

Attachment B

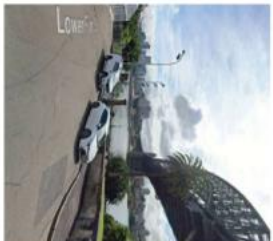
Selected Drawings



14 Hickson Road Dawes Point Sydney NSW 2000

DA620 Ground Level Dress-Sections

[illegible]

[illegible]

Surveyor Structure Consulting	Metallurgical Engineer JN Engineers
Structural Engineer JN Engineers	Electrical Engineer AA Power Engineering
Hydraulic Engineer JN Engineers	Landscape Architect Jane Britt Design

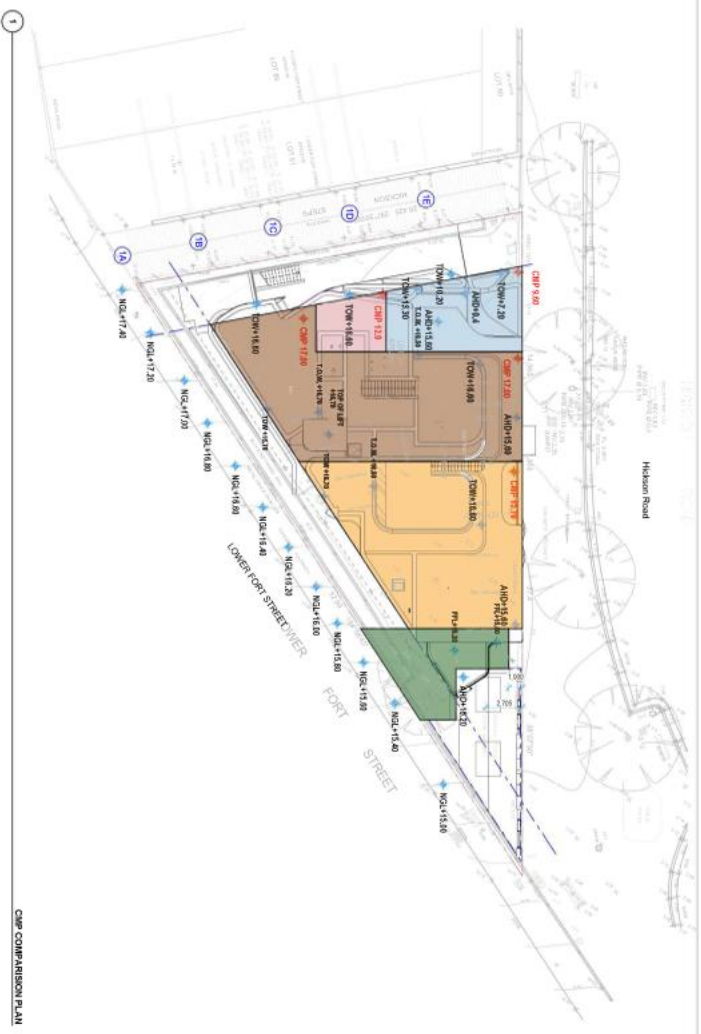
PopovBass
PO Box 334
Sunny Hills, NSW 2010
T 02 8665 5904
E info@popovbass.com.au
W popovbass.com.au

Client
Pier One Car Park Pty Ltd

Project
MIXED-USE DEVELOPMENT
14 Hickson Road Dawsons Point Sydney NSW 2000

Status
DEVELOPMENT APPLICATION

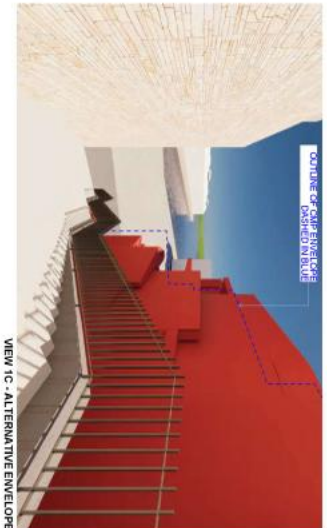
Title
Street Character Analysis
Drawing No.
 0640-DA102
Revision
 04
Scale
 at A1 size
Date
 17/08/2026



CMP COMPARISON PLAN



VIEW 1C - CMP ENVELOPE



VIEW 1C - ALTERNATIVE ENVELOPE



VIEW 1A - CMP ENVELOPE



VIEW 1A - ALTERNATIVE ENVELOPE



VIEW 1D - CMP ENVELOPE



VIEW 1D - ALTERNATIVE ENVELOPE



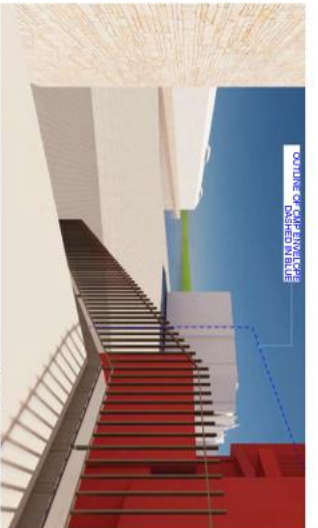
VIEW 1B - CMP ENVELOPE



VIEW 1B - ALTERNATIVE ENVELOPE



VIEW 1E - CMP ENVELOPE



VIEW 1E - ALTERNATIVE ENVELOPE

LEGEND

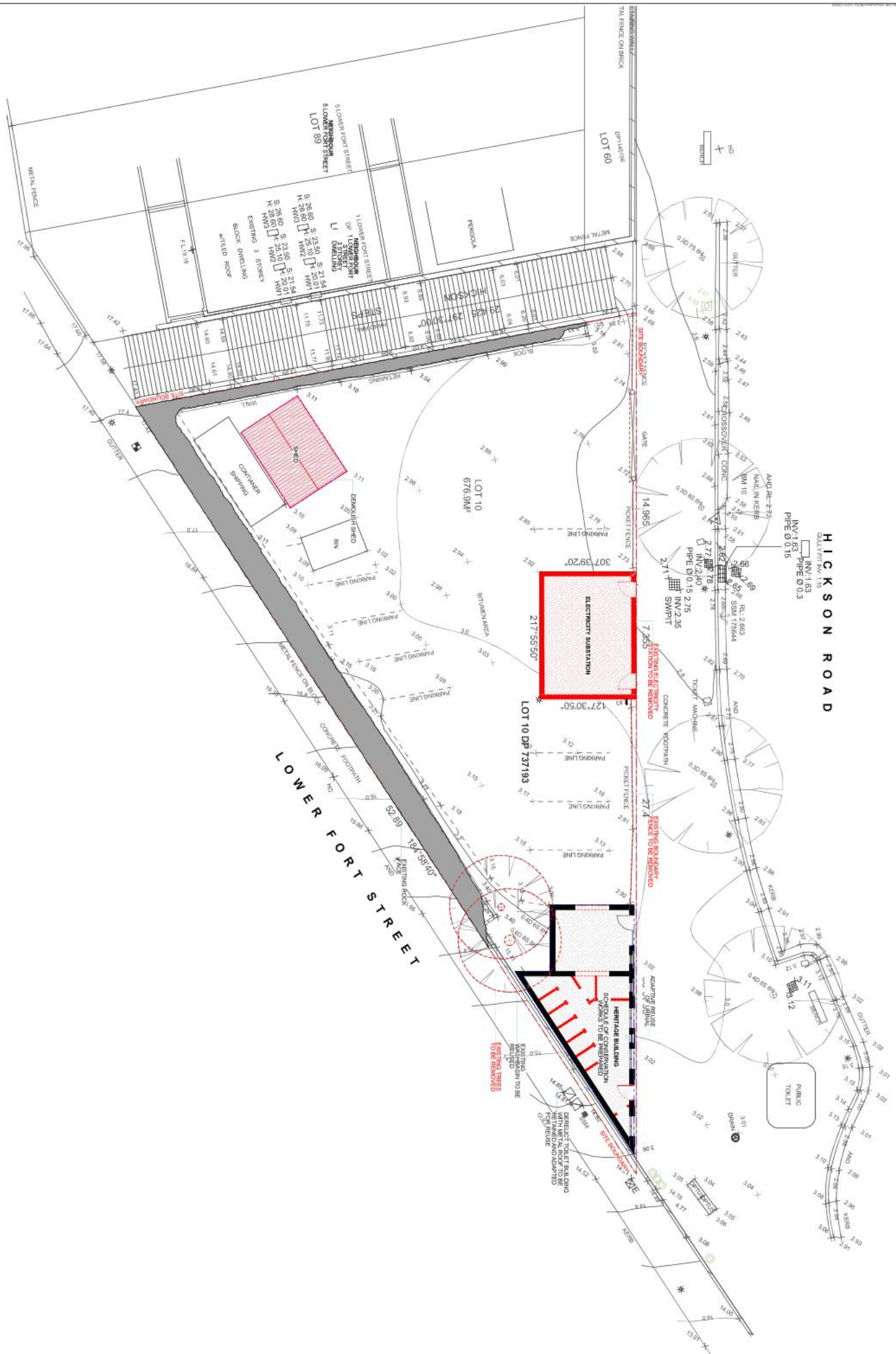
- EXISTING BUILDING ELEMENTS
- COMPLETED BUILDING ELEMENTS
- PROPOSED BUILDING ELEMENTS
- PROPOSED EXISTING BUILDING ELEMENTS

