

Local Planning Panel

23 September 2026

application details

address: 23 Hickson Road, Millers Point 2000

application: D/2026/626

applicant: Markham Real Estate Partners Pty Ltd

owner: Owners Corporation SP 64174

architect: Sissons

planning consultant: Beam Planning Pty Ltd



proposal

alterations and additions to Tenancy B, located at the northern end of the Piers 8/9 across Levels 2 to 4, for a business events and function centre premises

reason for reporting to LPP

contentious development (more than 25 submissions)

recommendation

approval subject to conditions

site & submissions

- area: 6,623m²
- zoned: 'Zone 1 Walsh Bay Conservation'
- exhibition 3 July to 3 August 2026
- 56 submissions received (53 within exhibition period)



subject site



submissions

site photos



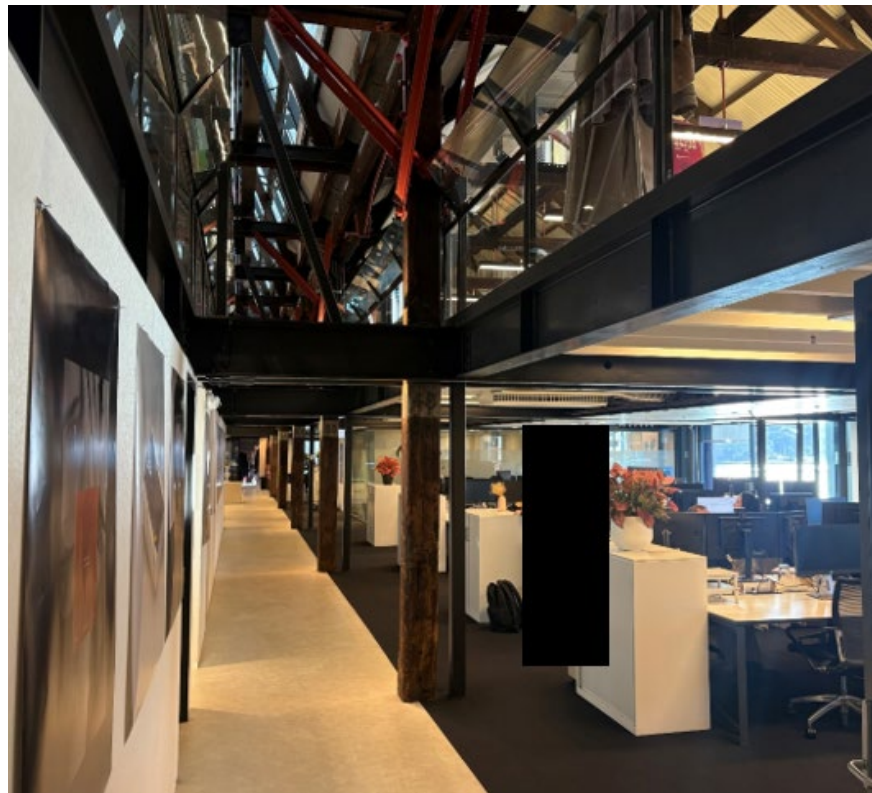
North Facade



West Facade



East Facade



Existing Interior

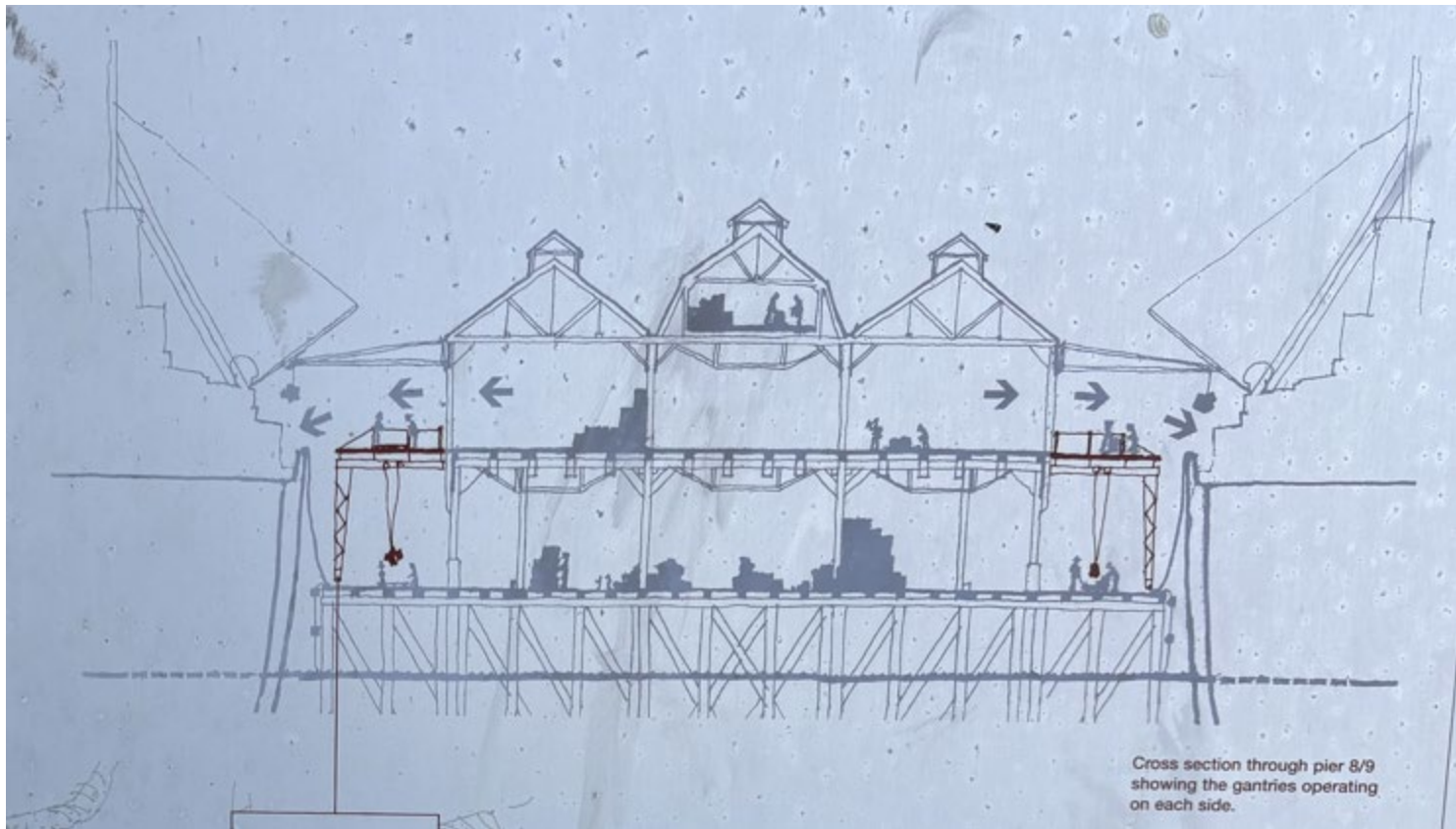
submissions

- 56 submissions
 - Traffic
 - Noise
 - Parking
 - Late Night Trading
 - Visual Privacy
 - Heritage
- 3 letters of support

discussion

- heritage – adaptive reuse of State heritage item, including installation of new gantries and lifts and new balcony on north elevation
- operational hours
- acoustic mitigation measures – amplified / patron noise including how patron disperse, waste management
- transport management
- privacy – sightlines across the water into apartments on Piers 6/7

