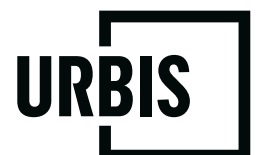




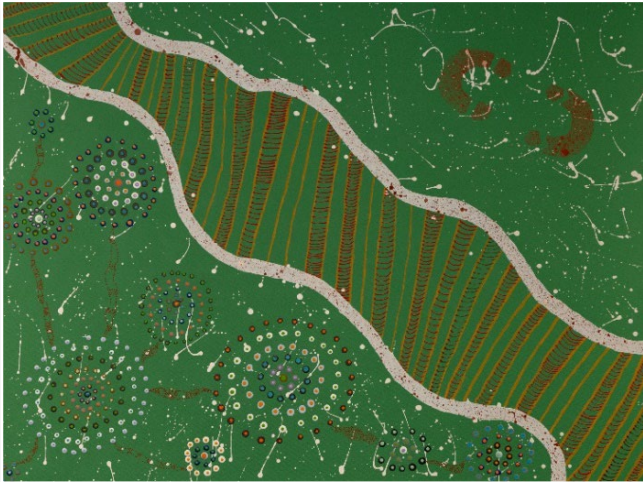
Marrickville Metro Shopping Centre | Planning Proposal

Prepared for
GPT Group
April 2025



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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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Executive Summary

Overview

This Proponent-Initiated Planning Proposal (**Planning Proposal**) has been prepared by Urbis Ltd on behalf of The GPT Group (**the Proponent**) to initiate an amendment to the *Inner West Local Environmental Plan 2022* as it relates to the southern land parcel of the Marrickville Metro Shopping Centre, located at 20 Smidmore Street, Marrickville (**the site**).

The primary objective of this Planning Proposal is to progress an administrative change to the redundant industrial zoning of the site now that it accommodates the expanded Marrickville Metro Shopping Centre. It will also introduce a height of building control for the site and a minimum non-residential FSR control for the site. The proposed changes to the Inner West LEP will assist with the future leasing of space at the site by accommodating a wider range of uses normally found within shopping centres. It will also remove any ambiguity about what land uses are permitted across the entire Marrickville Metro Centre given it has two different land use zones (E4 General Industrial to E1 Local Centre). This will help to ensure Marrickville Metro continues to maintain its status as an important local shopping centre for the Inner West community and provide clarity on the future built form and that the primary use of the site is a shopping centre (an employment centre).

The change in land use zoning will also protect the Proponent from any future unintended consequences of further state-wide employment zone reforms or changes to industrial zonings, which may limit the ability for typical developments/uses within shopping centres to take place within industrial zones. Conversely, the rezoning will assist if any state-wide reforms to business zones are introduced, which may only benefit the part of the centre already zoned E1 Local Centre

This Planning Proposal seeks to amend the *Inner West Local Environmental Plan 2022*, by way of the following:

- Amended the zoning of the site from E4 General Industrial to E1 Local Centre
- Include a maximum height of building control of 26m
- Include a minimum non-residential floor space control of 1.4:1.

Background and Planning Context

In 2012, a Part 3A Major Project Approval (MP09_0191) for the expansion of Marrickville Metro. Specifically, it authorised use of the existing of the building for retail and business premises and expanded the Marrickville Metro Shopping to include a new first floor addition to the existing building and a new 2 level retail building at 20 Smidmore Street with 2 levels of rooftop car parking above each building. The Part 3A Major Projects Approval has been modified several times. The southern part of the site (proposal site) was opened to the public in mid-2021.

In 2018, an initial attempt was made to rezone the Site to a 'local centre' zoning (Ref: PP_2020_IWEST_001_00). However, at the time Council did not wish to progress the rezoning given the Major Project Approval (MP09_0191) for the expansion of the shopping centre onto the southern land parcel was not constructed and there was a concern that new residential accommodation would be developed at the Site if it was rezoned.

Instead, a Planning Proposal was progressed to introduce additional permitted uses at the site under Schedule 1 of the LEP, on the understanding that a further Planning Proposal would be lodged when the shopping centre expansion was finally constructed and operational at the site, to ensure zoning of both land parcels across the centre had consistent zoning, permitted land uses and zone objectives.

The Planning Proposal is entirely consistent with Council's Employment and Retail Land Strategy (ELRS) (September 2020) which includes an action stating:

Rezone the land comprising the extension of Marrickville Metro from IN1 - General Industrial [now E4 General Industrial] to B2 - Local Centre [now E1 Local Centre]. Consider the merits of a site-specific clause for the shopping centre such as having a minimum commercial floor space ratio requirement, reflecting its core function as an employment centre.

The proposal will progress an administrative change to the redundant industrial zoning of the site and amend it to E1 Local Centre as per the 'Action 4.1.5' of the ELRS. It will also include a minimum non-residential FSR to maintain the sites predominant use as a shopping centre, containing various retail and business and uses.

Planning Outcomes

The Planning Proposal would achieve the following key planning outcomes and public benefit:

- Remove a redundant land use zone that does not reflect the approved, constructed and operational land use on the site.
- Without any ambiguity, allow the site to continue to provide a range of retail, business, and community uses, serving the needs of the local community and commensurate with the sub regional centre's role in the local centre's hierarchy.
- Without any ambiguity encourage investment in retail/commercial development, generating local employment opportunities and economic growth.
- Ensure that Inner West local centres are the primary location for commercial and retail activities; and
- Continue to enhance the unique sense of place offered by Inner West local centres.

It is demonstrated that there is clear strategic and site-specific merit in progressing the Planning Proposal, the intended outcomes are appropriate and should be forwarded to the Department of Planning, Housing and Infrastructure for Gateway Determination.

1. Introduction

1.1. Overview

This Proponent-Initiated Planning Proposal (**Planning Proposal**) has been prepared by Urbis Ltd on behalf of The GPT Group (**the Proponent**) to initiate an amendment to the *Inner West Local Environmental Plan 2022* as it relates to the southern land parcel of the Marrickville Metro Shopping Centre, located at 20 Smidmore Street, Marrickville (**the site**).

The intended outcomes of this Planning Proposal are to progress an administrative change to the redundant industrial zoning of the site now that it accommodates the expanded Marrickville Metro Shopping Centre. It will also introduce a height of building control for the site and a minimum non-residential FSR control for the site. The proposed changes to the Inner West LEP will assist with the future leasing of space at the site by accommodating a wider range of uses normally found within shopping centres. It will also maintain the site's primary use as a shopping centre and provide clarity on the future built form of the site.

The change in land use zoning will protect the Proponent from any future unintended consequences of further state-wide employment zone reforms or changes to industrial zonings, which may limit the ability for typical developments/uses within shopping centres to take place within industrial zones. Conversely, the rezoning will assist if any state-wide reforms to business zones are introduced, which may only benefit the part of the centre already zoned E1 Local Centre.