Structural Engineering
Structures Consulting
Hydraulic Engineer
JN Engineers

Structural Engineering
JN Engineers
Bilateral Engineer
AA Power Engineering
Jane Brit Design

Client
Pier One Car Park Pty Ltd
Project
MIXED-USE DEVELOPMENT
14 Hekkon Road, Davies Park Sydney NSW 2030
Scale
1:200 at A1 size
Date
17/08/2025

Title
CMP Envelope Analysis 01
Drawing No.
0640-DA1-04
Revision
04



HICKSON ROAD
GALVANIZED IRON
INVERT 1.63
PIPE Ø 0.3
PIPE Ø 0.15

LOWER FORT STREET

ELECTRICITY SUBSTATION

HERITAGE BUILDING
STRUCTURES TO BE DEMOLISHED
REPLACED WITH METAL ROOF TO BE
REMOVED

PUBLIC TOILET

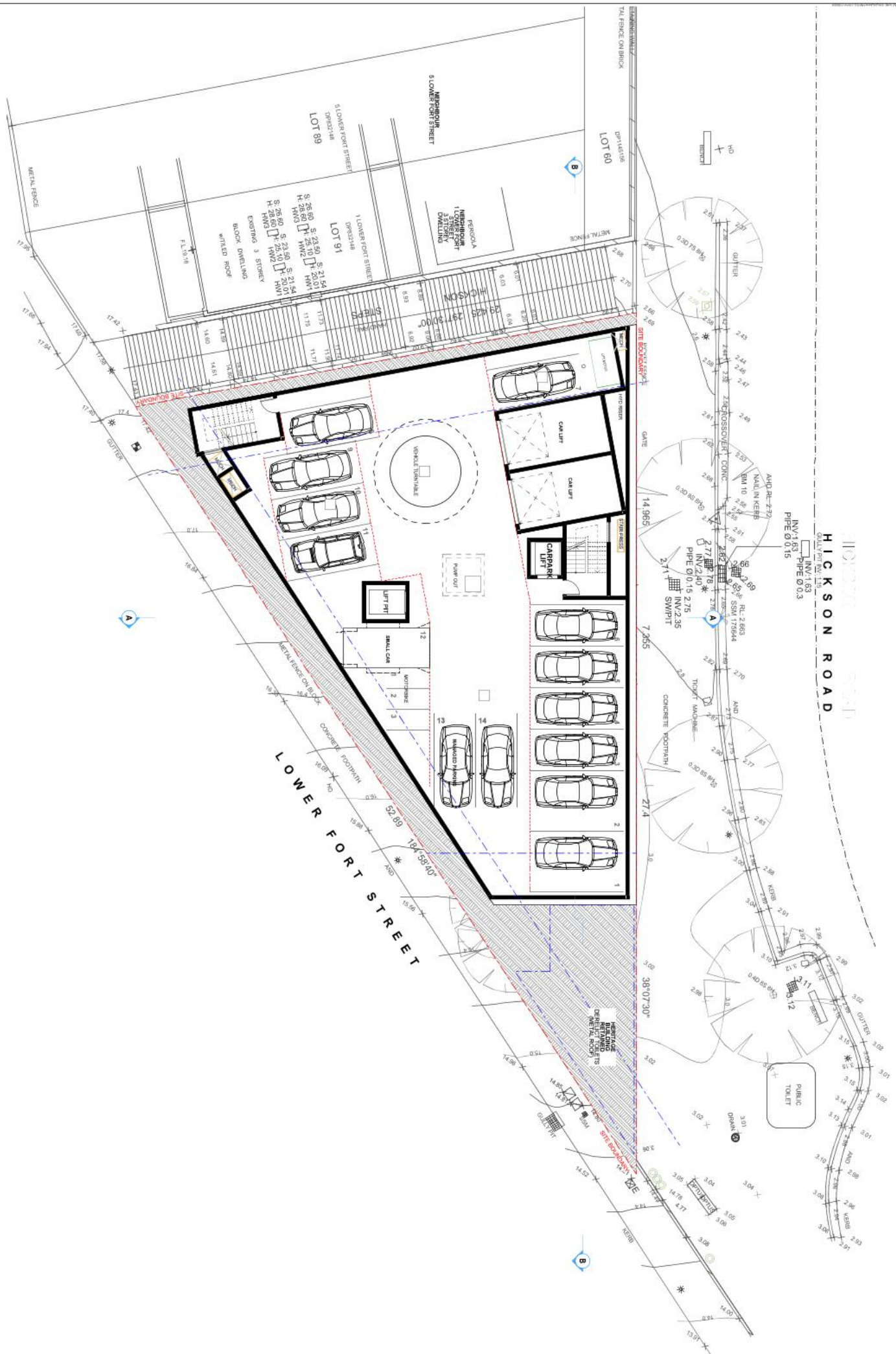
- LEGEND**
- EXISTING BUILDING ELEMENTS
 - PROPOSED BUILDING ELEMENTS
 - PROPOSED DEMOLITION ELEMENTS
 - PROPOSED ROOFING ELEMENTS

Structural Consulting
Structural Engineer
JN Engineers
AA Power Engineering
Jane Brin Design

PopovBass
14 Hickson Road
Sydney NSW 2000
T 02 9555 5004
E info@popovbass.com.au
W www.popovbass.com.au

