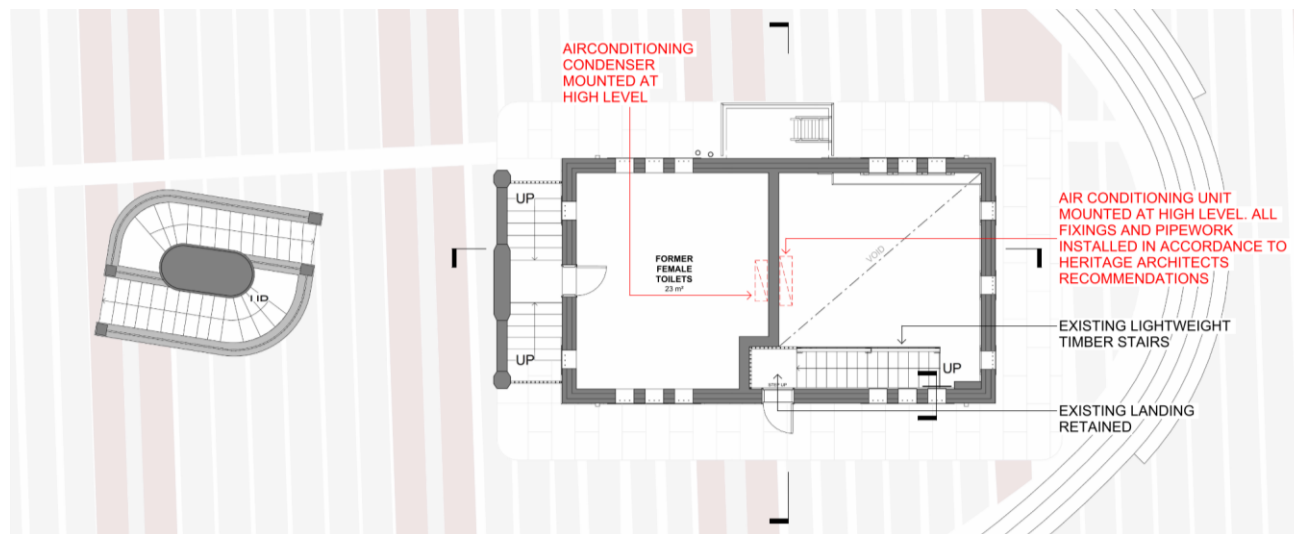
interior view of the substation on lower ground floor level, facing east



location plan



lower ground floor plan



ground floor plan



AIRCONDITIONING UNIT
MOUNTED TO HERITAGE
ARCHITECTS RECOMMENDATION

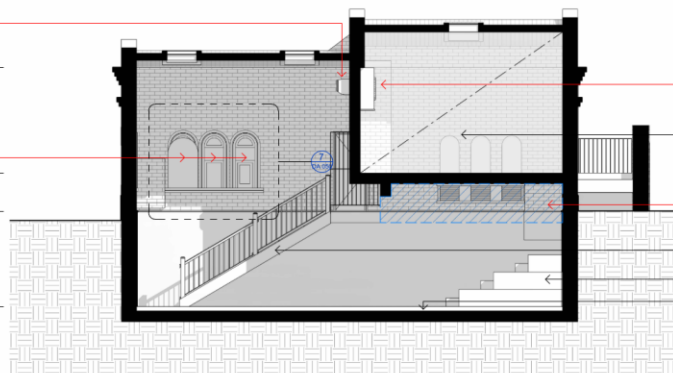
NEW ACOUSTIC PANELS TO
MATCH SHAPE OF WINDOS FIXED
TO HERITAGE ARCHITECTS
RECOMMENDATIONS. TO ALL
EXISTING LOUVRES

0'7" ROOF
RL 1000

0'7" UPPER GROUND
RL 1001

0'7" GA GRD
RL 1002

0'7" LOWER GROUND
RL 1003



AIRCONDITIONING CONDENSER UNIT

NO WORKS

NEW ACOUSTIC PANELS MOUNTED TO BRICKWORK
TO HERITAGE ARCHITECTS RECOMMENDATION.
PANELS TO BE BLACK IN COLOUR

EXISTING STAIR + HANDRAIL

EXISTING TIMBER BLEACHER SEATS

EXISTING LIGHTWEIGHT TIMBER FLOOR

1 SUBSTATION SECTION 01

AIRCONDITIONING UNIT MOUNTED
TO HERITAGE ARCHITECT'S
RECOMMENDATION

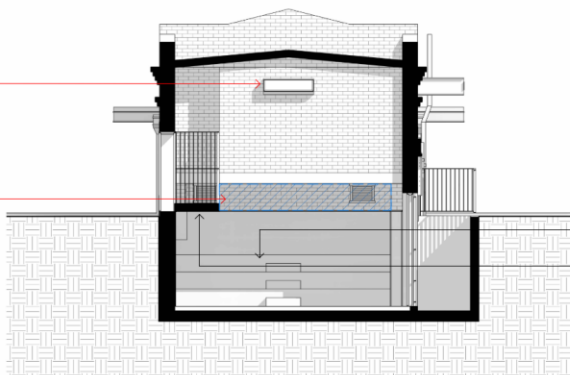
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0'7" UPPER GROUND
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RL 1002

0'7" LOWER GROUND
RL 1003



EXISTING TIMBER BLEACHER SEATS

EXISTING LANDING

2 SUBSTATION SECTION 02

internal elevations of the Substation

Compliance with DCP Part 3.15

Category B, located outside of late night management area.

DCP indoor	Proposed indoor
Base 7am to 10pm	Exhibition space (Substation & Underground amenities) 10.30am to 4.30pm, Monday to Sunday Performance space (Substation) 7pm to 10pm, Monday to Sunday
Extended 10pm to midnight	Performance space (Substation) 10pm to 11pm, Monday to Sunday

Compliance with DCP Part 3.15

- DCP requires trial periods for extended hours – 2-year then 5-year trial
- Proposed 5-year period is acceptable:
 - proposal continues same use, hours and capacity as already approved under existing DA
 - no complaints/compliance issues
 - located adjacent to late night management area with longer hours (base internal hours – 6am to 2am, extended internal hours – 24hrs)
 - adequate POM, including patron management measures

Recommendation

Approval, subject to conditions