This Planning Proposal has been prepared in accordance with the '*Local Environmental Plan Making Guideline*' dated August 2023 (**the Guideline**) and Section 3.33 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

1.2. Project Objectives

The primary objective of the Planning Proposal is to facilitate the future leasing of the site by permitting a wider range of land uses that are normally found at a shopping centre and providing certainty regarding the future built form of the site and that the primary use of the site is a shopping centre (an employment centre). This will help to ensure that Marrickville Metro continues to maintain its status as an important local shopping centre for the Inner West community.

Specifically, the Planning Proposal seeks to amend the Inner West LEP as it applies to the site to facilitate:

- Change to the zoning of the site from E4 General Industrial to E1 Local Centre
- Provision of a maximum height building of 26m
- A minimum non-residential floor space ratio of 1.4:1.

1.3. Report Structure

The Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act and the Guideline.

The relevant sections of the Planning Proposal are listed below:

- **Section 2:** Detailed description of the site, the existing development and local and regional context.
- **Section 3:** Project background including pre-lodgement and scoping proposal advice.
- **Section 4:** Current strategic and statutory planning framework relevant to the site, including State and local planning controls.
- **Section 5:** Key features of the proposal which is intended to be delivered as an outcome of the Planning Proposal.
- **Section 6:** Comprehensive description and assessment of the Planning Proposal in accordance with the DPHI Guideline.
- **Section 7:** Conclusion and justification.

1.4. Project Team

This Planning Proposal has been prepared through collaboration with the project team and is supported by a range of technical inputs as shown in **Table 1** below.

Table 1 Planning Proposal Project Team

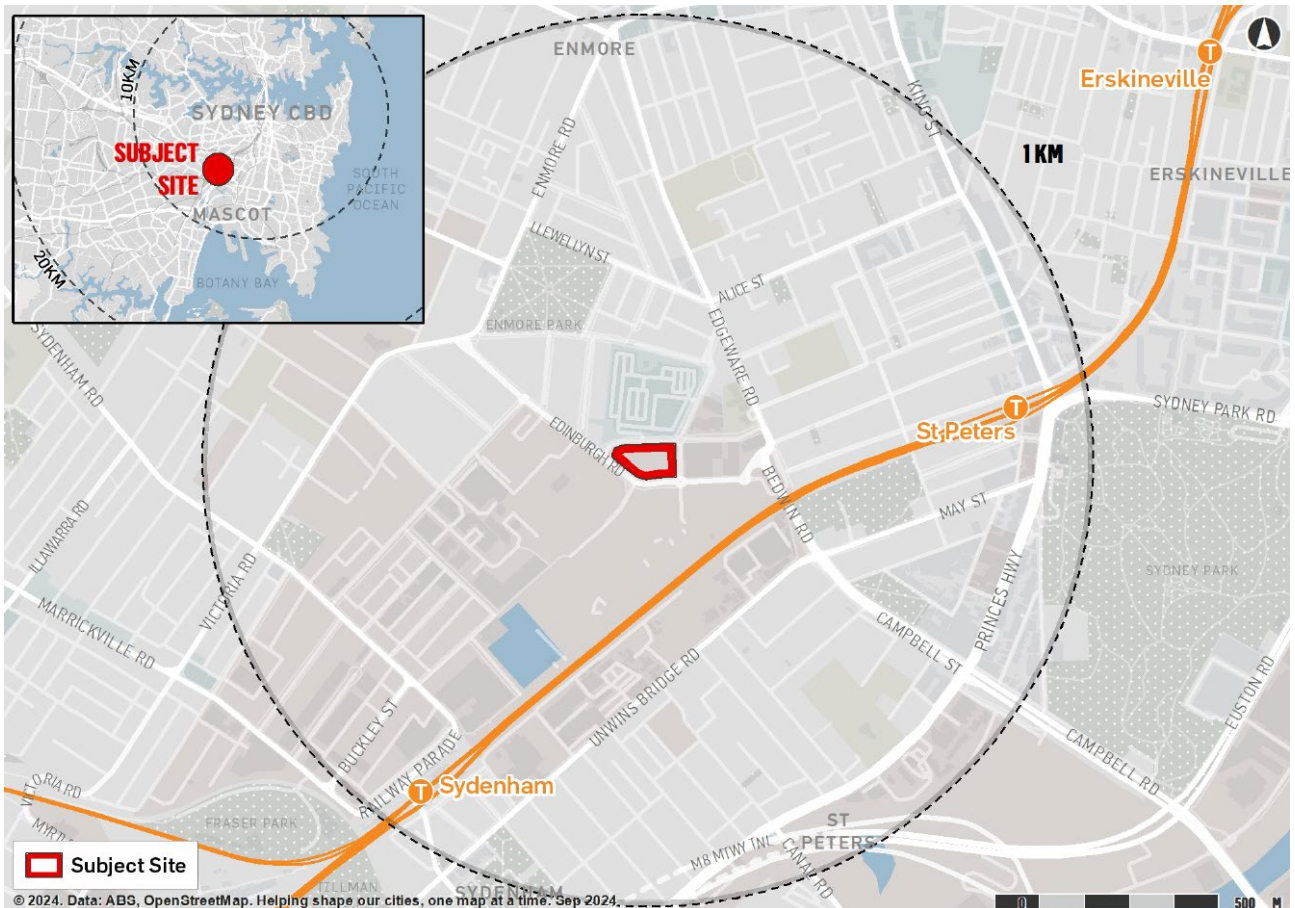
Technical Input	Consultant	Appendix
Planning Proposal Maps	Urbis	Appendix A
Site Survey	William L. Backhouse Pty Ltd	Appendix B

2. Site Analysis

2.1. Site Location

The Site is located at 20 Smidmore Street, Marrickville, which accommodates the Marrickville Metro Shopping Centre expansion site (Lot 10 in DP1255587), to the south of Smidmore Street. It is located on Gadigal and Wangal Country within the Inner West Local Government Area (LGA).

Figure 1 Regional Context Map



Source: Urbis, 2025

2.2. Surrounding context

The surrounding context of the Site includes:

- **North:** north of the Site is Smidmore Street, beyond which lies the northern portion of the Marrickville Metro Shopping Centre and residential properties on Victoria Road. The plaza area within the northern section of the centre accommodates 'Mill House' which is a local heritage listed building.
- **East:** east of the Site is Murray Road, beyond which lies small and medium scale industrial and warehouse developments
- **South:** south of the Site is Edinburgh Road, followed by industrial development and construction associated with the Sydney Metro and a heavy railway line. Beyond which there is further residential development.
- **West:** west of the Site is Edinburgh Road and industrial development of varying scales. There are also residential dwellings located along Bourne Street and Leicester Street to the north west of the site.

A Regional Context Plan (Figure 1) and an aerial photograph (Figure 2) is provided below, detailing the location of the Site in the context of the locality. A detailed description of the key Site features of the Site and locality is provided later in this Report.