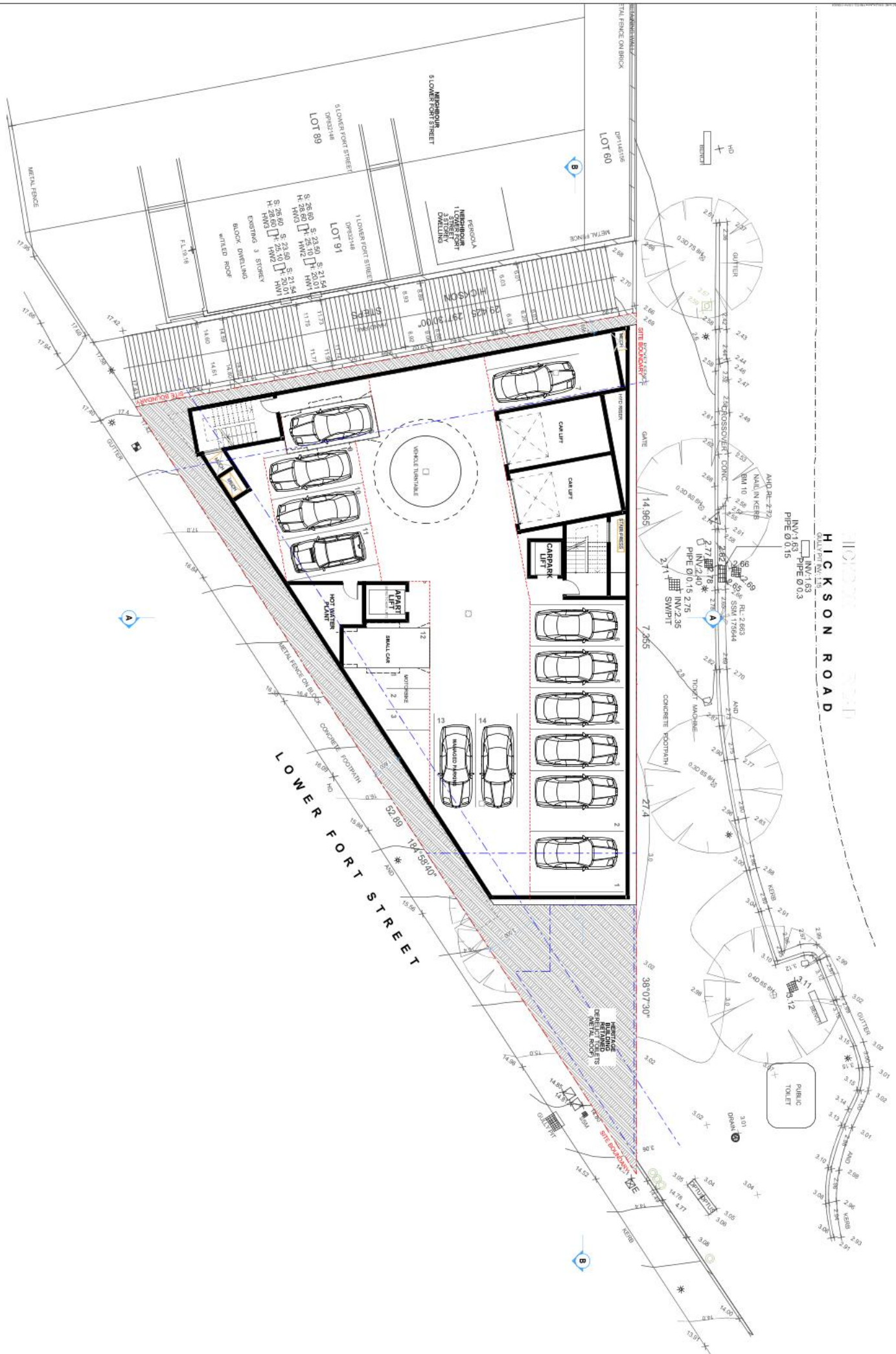
Client
Pier One Car Park Pty Ltd
Project
MIXED-USE DEVELOPMENT
14 Hickson Road Sydney NSW 2000
Scale
1:100 at A1 size

Title
Demolition Plan
Drawing No.
0640-DA106
Revision
04
Date
17/09/2025



HICKSON ROAD

LOWER FORT STREET



HICKSON ROAD
QUALITY PLOT NO. 1/9
INV-1.63
PIPE Ø 0.3
PIPE Ø 0.15

LEGEND

- EXISTING BUILDING ELEMENTS
- CONSTRUCTED BUILDING ELEMENTS
- PROPOSED BUILDING ELEMENTS
- PROPOSED DRIVEWAY ELEMENTS

Structural Engineering

JN Engineers

AA Power Engineering

Jane Brit Design

PopovBass

14 Hickson Road Drive Park Drive NSW 2080

14 Hickson Road Drive Park Drive NSW 2080

Client

Pier One Car Park Pty Ltd

Project

MIXED-USE DEVELOPMENT

Scale

1:100 at A1 size

Title

Basement 2 Plan

Drawing No.

