

Local Planning Panel

2 September 2026

application details

address: 14 Hickson Road, Dawes Point

application: D/2026/208

applicant: Robert Magid

owner: TMG Developments Pty Ltd

architect: PopovBass

planning consultant: Gyde Consulting



proposal

- 4-storey mixed-use development (office + 6 apartments)
- 3 basement parking levels
- new substation
- heritage conservation works

reason for reporting to LPP

sensitive development

recommendation

approval

site photos



site viewed from Hickson Road



site viewed from Hickson Steps

submissions

- mechanical Exhaust
- public Views
- bulk and scale
- heritage impacts
- overshadowing
- street activation
- parking

discussion

- heritage
- parking

heritage

- Walsh Bay Wharves Precinct (State item)
- minor variance of CMP envelope
- significant view corridors retained



heritage



eastern elevation render

parking

- 12 resident spaces and 25 hotel valet spaces
- formalises an existing valet car park
- SLEP parking rates do not apply
- Eastern Harbour City SEPP does not provide numerical parking rates
- no adverse traffic impacts



recommendation

approval subject to conditions

site



ablutions block

site



views of Sydney Harbour from Hickson Steps