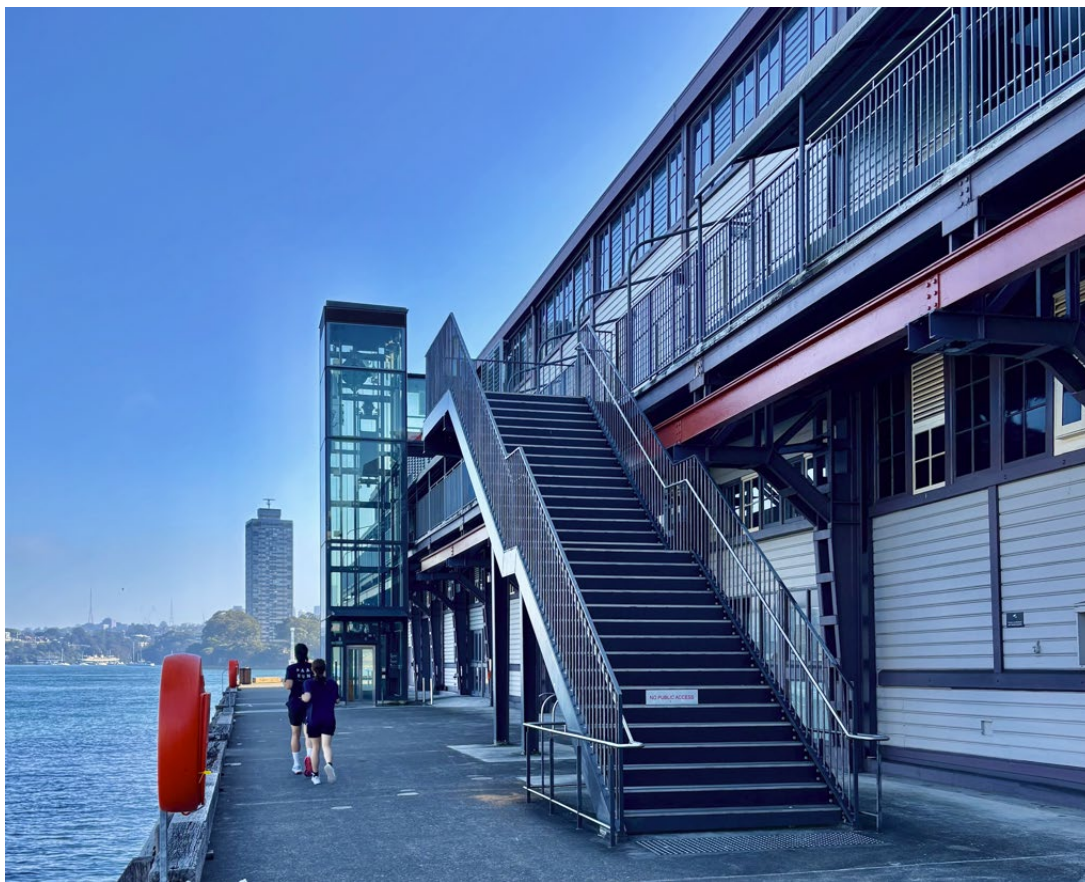




Cross section of original moveable gantries



Contemporary additions on Piers 4/5





Photomontage of proposal – western elevation



Photomontage of proposal – eastern elevation



Concept image of waste room – western elevation (painted timber batten screening)

hours of operation

Indoor

- indoor base hours 9.00am to 10.00pm
- indoor extended hours 7.00am to 11.00pm Sunday – Wednesday
- indoor extended hours 7.00am to midnight Thursday – Saturday

Outdoor

- outdoor base hours 9.00am to 10.00pm (eastern gantry 9.00pm)
- outdoor extended 7.00am to 9.00pm only for northern balcony and western gantries