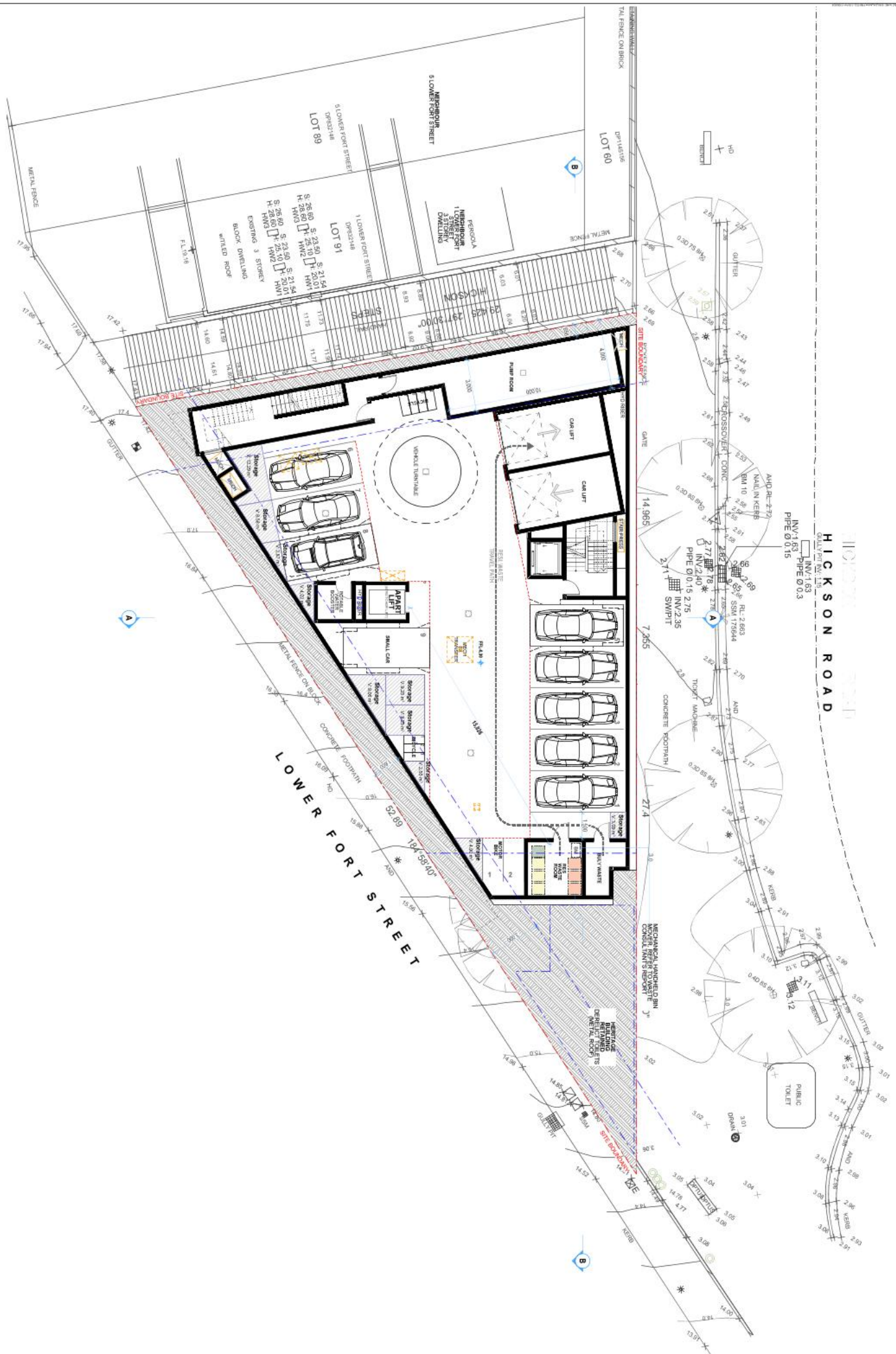
0640-DA108

Revision

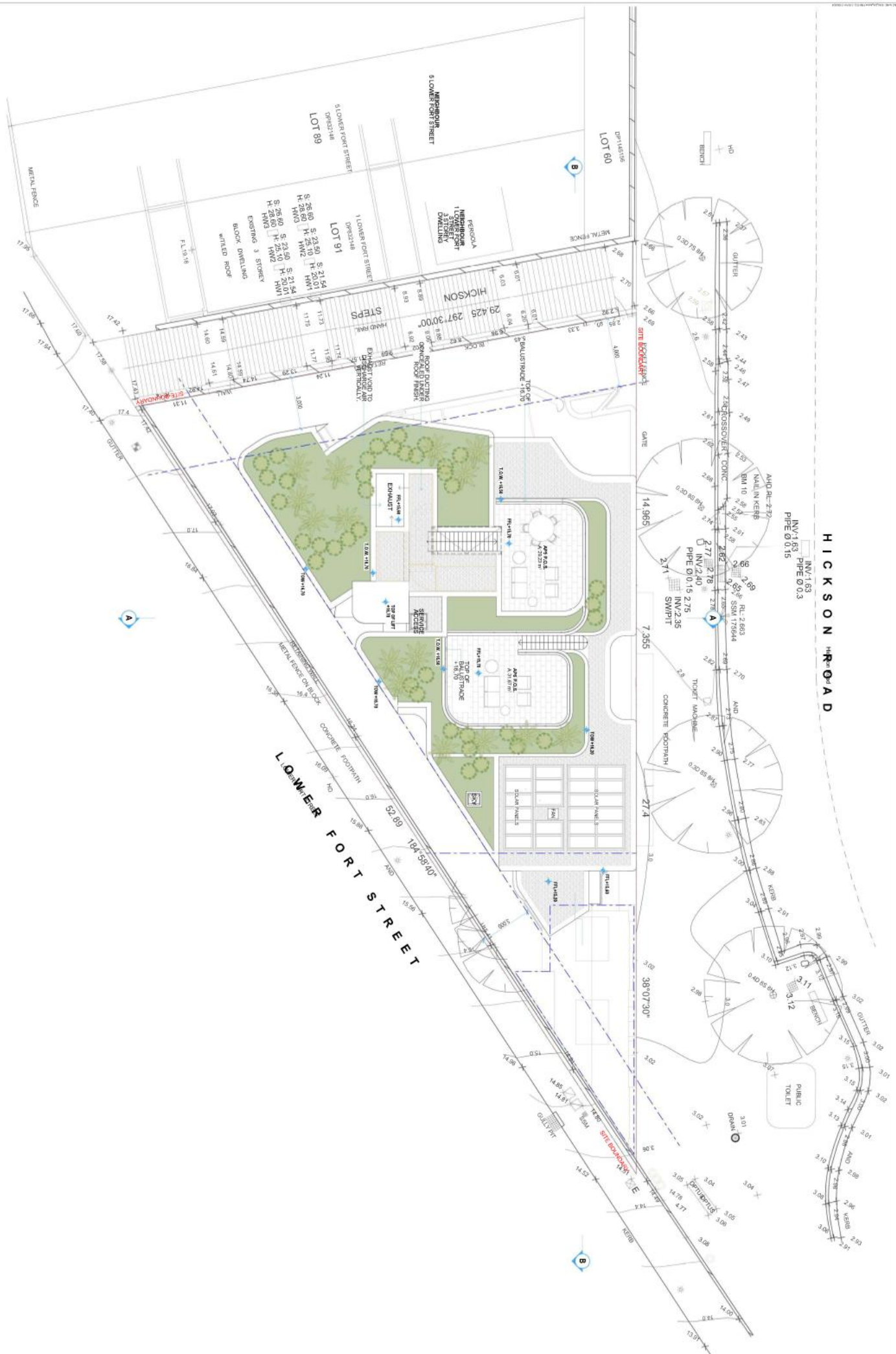
04

Date

17/08/2026







LEGEND

- EXISTING BUILDING ELEMENTS
- PROPOSED BUILDING ELEMENTS
- PROPOSED DRIVEWAY ELEMENTS
- PROPOSED SITE BOUNDARY

NOTES

1. ALL PROPOSED BUILDING ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF NEW SOUTH WALES.
2. ALL PROPOSED DRIVEWAY ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ROAD DESIGN CODE OF NEW SOUTH WALES.
3. ALL PROPOSED SITE BOUNDARY ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT SURVEYING ACT OF NEW SOUTH WALES.

Structural Consulting

JN Engineers

Structural Engineer

Hydraulic Engineer

JN Engineers

PopovBass

AA Power Engineering

AA Power Engineering

Jane Brin Design

Client

Pier One Car Park Pty Ltd

Project

MIXED-USE DEVELOPMENT

14 Hickson Road Drive Park Sydney NSW 2000

Scale

1:100 at A1 size

Title

Roof Plan

Drawing No.