2.3. Site Description

The site is zoned E4 General Industrial under the Inner West LEP. The site is located approximately 900m west of the Princess Highway and to the north of the railway line and Metro line that runs between Sydenham and St Peters Railway and Waterloo Metro Stations.

The wider site is occupied by a multi-storey sub regional shopping centre known as Marrickville Metro Shopping Centre. The shopping centre is split over two parcels of land, with the older part of the centre (located at 34 Victoria Road) to the north and does not form part of this proposal as it is currently zoned E1 Local Centre.

The newer part of the centre to which this Planning Proposal applies is located to the south of Smidmore Street and is linked to the northern part of the centre by a pedestrian footbridge at Level 1. The southern part of the centre consists of two storeys of retailing with three levels of parking above, with solar panels contained above the upper level of car parking, as illustrated in Figure 2 below.

This part of the shopping centre was granted planning approval under a Part 3A Major Project Approval in 2012 (MP09_0191) and opening to the public in mid-2021.

The key features of the site are summarised in the Table 2 below.

Figure 2 Aerial Photograph



Source: Urbis, 2025

Table 2 Site Description

Site Characteristic	Description
Country	Gadigal and Wangal Country
Legal Description (Title Particulars)	Lot 10 in DP1255587
Number of existing lots	1
Site Ownership	GPT Group
Title encumbrances	There is a below ground stormwater channel that runs under the site.
Existing use/ structures	The site contains the expanded Marrickville Metro Shopping Centre. It was opened in 2021.
Site Area	8,828m ²
Existing GFA	14,864m ²
Site Frontage	The site has a frontage to Smidmore Street, Edinburgh Road and Murray Street.
Topography	The site is relatively flat
Vegetation	There is no vegetation on the site
Flooding/Overland Flow	The site is identified as flood prone land. As such, a Flood Report was provided with MP09_0191 which demonstrated the acceptability of the development on the expansion site. Furthermore, a Flood Assessment and Emergency Response Plan was prepared for PP_2020_IWEST_001_00 which was accepted by Council Engineers.
Heritage	<p>The Site does not contain a heritage item and is not within a heritage conservation area.</p> <p>There is a locally listed heritage item located on the northern portion of the shopping centre which is located on a separate lot. The heritage item is identified as Mill House and is formally identified within the LEP as I1286. Given the distance from the southern portion of the site and the nature of the Planning Proposal, there will be no impacts on this heritage item.</p>
Aboriginal Archaeology	An AHIMS search was undertaken on 20 March 2025. It found there to be no Aboriginal recorded sites or places within 200m of the site.
Bushfire	The site is not bushfire zoned.
Biodiversity	The site is not environmentally sensitive land or land with significant biodiversity value.
Geotechnical	Class 2 Acid Sulfate Soils
Contamination	The site has a history of industrial uses. Contamination investigations undertaken as part of the Part 3A Major Project (MP09_0191) concluded that the site was suitable from an environmental perspective provided appropriate construction management measures were implemented.

Photographs of the existing site are provided in Figure 3.

Figure 3 Existing Site Photos



Picture 1 View from corner of Murray Street and Smidmore Street

Source: Urbis, 2021



Picture 2 View from Murray Street

Source: Urbis, 2021



Picture 3 View from Smidmore Street including street activations

Source: Urbis, 2021



Picture 4 View from the bridge linking the two Marrickville Metro sites

Source: Urbis, 2021

3. Background and Pre-Lodgement

3.1. Project Background

The project site to which this Planning Proposal applies is located to the south of Smidmore Street on the more recently developed Marrickville Metro expansion site, which is linked to the original part of the centre to the north by a pedestrian footbridge at Level 1. The southern part of the centre consists of two storeys of retailing with three levels of parking above. This part of the shopping centre was granted planning approval under a Part 3A Major Project Approval in 2012 (MP09_0191) and opened to the public in mid-2021.

In 2018, an initial attempt was made to rezone the site to a 'local centre' zoning (Ref: PP_2020_IWEST_001_00). However, at the time Council did not wish to progress the rezoning given the Major Project Approval was not constructed and there was a concern that new residential accommodation would be developed at the Site if it was rezoned.

Instead, a Planning Proposal was progressed to introduce additional permitted uses at the site under Schedule 1 of the LEP, on the understanding that a further Planning Proposal would be lodged when the shopping centre expansion was opened on this Site, to ensure the future consistency of land use zoning, land use objectives and permitted land uses across both parts of the centre.

3.2. Pre-Lodgement

A Scoping Proposal was submitted to Inner West Council on 1 October 2024. Council officers held a pre-lodgement meeting with the Proponent on 6 February 2025 and subsequently issued a response to the Scoping Proposal, including feedback from NSW Government agencies on 30 January 2025.

A summary of the key matters and how the proposal addresses these is provided in the table below.

Table 3 Pre-Lodgement Discussions

Matter	Officer Comments	Section of this Report
1. Regional and District Strategic Planning Context	The proposal should detail the proposal's consistency with the relevant directions and planning priorities of the Greater Sydney Region Plan and Eastern City District Plan, or other relevant policies applicable at the time of lodgement	Section 4.1 and Section 6.3
2. Local Strategic Planning Context	The proposal should adequately justify how the proposed LEP amendments align with the local planning priorities, as identified under Council's Strategic Plans (Community Strategic Plan, Local Strategic Planning Statement, Employment and Retail Lands Strategy, Integrated Transport Strategy, and Cultural Strategy).	Section 4.1 and Section 6.3
3. Local Planning Directions	<p>Any future planning proposal should demonstrate consistency with the Local Planning Directions as applicable at the time of lodgement. The below directions are particularly relevant to the proposal.</p> <p><u>4.1 Flooding</u></p> <p>The site is affected by overland flooding from Smidmore Street to the north, Edinburgh Road to the south, and Murray Street to the east as per the Marrickville Development Control Plan 2011. Any future planning proposal must adequately address Direction 4.1 Flooding.</p>	Section 6.3