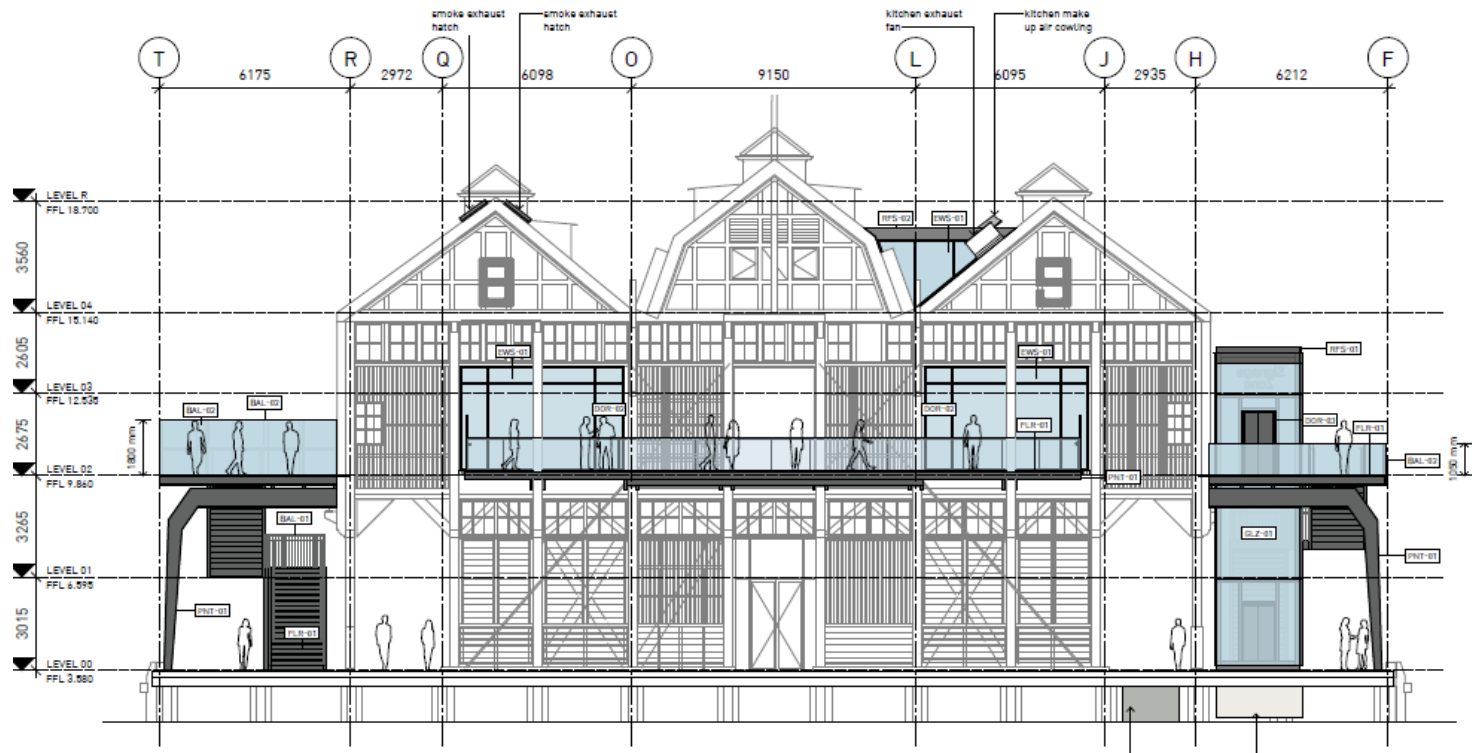
acoustics



Sensitive noise receiver location

acoustics

- eastern gantry used only between 9.00am to 9.00pm
- all windows / northern balcony shut by 10.00pm
- restrictions on internal music levels, including maximum sound levels for background and DJ music
- patrons exit via western gantry
- new windows and doors acoustically sealed (10.38mm laminated glass with 12mm air gap)
- existing fixed windows upgraded with secondary window behind
- new FC Sheeting or plywood floor on timber battens and rubber underlay



Northern elevation

transport management

Mode of travel	Mode Share	No. of people	People per vehicle	No. of cars
Car	30%	225	2	113
Public transport	30%	225	n/a	
Taxi / Uber	35%	263	2	131
Walk / Cycle	5%	38	n/a	
Total	100%	750		244

Forecast travel demand during major functions

transport management

- 3 commercial car parks (total 692 spaces)
- 609 on street parking spaces within 5 minute walk (100 of these unoccupied between 7pm – 8pm on the day of the survey - held when Roslyn Packer Theatre was operating at full capacity)
- on-street taxi / drop off pick up spaces on Hickson Road
- metro station (Barangaroo) 400metres / 5min walk
- bus routes 311 (from Railway Square) and routes 324 and 325 (from Watsons Bay)
- Barangaroo Ferry wharf (10 mins walk) and new Walsh Bay wharf 2 (5 mins walk) (to be delivered by TfNSW in 2027)