0840-DA114

Revision

04

Date

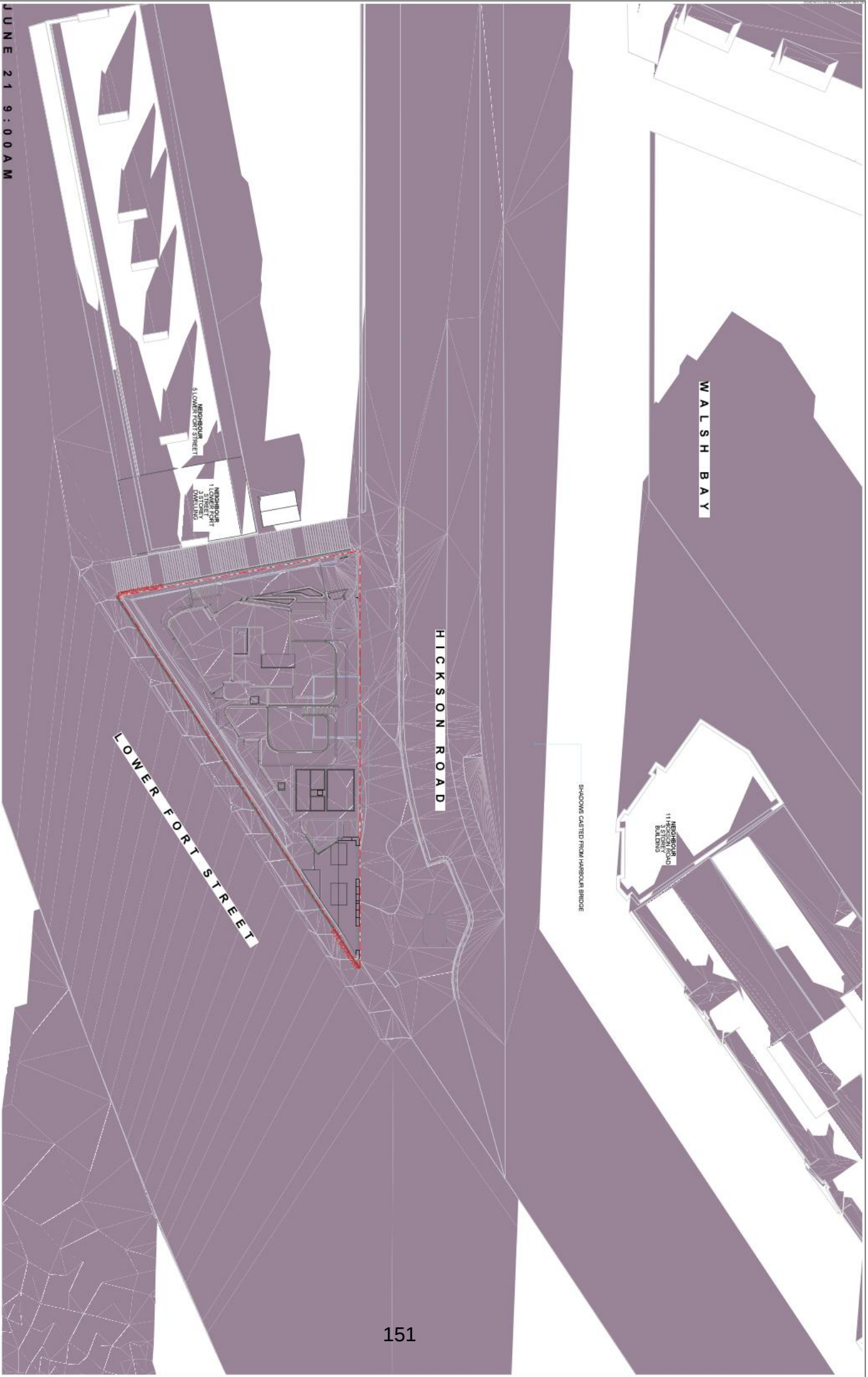
17/08/2025











JUNE 21 9:00 AM

Legend

- NEIGHBOUR 11 HICKSON ROAD BUILDING
- NEIGHBOUR 1 LOWER FORT STREET BUILDING
- NEIGHBOUR 3 LOWER FORT STREET BUILDING

Scale

0 10 20 30 40 50 60 70 80 90 100

Notes

1. This diagram is a shadow study only and does not constitute a site plan or any other form of planning or engineering document.

2. The diagram is based on the information provided in the accompanying documents and is not to be used for any other purpose.

3. The diagram is the property of PopovBass and is not to be reproduced or used in any other form without the written consent of PopovBass.

Structural Consulting

Structural Engineer
JN Engineers

Structural Consulting

Structural Engineer
JN Engineers

Structural Consulting

Structural Engineer
JN Engineers

PopovBass

PO Box 334
Sydney NSW 1585
T 02 9550 1234
E info@popovbass.com.au
W popovbass.com.au

Client

Pier One Car Park Pty Ltd

Project

MIXED-USE DEVELOPMENT

Location

14 Hickson Road, Darling Harbour, Sydney NSW 2000

Scale

1:200 at A1 size

Title

Shadow Diagram: 9:00am June 21

Drawing No.