Matter	Officer Comments	Section of this Report
	<p><u>4.4 Remediation of Contaminated Land</u></p> <p>The site has a history of industrial uses. Any future planning proposal must adequately address Direction 4.4. Remediation of Contaminated Land.</p> <p><u>4.5 Acid Sulfate Soils</u></p> <p>The site is classified as Acid Sulfate Soils Class 2 under the IWLEP 2022. Any future development proposal must adequately address Direction 4.5 Acid Sulfate Soils.</p> <p><u>5.3 Development Near Regulated Airports and Defence Airfields</u></p> <p>The site is located nearby Sydney Airport and is affected by the 25-30 ANEF contour. Any future planning proposal must adequately address Direction 5.3 Development Near Regulated Airports and Defence Airfields.</p> <p><u>7.1 Employment Zones</u></p> <p>Rezoning of the site to E1 Local Centre would allow for the full range of commercial uses to occur within the existing shopping centre, however it would prohibit certain uses that are currently permitted under the E4 General Industrial zoning. Any future planning proposal must adequately address Direction 7.1 Employment Zones</p>	
4. State Environmental Planning Policies	<p>The proposal should demonstrate consistency with SEPPs, as applicable at the time of lodgement. The below SEPPs are noted as particularly relevant to the proposal:</p> <ul style="list-style-type: none"> SEPP Sustainable Buildings 2022 SEPP Resilience and Hazards 2021 SEPP Transport and Infrastructure 2021 	Section 6.3
5. Employment and Retail Land Strategy (ELRS)	<p>The objective to align land uses on the site with the remainder of Marrickville Metro is broadly consistent the ERLS Action 4.15, which states the following:</p> <p><i>Rezone the land comprising the extension of Marrickville Metro from IN1 - General Industrial [now E4 General Industrial] to B2 - Local Centre [now E1 Local Centre]. Consider the merits of a site-specific clause for the shopping centre such as having a minimum commercial floor space ratio requirement, reflecting its core function as an employment centre.</i></p> <p>Any future planning proposal for the site must demonstrate consistency with ERLS Action 4.1.5, including how the site will support employment uses.</p>	Section 4.1 and Section 6.3

Matter	Officer Comments	Section of this Report
6. Inner West Local Environmental Plan 2022	<p>The Inner West LEP prescribes maximum FSR and building height controls for land within a local or commercial centre zone. Any future planning proposal for the site must include controls for maximum FSR and building height, as outlined below.</p> <p><u>Floor Space Ratio (FSR)</u></p> <p>The total site area is 9,079 sqm. The scoping report proposes a minimum non-residential FSR of 1.4:1. It does not however seek to apply a maximum FSR control for the site.</p> <p>The intent of a minimum non-residential floor space control would be to maintain the core function of the site as an employment centre. This will only be achieved if the control is accompanied by a maximum FSR standard for the site. This should reflect the intended built form and uses and respond to the context of the surrounding area. Satisfactory analysis of the built form is needed to demonstrate the merits of a proposed FSR. The redevelopment plans submitted with the scoping report indicate the existing development already has a total gross floor area (GFA) of 14,864 sqm, which equates to an FSR of 1.64:1.</p> <p><u>Building Height</u></p> <p>Currently, there is no building height control applying to the site. This approach is consistent with other industrial zoned land in the southern portion of the LGA. In contrast, building height controls apply to land within the E1 Local Centre zone across the LGA. Any future planning proposal to rezone the site should consider a maximum building height standard, reflecting the desired built form. The building height should be proportionate to the proposed density and intended uses on the site and respond to the context of the surrounding area. Satisfactory analysis of the built form/land uses is needed to demonstrate the merits of the proposed building height.</p>	Section 1 and Section 5
7. State Agency Referrals	No State government authorities were consulted as part of the pre-lodgement process	Noted.

4. Planning Framework

4.1. Strategic Planning Context

The Planning Proposal is consistent with and supports a range of strategic planning outcomes established by council and the NSW Government.

This section provides a brief overview of the strategic planning policies governing development in NSW and how the vision and intended outcomes for the site will implement or otherwise be consistent with the relevant plans and policies.

Detailed consistency of the proposal with the relevant State and local strategic planning documents is demonstrated in Section 6 of this report.

Table 4 Strategic Planning Framework

Document	Description
Greater Sydney Region Plan: A Metropolis of Three Cities:	<p>The Greater Sydney Region Plan: Metropolis of Three Cities (Region Plan) provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities: the Western Parkland City, Central River City and Eastern Harbour City.</p> <p>The Region Plan identifies key challenges facing Sydney including increasing the population to eight million by 2056, providing 817,000 new jobs and a requirement of 725,000 new homes by 2036. The Region Plan includes ten directions for a Greater Sydney which are consistent with the aspirations of the city over the next 40 years.</p> <p>The proposal will ensure consistency with the following objectives:</p> <ul style="list-style-type: none"> ▪ Objective 6 – Services and infrastructure needs to meet communities changing ▪ Objective 7 – Communities are healthy, resilient and socially connected ▪ Objective 12 – Great places that bring people together ▪ Objective 14 – A Metropolis of Three Cities – integrated land use and transport creates walkable and 30 minutes cities ▪ Objective 22 – Investment and business activity in centres ▪ Objective 23 – Industrial and urban services land is planned, retained and managed <p>The proposal will assist in the site continuing to meet all these objectives as it will provide retail/commercial opportunities (and jobs) to meet the future needs of the local community in a location that is close to public transport links.</p>
Eastern City District Plan	<p>Our Greater Sydney 2056: Eastern District Plan (the District Plan) sets out planning priorities and actions for improving the quality of life for residents as the District grows and changes.</p> <p>The District Plan considers major infrastructure investments and the transport, infrastructure, services, affordable housing and open spaces that will be required as the population grows and the demographics change.</p> <p>The vision for Greater Sydney as a 'Metropolis of three cities' – the Western Parkland City, the Central River City and the Eastern Harbour City and a 30-minute city, means that residents in the North District will have quicker and easier access to a wider range of jobs, housing types and activities. The vision will also seek to improve the District's lifestyle and environmental assets, as well as incorporating housing and liveability targets.</p>

Document	Description
	<p>The planning proposal will ensure consistency with the following planning priorities:</p> <ul style="list-style-type: none"> ▪ E3: Providing services and social infrastructure to meet people's changing needs ▪ E4: Fostering healthy, creative, culturally rich and socially connected communities ▪ E6: Creating and renewing great places and local centres and respecting the District's heritage ▪ E12: Retaining and managing industrial and urban services land. <p>The Site is identified as industrial land in the District Plan, despite, at the time of publishing the District Plan, the Part 3A Major Project Approval for the expansion of the shopping centre onto the Site was in place (as approved by MP09_0191). Given the fact that the site has been approved as a shopping centre since 2012 and subsequently developed for the expansion of the existing Marrickville Metro Shopping Centre, it is clear that the industrial nature of the site has changed and that the land will return to industrial uses. Therefore, the rezoning of Site from its redundant industrial zoning to E1 Local Centre (commensurate with the E1 zoning of the original shopping centre to the north at 34 Victoria Road) is appropriate.</p> <p>Further, within the previous Planning Proposal at the Site (Ref: PP_2020_IWEST_001_00), Urbis confirmed in correspondence with the Greater Sydney Commission and the Department, that whilst the provisions of the District Plan continue to apply in respect of the industrial zoned land, the approval of the use for the Site as retail and business premises means that the 'retain and manage' policy noted within the District Plan is not to be enforced for this land.</p>
Our Place Inner West Local Strategic Planning Statement	<p>Our Place Inner West: Local Strategic Planning Statement (LSPS) provides the framework and vision for land use planning over a 20- year period in the Inner West LGA. The LSPS acts as a unifying document, implementing actions in the Region and District Plans and Council's own priorities in the Community Strategic Plan (CSP). The five strategic directions of the LSPS are:</p> <ul style="list-style-type: none"> ▪ Direction 1: An ecologically sustainable Inner West. ▪ Direction 2: Unique, liveable, networked neighbourhoods. ▪ Direction 3: Creative communities and a strong economy. ▪ Direction 4: Caring, happy, healthy communities. ▪ Direction 5: Progressive local leadership. <p>The Planning Proposal pursued by the Proponent will positively contribute to the achievement of the following key direction identified within the LSPS:</p> <ul style="list-style-type: none"> ▪ <i>Direction 3: Creative communities and a strong economy</i> <p>The proposed amendment to the land use zoning will ensure the Marrickville Metro Shopping Centre continues to contribute to a strong local economy, by facilitating diverse and accessible job opportunities without any ambiguity about what land uses are permitted on the site.</p> <p>As noted earlier in this report, the purpose of this Planning Proposal is to progress an administrative change to the current redundant industrial zoning of the Site and to ensure</p>