Hickson Road taxi zone



location of public car parks



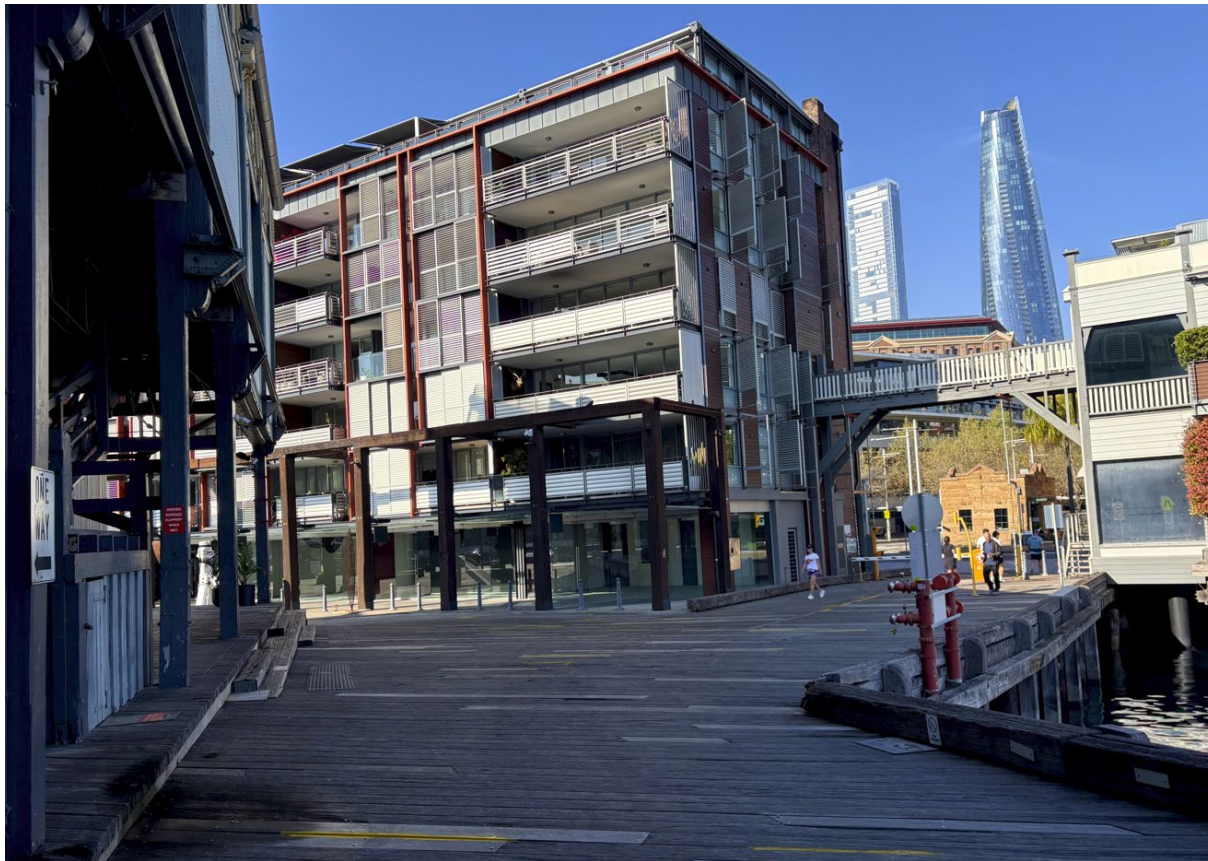
public transport options

transport access guide
to be submitted prior to
Occupation Certificate



loading dock
management plan to
be submitted prior to
Occupation Certificate

existing service vehicle entry / exit off Hickson Road



service vehicle turning area

privacy



Views towards Pier 7



View of Pier 7/8 from site looking east

recommendation

approval subject to conditions