CITY OF SYDNEY

Local Planning Panel

2 September 2026

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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

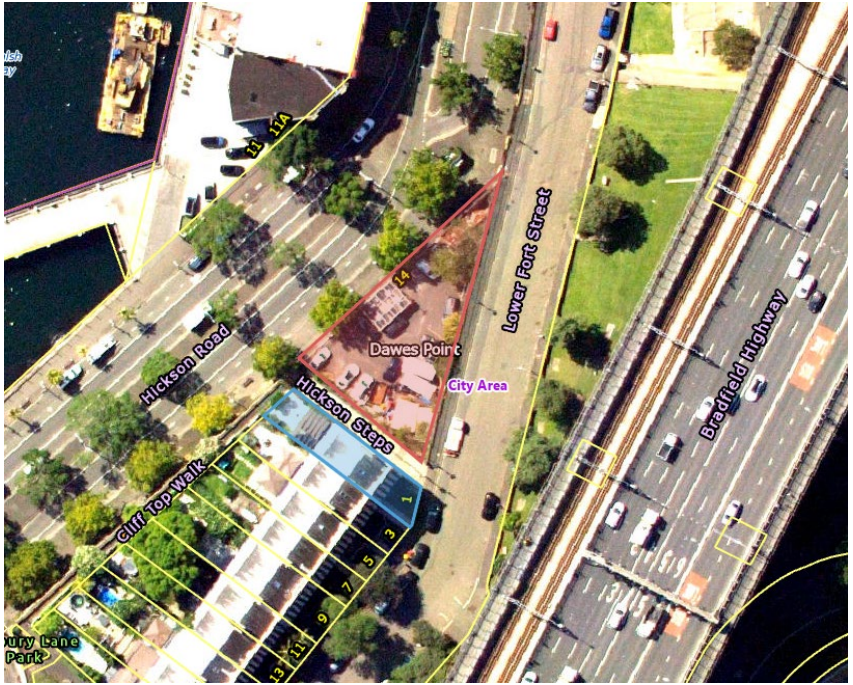
sensitive development

recommendation

approval

site & submissions

- area: 676m^2
- zoned: Chapter 5 Precincts – Eastern Harbour City 2021 SEPP
- exhibition - 24/3/26 to 22/4/26
- 2 submissions received



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Aerial site photo

subject site

submissions

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site photos

site viewed from Hickson Road

site viewed from Hickson Steps

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submissions

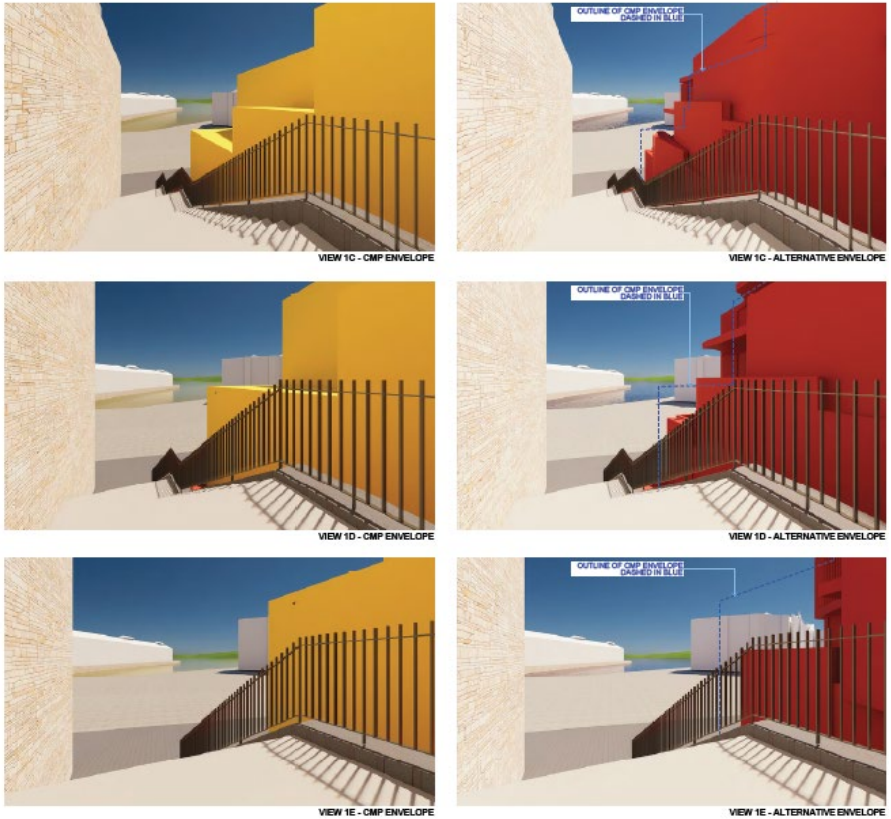
- mechanical Exhaust
- public Views
- bulk and scale
- heritage impacts
- overshadowing
- street activation
- parking

discussion

- heritage
- parking

heritage

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



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heritage

eastern elevation render

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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

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recommendation

approval subject to conditions

site

ablutions block

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site

views of Sydney Harbour from Hickson Steps

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