Document	Description
	<p>that any future unintended consequences of further employment zone reform can be avoided. These could potentially limit the ability for future retail development or other uses typically found in a shopping centre to take place at the site or limit the ability for the site to access new uses proposed within local centres through changes to the Standard Instrument.</p> <p>As such, rezoning the Site to E1 Local Centre is required to ensure consistency, certainty and efficiency of operations with the two parts of the shopping centre</p>
Our Inner West 2036: Community Strategic Plan	<p>The Inner West Community Strategic Plan (CSP), Our Inner West 2036, identifies the community's vision for the future, long-term goals and strategies for the LGA. The CPS has been designed to inform the strategic decision-making that shapes the LGA, protects and enhances the community's values, and anticipates change and the future impacts that change may have on the Inner West community, economy, and environment.</p> <p>The CSP identifies the following strategies which are relevant to this Planning Proposal:</p> <ul style="list-style-type: none"> ▪ Support economic viability and connections beyond Inner West. ▪ Promote Inner West as a great place to live, work and invest in. ▪ Support local job creation by protecting industrial employment lands. ▪ Promote the diversity and quality of retail offerings and local products. <p>The proposed amendment to the land use zoning at the Site will allow for the effective operation of the existing shopping centre within Marrickville and the wider Inner West Council area. It will allow for the continued operation as modern retail facility of choice for residents within the LGA, as well as supporting local job creation.</p>
Inner West Employment and Retail Lands Strategy 2020	<p>The Inner West Employment and Retail Lands Strategy (Employment and Retail Lands Strategy) provides a strategic approach to the management of business and industrial zoned land in the inner west LGA. It is relevant to the Site as it maps the northern portion of the Site as a 'commercial centre' and the southern portion of the Site as an 'industrial centre'.</p> <p>It recognises that the effective management of land supply for employment and commercial uses will benefit businesses, residents and the local economy of the Inner West. The four key principles that underpin the Employment and Retail Lands Strategy are:</p> <ul style="list-style-type: none"> ▪ Centres are distinctive and productive. ▪ Industrial and urban services lands are protected and managed. ▪ Spaces for businesses are suitable and available. ▪ The planning framework is clear. <p>The strategies which are relevant for the proposed development are listed below:</p> <ul style="list-style-type: none"> ▪ <i>Strategy 1.2: Establish a pipeline of retail and office floor space</i>

Document	Description
	<p>The Employment and Retail Lands Strategy forecasts that an additional 60,000sqm of retail floor space will be needed within the Inner West LGA by 2036. Rezoning the Site from the current E4 General Industrial zoning to the E1 Local Centre zoning would ensure that the site is protected from any future unintended consequences of further employment zone reforms, which could limit the ability for continued leasing operations to take place on the Site and assist in meeting the retail floorspace demand of the LGA.</p> <p>Action 4.1.5 (<i>Rezone the land comprising the extension of Marrickville Metro</i>), of the Employment and Retail Lands Strategy clearly demonstrates the strategic merit for this planning proposal, which states:</p> <p><i>“rezone the land comprising the extension of Marrickville Metro from IN1 General Industrial [now referred to as E4 General Industrial] to B2 Local Centre [now referred to as E1 Local Centre]; and</i></p> <p><i>Consider the merits of a site specific clause of the shopping centre such as having a minimum commercial floor space ratio requirement, reflecting its core function as an employment centre.”</i></p> <p>This Planning Proposal seeks to rezone the Site to an E1 Local Centre zoning in line with Action 4.1.5 in the Inner West Employment and Retail Lands Strategy.</p> <p>Given the Strategy also recommends consideration of the merits of a site-specific clause to introduce a minimum commercial/ non-residential floor space ratio requirement at the Site, this is something that is further discussed in Section 6.</p>
<p>Inner West Employment and Retail Lands Study 2020</p>	<p>The Inner West Employment and Retail Lands Study (the Study) was prepared to provide the evidence base for the Inner West Employment and Retail and Lands Strategy described above. The key part of the Study is outlined below.</p> <p>Section 9.2.20 – Inner West Employment and Retail Lands Study</p> <p>Section 9.2.20 of the Inner West Employment and Retail Lands Study relates specifically to the Marrickville Metro site. It notes that the IN1 General Industrial Use (now referred to as E4 General Industrial) is no longer appropriate for the Site, given it does not permit a wide range of retail and other commercial uses that could be operated at the shopping centre.</p> <p>It is suggested that the future zoning of the Site should allow for the widest range of retail uses and other commercial uses, whilst limiting future residential uses, given Council's concern on this matter.</p> <p>The Study recommends that the E4 General Industrial Land associated with the shopping centre be rezoned to B2 Local Centre (now updated in the Employment Zones Reform to E1 Local Centre), which aligns with the intent of the proposed Planning Proposal.</p> <p>The Study also indicates that a site-specific clause could be contemplated for the shopping centre, limiting residential floor space or having a minimum commercial floor space ratio.</p>

Document	Description
	<p>Additionally, the Study identifies that inclusion of a height limit may be considered suitable given the use will no longer be industrial.</p>
	<p>This Planning Proposal includes an amendment to the Inner West LEP to include a maximum building height control and minimum non-residential floor space control. This is further discussed in Section 6.</p>

4.2. Statutory Planning Context

4.2.1. Inner West Local Environmental Plan 2022

The *Inner West Local Environmental Plan 2022* (Inner West LEP) is the principal Environmental Planning Instrument applying to the site.

4.2.1.1. Land Use Zoning

The site is zoned E4 General Industrial under the Inner West LEP.

The relevant zone objectives include:

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To protect industrial land in proximity to Sydney Airport and Port Botany and the Eastern Economic Corridor.
- To retain existing and encourage new industrial uses to meet the needs of the community.

Given the zone objectives are specifically related to industrial uses, it is difficult for standard retail and commercial uses found in a shopping centre to satisfy all the objectives.