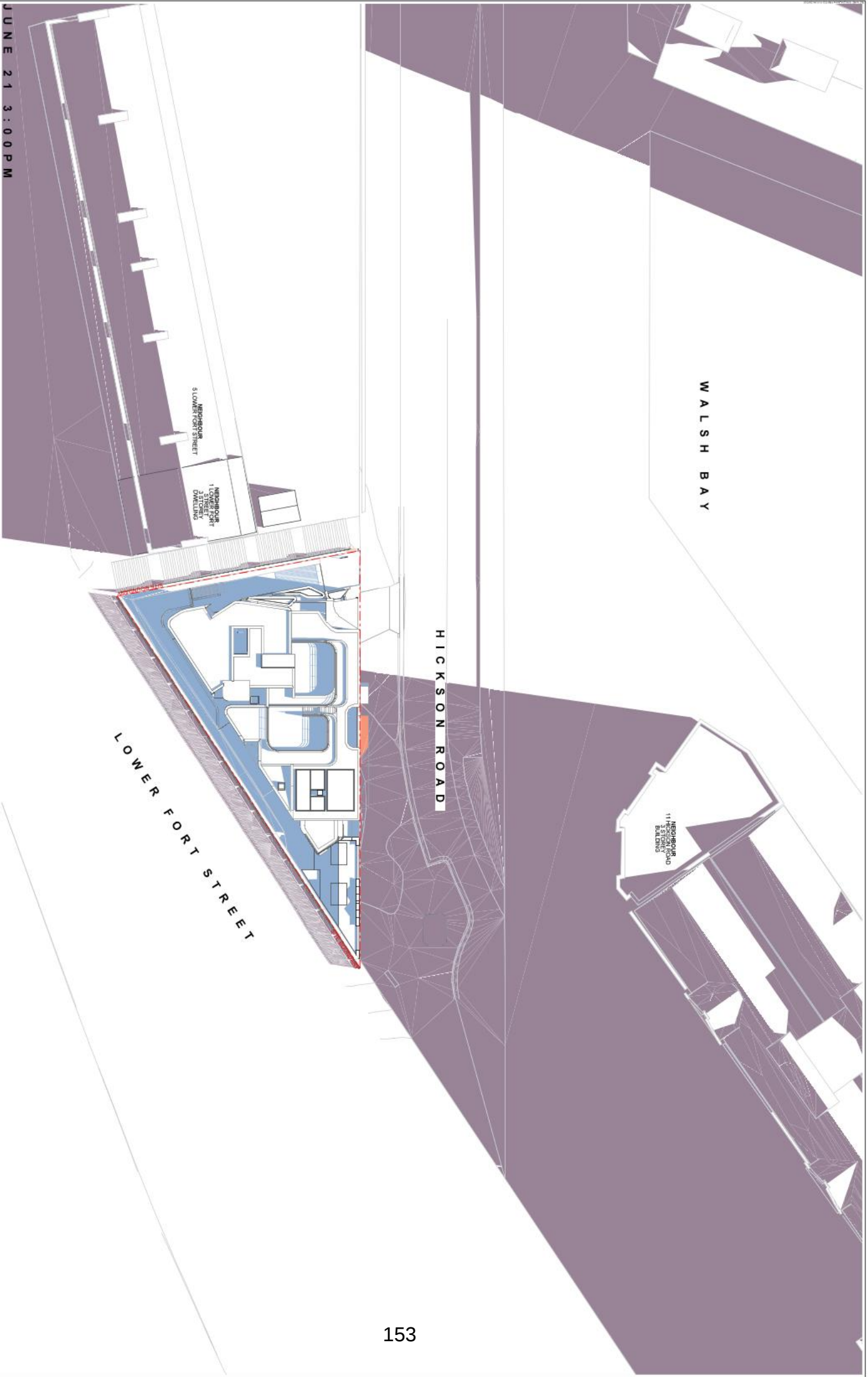
0640-DA200

Revision

02

Date

29/07/26



WALSH BAY

HICKSON ROAD

LOWER FORT STREET

NEIGHBOURHOOD CENTRE
3 STOREY OFFICE BUILDING

NEIGHBOURHOOD CENTRE
1 STOREY OFFICE BUILDING

NEIGHBOURHOOD CENTRE
11 HICKSON ROAD BUILDING

JUNE 21 3:00 PM

Legend

1. SHADOW DIAGRAM

2. EXISTING BUILDINGS

3. PROPOSED BUILDINGS

4. PROPOSED CAR PARK

5. PROPOSED LANDSCAPE

6. PROPOSED FURNITURE

7. PROPOSED LIGHTING

8. PROPOSED SIGNAGE

9. PROPOSED ARTWORK

10. PROPOSED PLANTING

11. PROPOSED WATER FEATURES

12. PROPOSED PUBLIC ART

13. PROPOSED PUBLIC SEATING

14. PROPOSED PUBLIC BENCHES

15. PROPOSED PUBLIC BIKES

16. PROPOSED PUBLIC BIKES

17. PROPOSED PUBLIC BIKES

18. PROPOSED PUBLIC BIKES

19. PROPOSED PUBLIC BIKES

20. PROPOSED PUBLIC BIKES

21. PROPOSED PUBLIC BIKES

22. PROPOSED PUBLIC BIKES

23. PROPOSED PUBLIC BIKES

24. PROPOSED PUBLIC BIKES

25. PROPOSED PUBLIC BIKES

26. PROPOSED PUBLIC BIKES

27. PROPOSED PUBLIC BIKES

28. PROPOSED PUBLIC BIKES

29. PROPOSED PUBLIC BIKES

30. PROPOSED PUBLIC BIKES

31. PROPOSED PUBLIC BIKES

32. PROPOSED PUBLIC BIKES

33. PROPOSED PUBLIC BIKES

34. PROPOSED PUBLIC BIKES

35. PROPOSED PUBLIC BIKES

36. PROPOSED PUBLIC BIKES

37. PROPOSED PUBLIC BIKES

38. PROPOSED PUBLIC BIKES

39. PROPOSED PUBLIC BIKES

40. PROPOSED PUBLIC BIKES

41. PROPOSED PUBLIC BIKES

42. PROPOSED PUBLIC BIKES

43. PROPOSED PUBLIC BIKES

44. PROPOSED PUBLIC BIKES

45. PROPOSED PUBLIC BIKES

46. PROPOSED PUBLIC BIKES

47. PROPOSED PUBLIC BIKES

48. PROPOSED PUBLIC BIKES

49. PROPOSED PUBLIC BIKES

50. PROPOSED PUBLIC BIKES

51. PROPOSED PUBLIC BIKES

52. PROPOSED PUBLIC BIKES

53. PROPOSED PUBLIC BIKES

54. PROPOSED PUBLIC BIKES

55. PROPOSED PUBLIC BIKES

56. PROPOSED PUBLIC BIKES

57. PROPOSED PUBLIC BIKES

58. PROPOSED PUBLIC BIKES

59. PROPOSED PUBLIC BIKES

60. PROPOSED PUBLIC BIKES

61. PROPOSED PUBLIC BIKES

62. PROPOSED PUBLIC BIKES

63. PROPOSED PUBLIC BIKES

64. PROPOSED PUBLIC BIKES

65. PROPOSED PUBLIC BIKES

66. PROPOSED PUBLIC BIKES

67. PROPOSED PUBLIC BIKES

68. PROPOSED PUBLIC BIKES

69. PROPOSED PUBLIC BIKES

70. PROPOSED PUBLIC BIKES

71. PROPOSED PUBLIC BIKES

72. PROPOSED PUBLIC BIKES

73. PROPOSED PUBLIC BIKES

74. PROPOSED PUBLIC BIKES

75. PROPOSED PUBLIC BIKES

76. PROPOSED PUBLIC BIKES

77. PROPOSED PUBLIC BIKES

78. PROPOSED PUBLIC BIKES

79. PROPOSED PUBLIC BIKES

80. PROPOSED PUBLIC BIKES

81. PROPOSED PUBLIC BIKES

82. PROPOSED PUBLIC BIKES

83. PROPOSED PUBLIC BIKES

84. PROPOSED PUBLIC BIKES

85. PROPOSED PUBLIC BIKES

86. PROPOSED PUBLIC BIKES

87. PROPOSED PUBLIC BIKES

88. PROPOSED PUBLIC BIKES

89. PROPOSED PUBLIC BIKES

90. PROPOSED PUBLIC BIKES

91. PROPOSED PUBLIC BIKES

92. PROPOSED PUBLIC BIKES

93. PROPOSED PUBLIC BIKES

94. PROPOSED PUBLIC BIKES

95. PROPOSED PUBLIC BIKES

96. PROPOSED PUBLIC BIKES

97. PROPOSED PUBLIC BIKES

98. PROPOSED PUBLIC BIKES

99. PROPOSED PUBLIC BIKES

100. PROPOSED PUBLIC BIKES

Structural Consulting

JN Engineers

Structural Engineer

JN Engineers

Hydraulic Engineer

JN Engineers

Electrical Engineering

JN Engineers

Electrical Engineer

JN Engineers

AA Power Engineering

Jane Brit Design

PopovBass

PO Box 334

Surry Hills NSW 2010

T 02 9251 1234

E info@popovbass.com.au

W popovbass.com.au

Client

Pier One Car Park Pty Ltd

Project

MIXED-USE DEVELOPMENT

14 Hickson Road, Darling Harbour, Sydney NSW 2000

Scale

DEVELOPMENT APPLICATION

Title

Shadow Diagram: 3:00pm June 21

Drawing No.

0640-DA202

Revision

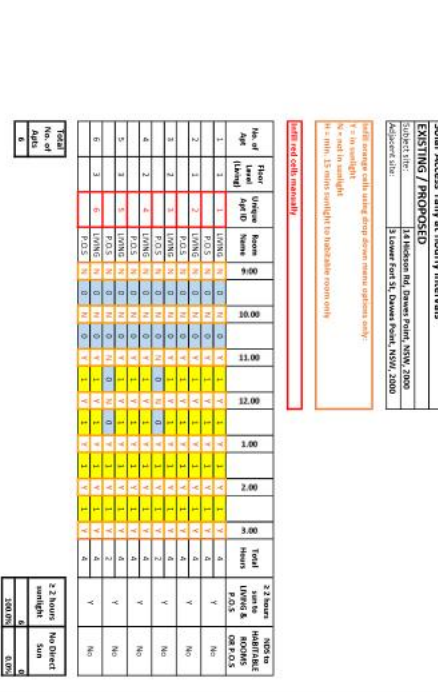
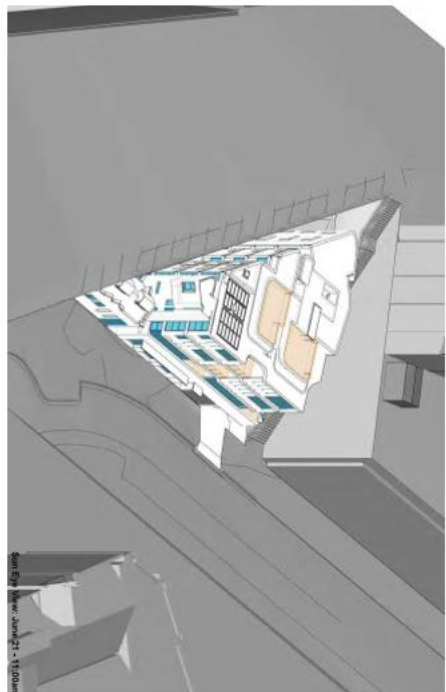
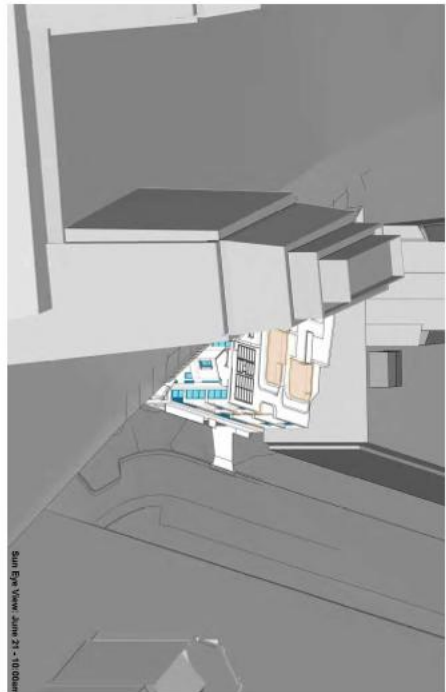
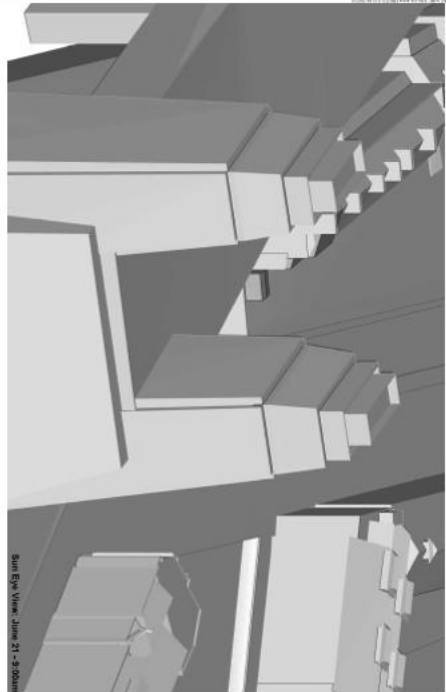
02