In the E4 General Industrial zone, the following land uses are permitted with consent:

Agricultural produce industries; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

In addition, in accordance with Schedule 1 – Additional Permitted, Clause 44, the following uses are permitted with consent at the site:

Business premises, centre-based child care facilities, community facilities, medical centres, retail premises.

The following uses are prohibited:

Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Open cut mining; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Vehicle body repair workshops; Water recreation structures; Water supply systems

4.2.1.2. Building Height

The site does not have a maximum building height.

4.2.1.3. Floor Space Ratio

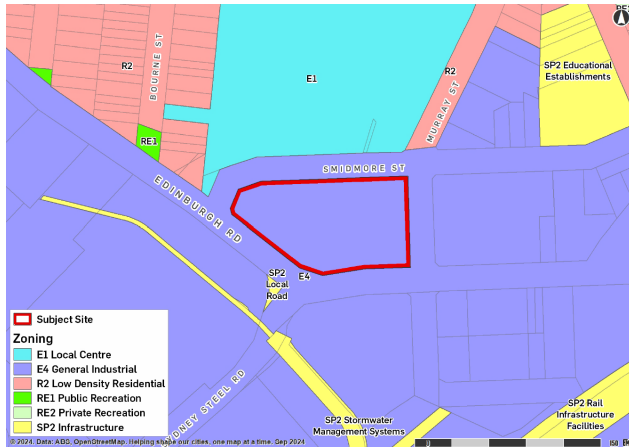
The site has a maximum FSR of 0.95:1 in accordance with clause 4.4 of the Inner West LEP.

4.2.1.4. Heritage

The site is not identified as a local heritage item, nor is it located within a heritage conservation area. However, there is a locally listed heritage item under the Inner West LEP on the northern portion of Marrickville Metro Shopping Centre and is located on a separate lot (Lot 100 DP715231). The heritage item is item '11286 Mill House'.

Figure 4 below contains the current LEP mapping for land use zoning, FSR, height of building and heritage.

Figure 4 Current LEP Mapping



Picture 5 Land Use Zone



Picture 6 Height of Building



Picture 7 Floor Space Ratio



Picture 8 Heritage

Source: Urbis, 2025

5. Proposed Development outcome

5.1. Vision

For the past 35 years, Marrickville Metro Shopping Centre has been a sub-regional shopping centre serving the Inner West community of Sydney. In 2012, a Part 3A Major Projects Approval was granted for the shopping centre to expand its operations onto the subject site.

The site is currently zoned E4 General Industrial which limits the land uses available at the site. The industrial land use zoning is not reflective of the land uses required to operate a sub-regional shopping centre. The proposed rezoning of the site would serve to progress an administrative change to the redundant industrial zoning of the site. The change in zoning will allow the site to:

- Remove a redundant land use zone that does not reflect the approved, constructed and operational land use on the site.
- Without any ambiguity allow the site to continue to provide a range of retail, business, and community uses, serving the needs of the local community and commensurate with the sub regional centre's role in the local centre's hierarchy.
- Without any ambiguity encourage investment in retail/commercial development, generating local employment opportunities and economic growth.
- Ensure that Inner West local centres are the primary location for commercial and retail activities; and
- Continue to enhance the unique sense of place offered by Inner West local centres.

The rezoning would also assist with the future leasing of space at the site by accommodating a wider range of uses normally found within shopping centres. It will also protect the Proponent from any future unintended consequences of further state-wide employment zone reforms or changes to industrial zonings, which may limit the ability for typical developments/uses within shopping centres to take place within industrial zones. Conversely, the rezoning will assist if any state-wide reforms to business zones are introduced, which may only benefit the part of the centre already zoned E1 Local Centre.

The rezoning of the site to E1 Local Centre would also ensure that zone objectives better align with the Site's current use as a shopping centre and reflect the type of activities/uses that normally occur at an established shopping centre.

5.2. Reference Scheme

An indicative reference scheme is not provided as part of the Planning Proposal as the proposal does not include any built form changes to the existing development. However, the site does not currently have a height of building control. The existing development (as approved by MP09_0191 – Mod 9) has a building height of 23.566m.

During pre-lodgement discussions, Council requested a height of building control be included as part of the Planning Proposal. Based on the existing building height, a height of building control of 26m is proposed for the site. This height is considered appropriate given the height of the surrounding built form and the height of the northern part of Marrickville Metro (as approved by MP09_0191) being RL20.90.

During pre-lodgement discussions, Council also requested a minimum non-residential FSR control be included as part of the Planning Proposal. The intent of this is to ensure that the site maintains its predominant use as a shopping centre and prohibits residential accommodation being provided at the site in the future. The site has a current FSR of 1.68:1. Therefore, a minimum non-residential FSR of 1.4:1 is proposed for the site.

5.3. Land Uses and Distribution

The change in zoning from E4 General Industrial to E1 Local Centre will enable land uses that better align with the site's current use as a shopping centre to be provided. This will reflect the type of activities and uses that normally occur at an established shopping centre. The following uses will be permitted on the site which are currently permitted in the E1 Local Centre zone in the Inner West LEP

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

The following uses will now be prohibited on the site. The site does not currently contain any uses prohibited in the E1 Local Centre zone.

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mortuaries; Open cut mining; Recreation facilities (major); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Waste or resource transfer stations; Water storage facilities; Water treatment facilities; Wholesale supplies

5.4. Social Infrastructure

The proposed change to the zoning of the site will enable additional social infrastructure and community uses to be provided at the site *including amusement centres and public administration building*. This will provide the opportunity for typical uses found within shopping centre to operate at a well-designed and located shopping centre.

5.5. Open Space & Landscape

The proposal does not envisage the inclusion of additional open space and landscaping at the site.

5.6. Road Hierarchy, Transport and Access

The site is well serviced by public transport with buses providing access to Central Railway Station, Erskineville, Redfern, Moore Park and Bondi Junction. Sydenham Railway Station and Metro Station is also located within walking distance of the site. Motor vehicle access to the site is provided via Edinburgh Road.

The site is well-served by a comprehensive network of footpaths and bike paths along Edinburgh Road, Fitzroy Street and Leicester Street.

5.7. Staging of Delivery and Infrastructure

The proposal does not include the delivery of infrastructure.

5.8. Planning Agreements and Developer Contributions

There are no planning agreements relevant to the site. Developer contributions will be paid as required by the Council's Contributions Plan.

6. The Planning Proposal

This Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act and the DPHI guideline 'Local Environmental Plan Making Guideline' dated August 2023.

This section addresses each of the matters to be addressed as outlined in the guidelines, including:

- Objectives and intended outcomes.
- Explanation of provisions.
- Justification including need for proposal, relationship to strategic planning framework, environmental, social and economic impacts, and State and Commonwealth interests.
- Draft LEP maps which articulate the proposed changes.
- Likely future community consultation.
- Anticipated timeline for the finalisation of the proposed LEP amendments.

6.1. Part 1: Objectives and Intended Outcomes

6.1.1. Objective

The primary objective of the Planning Proposal is to amend the zoning of the site to better reflect the land uses required to operate a shopping centre. It would serve to progress an administrative change to correct the redundant industrial zoning of the site. The change in zoning will allow the site to:

- Continue to provide a range of retail, business, and community uses, serving the needs of the people who live, work, or visit the Site.
- Without any ambiguity allow the site to continue to provide a range of retail, business, and community uses, serving the needs of the local community and commensurate with the sub regional centre's role in the local centre's hierarchy.
- Without any ambiguity encourage investment in retail/commercial development, generating local employment opportunities and economic growth.
- Ensure that Inner West local centres are the primary location for commercial and retail activities; and
- Continue to enhance the unique sense of place offered by Inner West local centres.

6.1.2. Intended Outcomes

The intended outcomes include:

- Amended the zoning of the site from E4 General Industrial to E1 Local Centre
- Include a maximum height of building control of 26m
- Include a minimum non-residential floor space control of 1.4:1 (in Section 6 of LEP and Key Site Map)

6.2. Part 2: Explanation of Provisions

6.2.1. Intended Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved by:

- Amended the zoning of the site from E4 General Industrial to E1 Local Centre on the Zoning Map of the Inner West LEP
- Include a height of building control of 26m on the Height of Building Map in the Inner West LEP
- Amend Part 6 to include an additional clause that requires the site have a minimum non-residential floor space control of 1.4:1.
- Identify the site on the Inner West LEP 'Key Sites' Map.

The intended provisions are illustrated on the proposed LEP mapping in **Section 6.4** of this report.

6.2.1.1. Rationale for Proposed LEP Amendments

The proposed amendments to the zoning of the Inner West LEP are deemed the most effective in enabling the ongoing future operation of the site as a shopping centre. It will assist with the future leasing of space at the site by accommodating a wider range of uses normally found within shopping centre. It will also protect the Proponent and site from any future unintended consequences of state-wide employment zone reforms or changes to industrial land zoning.

The proposed amendment to include a maximum height of building control has been included to provide clarity on the height of any future development at the site. The inclusion of a minimum non-residential will maintain the site's predominant use as a shopping centre and prohibit conversion of the entirety of the shopping centre to residential accommodation in the future. It should be noted that there has been significant investment in the shopping centre asset to ensure that it can offer a contemporary shopping experience for its customers and the local community, and as such conversion of the centre to residential uses would not be commercially sound or feasible for a shopping centre operator.

6.3. Part 3: Justification of Strategic and Site-Specific Merit

The LEP Making Guideline identifies that the Minister (or delegate) must be satisfied that the proposal has strategic and site-specific merit and that identified potential impacts can be readily addressed during the subsequent LEP making stages.

Consistent with the assessment criteria outlined in the LEP Making Guidelines, Table 6 outlines an assessment against the criteria for strategic and site-specific merit.

Table 5 Strategic and site-specific merit assessment

Assessment Criteria	Response	Consistency
Strategic merit – does the proposal:		
<i>Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site.</i>	The Planning Proposal is consistent with the District and Region Plan. It will assist in providing the future retail and commercial needs of the local community at a location that is close to public transport links.	Yes
<i>Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan.</i>	The Planning Proposal aligns with Direction 3: Creative communities and a strong economy. The proposed amendment to the land use zoning will ensure that Marrickville Metro Shopping Centre continues to contribute to a strong local economy, by facilitating diverse and accessible job opportunities. The proposed rezoning will enable a greater range of services to be provided at the site to meet changing consumer preferences and the role of shopping centres including <i>public administration building or amusement centres</i> uses if contemplated by owners in the future.	Yes
<i>Respond to a change in circumstances that has not been recognised by the existing planning framework.</i>	The northern part of Marrickville Metro Shopping Centre is zoned E1 Local Centre. The change in zoning would ensure consistency in land use zoning of both Marrickville Metro sites. Further, the proposal is consistent with Action 4.1.5 of the Inner Employment and Retail Lands Strategy which states <i>Rezone the land comprising the extension of Marrickville Metro from IN1 - General Industrial to B2 - Local centre. Consider the merits of a site specific clause for the shopping centre such as having a minimum commercial floor space ratio requirement, reflecting its core function as an employment centre.</i>	Yes

Assessment Criteria	Response	Consistency
Site-specific merit – does the proposal give regard and assess impacts to:		
<i>The natural environment on the site to which the proposal relates and other affected land.</i>	<p>The planning proposal is essentially an administrative update to the Inner West LEP to remove a redundant land use zone. The proposed planning controls do not adversely impact upon the natural environment on the site or surrounding properties.</p> <p>The Planning Proposal relates to existing urban land and that there is no remnant natural environment on site.</p>	Yes
<i>Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates.</i>	<p>The Planning Proposal takes into consideration the existing, approved and likely future uses of the site. The existing use of the site is as a shopping centre and the current industrial zoning is redundant given the current and future use of the site will primarily be a shopping centre.</p> <p>The Planning Proposal will assist with the future leasing of space at the site by accommodating a wider range of uses normally found within shopping centre. It will also protect the proponent and site from any future unintended consequences of state-wide employment zone reforms or changes to industrial land zoning.</p>	Yes
<i>services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.</i>	There is sufficient services and infrastructure available at the site given the site already operates as a shopping centre.	Yes

6.3.1. Section A – Need for the Planning Proposal

Q1. *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?*

Yes.

The Inner West Employment and Retail Lands Strategy includes Action 4.1.5 which states

Rezone the land comprising the extension of Marrickville Metro from IN1 - General Industrial to B2 - Local centre. Consider the merits of a site specific clause for the shopping centre such as having a minimum commercial floor space ratio requirement, reflecting its core function as an employment centre.

The Planning Proposal will progress an administrative change to the redundant industrial zoning of the site and amend it to E1 Local Centre. This zoning is the same as the northern part of the site and provides consistency for future leases of the site by accommodating a wider range of uses normally found within a shopping centre. The inclusion of a minimum non-residential floor space will maintain the sites predominant use as a shopping centre.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes. This planning proposal is the best means of achieving the planning outcomes for the site and the benefits it could deliver to the broader community as:

- Without any ambiguity, it will provide certainty about the retail and business services able to be provided at the site for the local community
- Enhance the unique sense of place offered by Inner West local centre

- Ensure that Inner West local centres (like Marrickville Metro Shopping Centre) are the primary location for commercial and retail activities.
- The inclusion of a maximum building height and minimum non-residential floor space control provide certainty about the future built form and use of the site.