Scale

1:200 at A1 size

Date

29/07/26



LEGEND

- AREA OF GLAZING DEFORMATION
- AREA OF DEFORMATION (GLAZING DEFORMATION)
- AREA OF DEFORMATION (GLAZING DEFORMATION)

NOTES

1. The building is a 10-story building.
2. The building is a 10-story building.
3. The building is a 10-story building.
4. The building is a 10-story building.
5. The building is a 10-story building.
6. The building is a 10-story building.
7. The building is a 10-story building.
8. The building is a 10-story building.
9. The building is a 10-story building.
10. The building is a 10-story building.

Structural Consulting

JN Engineers

Structural Engineer

Hydraulic Engineer

JN Engineers

PopovBass

PO Box 334

Sun Eye View, NSW 2010

E: info@popovbass.com.au

W: www.popovbass.com.au

Client

Pier One Car Park Pty Ltd

Project

MIXED-USE DEVELOPMENT

14 Hickson Road, Dawson Point, NSW 2000

Scale

1:1 at A1 size

Date

29/07/26

Revision

02

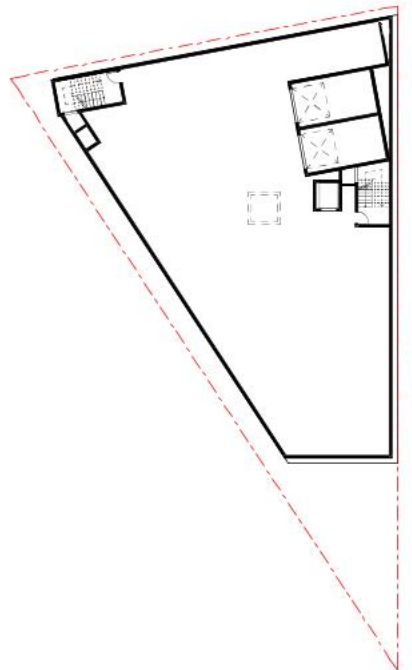
Scale

1:1 at A1 size

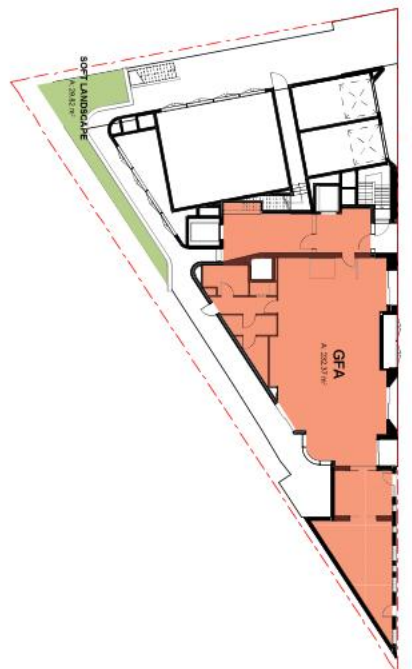
Date

29/07/26

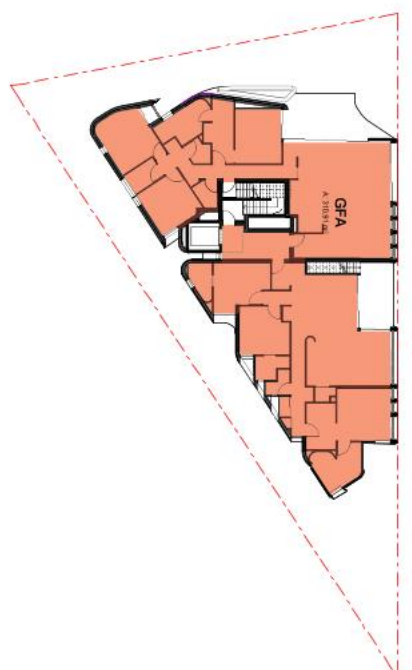
Solar Access Tally at hourly intervals											
EXISTING / PROPOSED											
Subject title: 14 Hickson Rd, Dawson Point, NSW, 2000											
Acquirer title: 14 Hickson Rd, Dawson Point, NSW, 2000											
Notes: Average solar access using group design means approach only. For more details, see the solar access study. For more details, see the solar access study. For more details, see the solar access study.											
Hour	Floor	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
(h:m)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)
1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15	15	15
16	16	16	16	16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20	20	20	20	20
21	21	21	21	21	21	21	21	21	21	21	21
22	22	22	22	22	22	22	22	22	22	22	22
23	23	23	23	23	23	23	23	23	23	23	23
24	24	24	24	24	24	24	24	24	24	24	24
25	25	25	25	25	25	25	25	25	25	25	25
26	26	26	26	26	26	26	26	26	26	26	26
27	27	27	27	27	27	27	27	27	27	27	27
28	28	28	28	28	28	28	28	28	28	28	28
29	29	29	29	29	29	29	29	29	29	29	29
30	30	30	30	30	30	30	30	30	30	30	30
31	31	31	31	31	31	31	31	31	31	31	31
32	32	32	32	32	32	32	32	32	32	32	32
33	33	33	33	33	33	33	33	33	33	33	33
34	34	34	34	34	34	34	34	34	34	34	34
35	35	35	35	35	35	35	35	35	35	35	35
36	36	36	36	36	36	36	36	36	36	36	36
37	37	37	37	37	37	37	37	37	37	37	37
38	38	38	38	38	38	38	38	38	38	38	38
39	39	39	39	39	39	39	39	39	39	39	39
40	40	40	40	40	40	40	40	40	40	40	40
41	41	41	41	41	41	41	41	41	41	41	41
42	42	42	42	42	42	42	42	42	42	42	42
43	43	43	43	43	43	43	43	43	43	43	43
44	44	44	44	44	44	44	44	44	44	44	44
45	45	45	45	45	45	45	45	45	45	45	45
46	46	46	46	46	46	46	46	46	46	46	46
47	47	47	47	47	47	47	47	47	47	47	47
48	48	48	48	48	48	48	48	48	48	48	48
49	49	49	49	49	49	49	49	49	49	49	49
50	50	50	50	50	50	50	50	50	50	50	50
51	51	51	51	51	51	51	51	51	51	51	51
52	52	52	52	52	52	52	52	52	52	52	52
53	53	53	53	53	53	53	53	53	53	53	53
54	54	54	54	54	54	54	54	54	54	54	54
55	55	55	55	55	55	55	55	55	55	55	55
56	56	56	56	56	56	56	56	56	56	56	56
57	57	57	57	57	57	57	57	57	57	57	57
58	58	58	58	58	58	58	58	58	58	58	58
59	59	59	59	59	59	59	59	59	59	59	59
60	60	60	60	60	60	60	60	60	60	60	60
61	61	61	61	61	61	61	61	61	61	61	61
62	62	62	62	62	62	62	62	62	62	62	62
63	63	63	63	63	63	63	63	63	63	63	63
64	64	64	64	64	64	64	64	64	64	64	64
65	65	65	65	65	65	65	65	65	65	65	65
66	66	66	66	66	66	66	66	66	66	66	66
67	67	67	67	67	67	67	67	67	67	67	67
68	68	68	68	68	68	68	68	68	68	68	68
69	69	69	69	69	69	69	69	69	69	69	69
70	70	70	70	70	70	70	70	70	70	70	70
71	71	71	71	71	71	71	71	71	71	71	71
72	72	72	72	72	72	72	72	72	72	72	72
73	73	73	73	73	73	73	73	73	73	73	73
74	74	74	74	74	74	74	74	74	74	74	74
75	75	75	75	75	75	75	75	75	75	75	75
76	76	76	76	76	76	76	76	76	76	76	76
77	77	77	77	77	77	77	77	77	77	77	77
78	78	78	78	78	78	78	78	78	78	78	78
79	79	79	79	79	79	79	79	79	79	79	79
80	80	80	80	80	80	80	80	80	80	80	80
81	81	81	81	81	81	81	81	81	81	81	81
82	82	82	82	82	82	82	82	82	82	82	82
83	83	83	83	83	83	83	83	83	83	83	83
84	84	84	84	84	84	84	84	84	84	84	84
85	85	85	85	85	85	85	85	85	85	85	85
86	86	86	86	86	86	86	86	86	86	86	86
87	87	87	87	87	87	87	87	87	87	87	87
88	88	88	88	88	88	88	88	88	88	88	88
89	89	89	89	89	89	89	89	89	89	89	89
90	90	90	90	90	90	90	90	90	90	90	90
91	91	91	91	91	91	91	91	91	91	91	91
92	92	92	92	92	92	92	92	92	92	92	92
93	93	93	93	93	93	93	93	93	93	93	93
94	94	94	94	94	94	94	94	94	94	94	94
95	95	95	95	95	95	95	95	95	95	95	95
96	96	96	96	96	96	96	96	96	96	96	96
97	97	97	97	97	97	97	97	97	97	97	97
98	98	98	98	98	98	98	98	98	98	98	98
99	99	99	99	99	99	99	99	99	99	99	99
100	100	100	100	100	100	100	100	100	100	100	100



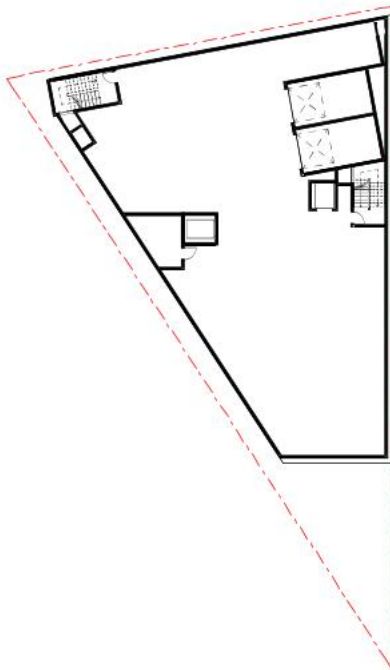
Basement 03 GFA



Ground Floor GFA



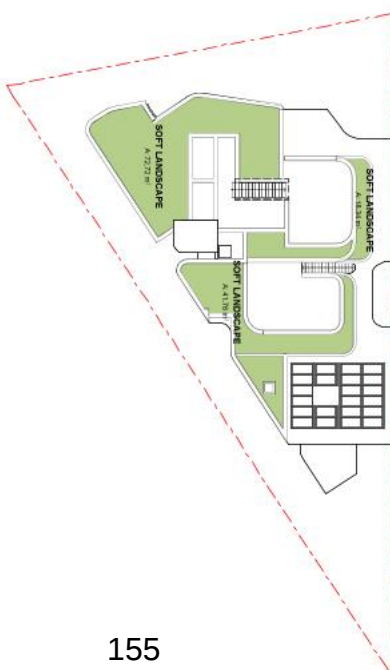
Level 03 CFA



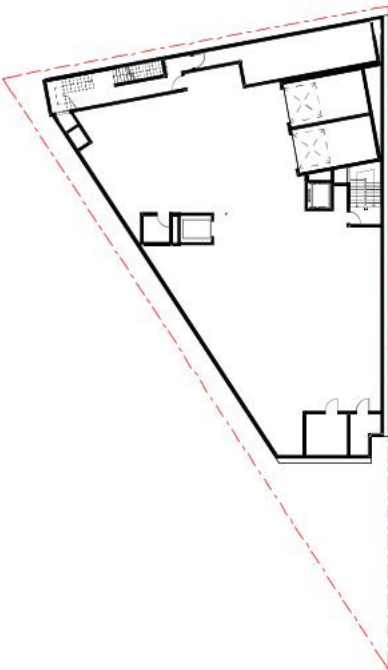
Basement 02 GFA



Level 01 CFA



Roof GFA



Basement 01 GFA



Level 02 CFA

LEVEL	UNIT No.	EDUCROOMS	INTERNAL SPACE (m ²)	PRIVATE OPEN SPACE (m ²)	INTERNAL STORAGE (m ³)	DAMAGE STORAGE (m ³)	TOTAL STORAGE (m ³)	ADAPTABLE	UNABLE TO HOLD BOOKS	ACROSS-LEVEL STORAGE
1	1	3	164.2	35.2	11.0	17.3	25.2	no	yes	yes
1	2	3	131.8	12.4	8.5	8.6	13.4	no	yes	yes
2	1	3	126.6	14.4	7.0	6.0	14.7	yes	yes	yes
2	2	3	140.0	17.0	5.3	8.1	14.2	no	yes	yes
2	3	3	152.1	7.0	5.7	3.3	14.4	no	yes	yes
2	4	3	152.1	49.2	5.7	8.3	14.5	no	yes	yes
2	5	3	147.2	49.2	5.7	8.3	14.5	no	yes	yes
2	6	3	147.2	49.2	5.7	8.3	14.5	no	yes	yes

ADG CALCULATIONS

SITE AREA (m2)	716
FSR PERMITTED	NA
FSR CALCULATED	1.66

GFA CALCULATIONS	
Level	GFA
Basement 3	0.0
Basement 2	0.0
Basement 1	0.0
Ground Floor	232
Level D1	327
Level D2	322
Level D3	310
Roof	0
TOTAL GFA (m²)	1192

GFA CALCULATIONS

FSR CALCULATED	1.66
----------------	------

Journal of Management Inquiry 22(1)

GFA CALCULATIONS	

Level	URA
Business level 3	01

Basement 2	0.1
Basement 1	0.1

Basement 1	232.4
Ground Floor	232.4

Level D1	327.3
Level D2	322.1

Level 03	310.5
Roof	0.1

TOTAL GFA (m2)	1192.8
----------------	--------

SSS

20

1

1

PopovBass

PO Box 334
Sunny Hills NSW 2010
T 02 9955 5604
E info@paporbass.com.au
W paporbass.com.au

Mathematical Engineer
JN Engineers
Electrical Engineer
AA Power Engineering
Landscape Architect
Jane Britt Design

Structerre Consulting
Structural Engineer
Hydraulic Engineer
JN Engineers

LEGEND:

- EXISTING BUILDING ELEMENTS
- DEMOLISHED BUILDING ELEMENTS
- PROPOSED BUILDING ELEMENTS
- PROPOSED STORAGE VOLUME

ST	PROVINCE	1991 CODE/NAME/EN	ST	CH
Sts	Chs	Numbered	Sts	Chs
This drawing is copyright of Pango Design Systems. It may not be used without written consent. For full details of the drawing, visit www.pango.com, or visit all distributors in the Asia Region. Copyright 1991 Pango Design Systems. All rights reserved.				

155

156