6.3.2. Section B – Relationship to Strategic Planning Framework

Q3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, of district plan or strategy (including any exhibited draft plans or strategies)?*

Yes. The Planning Proposal will give effect to the objectives and actions of the applicable regional and district planning strategies described in **Section 4.1** of this report and detailed below:

- Greater Sydney Region Plan
- Eastern District Plan

Table 6 Relationship to Strategic Planning Framework

Objective	Consistency
Greater Sydney Region Plan: A Metropolis of Three Cities	
Direction 3: A city for people	
Objective 6: Services and infrastructure to meet communities changing needs	The change in zoning of the site will enhance the retail services, dining and leisure facilities available to local residents. It enables the proponent to provide a greater range of services to meet changing consumer preferences that are not able to be provided if the site is industrially zoned.
Objective 7: Communities are healthy, resilient and socially connected	Loneliness and social isolation are being recognised as significant contributors to mental illness in the community. As shopping centres transform, they are prioritising their important role as town centres and places for the community to socialise and connect with others. The proposed rezoning will enable a greater range of services to be provided at the site to meet changing consumer preferences and the role of shopping centres.
Direction 6: A well-connected city	
Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	The site is ideally located in terms of public transport accessibility with 3 bus services providing access to Central Railway Station, Erskineville, Redfern, Moore Park and Bondi Junction. Sydenham Railway Station and Metro Station is also located within walking distance of the site.
Direction 7: Jobs and skills for the city	
Objective 22: Investment and business activity in centres	Marrickville Metro Shopping Centre has been in operation as a shopping centre since 1987. A Part 3A Major Projects Approval was granted in 2012 to expand the shopping centre onto the site and it was opened to the public in mid-2021. The change in zoning will enable a greater range of uses more commonly associated with a shopping centre to be accommodated at the southern part of the centre. This will enable more local jobs and employment in the area.
Eastern City District Plan	
Planning Priority E3 Providing services and social infrastructure to meet people's changing needs	As the District's population grows, demographics changes are occurring, and developers including shopping centre operators must account for the evolving composition of local populations and provide services that meet people's needs at different life stages. The proposal is aligned to this priority as it will be able to provide a range of uses that are better aligned with the uses typically found at a shopping centre. It also ensures a consistency in the uses being able to be provided at the whole Marrickville Metro Shopping Centre.

Objective	Consistency
Planning Priority E4: Fostering healthy, creative, culturally rich and socially connected communities	<p>Loneliness and social isolation are being recognised as significant contributors to mental illness in the community. As shopping centres transform, they are prioritising their important role as town centres and places for the community to socialise and connect with others.</p> <p>The proposed rezoning will enable a greater range of services to be provided at the site to meet changing consumer preferences and the role of shopping centres including <i>public administration buildings</i> or <i>amusement centres</i> if contemplated by owners in the future.</p>
Planning Priority E6: Creating and renewing great places and local centres and respecting the District's heritage	<p>Marrickville Metro is identified as a local centre which is a result of it being a focal point for the neighbourhood, containing a range of retail outlets and its connection with a range of local bus services and proximity to Sydenham Railway and Metro Station. The proposal will maintain and enhance the employment generating potential of the site by providing additional land uses better associated with a shopping centre for the benefit of the locality.</p>
Planning Priority E12: Retaining and managing industrial and urban services land	<p>The site is identified as industrial land in the Eastern District Plan. This is despite MP09_0191 being approved the expand Marrickville Metro Shopping Centre onto the proposal site. Now that the southern part of the site has been constructed, it will not be returned as industrial land. Given this, the intention to maintain the objective of this planning priority as it relates to the site is not appropriate, and the rezoning of the site should be considered as part of this planning proposal.</p>

Q4. *Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

Yes. The Planning Proposal is consistent with the following relevant local strategy and planning studies as described in Section 4.1 of this report and detailed below:

- Inner West Local Strategic Planning Statement
- Our Inner West 2036: Community Strategic Plan
- Inner West Employment and Retail Lands Strategy
- Inner West Integrated Transport Strategy
- Inner West Cultural Strategy

Table 7 – Relationship to Local Strategic Plans

Planning Priority	Consistency
Inner West Local Strategic Planning Statement	
Direction 3: Creative communities and a strong economy	<p>The proposal will ensure Marrickville Metro Shopping Centre continues to contribute to a strong local economy by facilitating diverse and accessible job opportunities. The proposed rezoning will enable a greater range of services to be provided at the site to meet changing consumer preferences and the role of shopping centres including medical uses, childcare centres or amusement centres if contemplated by owners in the future.</p>
Inner West Community Strategic Plan	
Strategic Direction 3: Creative communities and a strong economy.	<p>The site is a focal point for the neighbourhood, containing a range of retail outlets and its connection with a range of local bus services and proximity to Sydenham Railway and Metro Station. The proposal will maintain and enhance the employment generating potential of the site by providing additional land uses more commonly associated with a shopping centre for the benefit of the locality.</p>

Planning Priority	Consistency
Strategic Direction 4: Caring, happy, healthy communities	<p>Loneliness and social isolation are being recognised as significant contributors to mental illness in the community. As shopping centres transform, they are prioritising their important role as town centres and places for the community to socialise and connect with others.</p> <p>The proposal will enable a greater range of services to be provided at the site to meet changing consumer preferences. It will ensure people have access to services and facilities they need at all stages of life.</p>

An assessment against Council's relevant local strategies is provided below.

Table 8 Relationship to relevant local strategies

Local Strategy	Consistency
Employment and Retail Lands Strategy	<p>Action 4.1.5 of the Employment and Retail Lands Strategy states</p> <p><i>Rezone the land comprising the extension of Marrickville Metro from IN1 - General Industrial [now E4 General Industrial] to B2 - Local Centre [now E1 Local Centre]. Consider the merits of a site-specific clause for the shopping centre such as having a minimum commercial floor space ratio requirement, reflecting its core function as an employment centre.</i></p> <p>The Planning Proposal seeks to rezone the site to E1 Local Centre in line with Action 4.1.5. The Planning Proposal also seeks to introduce a minimum non-residential floor space ratio which ensures the primary use of the site will be for non-residential i.e., commercial, retail and business premises which would usually be found in contemporary shopping centres.</p>
Integrated Transport Strategy	<p>The Planning Proposal is consistent with the following principle of the Integrated Transport Strategy</p> <p><i>Principle 1: Plan land use to support active and sustainable transport for reduced travel times and distances.</i></p> <p>The proposed amendment will rezone the site to provide land uses that are more commonly associated with the operation of a shopping centre. It will enable a greater range of community services be provided in a highly accessible location serviced by several buses and in proximity to the Sydenham Railway and Metro Station.</p>
Cultural Strategy	<p>The Planning Proposal is consistent with the following focus area</p> <p><i>Love Inner West, day and night</i></p> <p>The change to the land zoning will allow the site to be able to provide a venue or gallery for local artists and performers. Marrickville Metro Shopping Centre already partners with Council to provide public artworks and artist residences. The amendment will enable these partnerships to be more easily provided across the whole site.</p> <p>Parts of Marrickville Metro are able to operate until midnight. The new permitted land uses could operate into the late evening to allow cultural activation of the site later in the day.</p>

Q5. Is the planning proposal consistent with applicable State and regional studies or strategies?

N/A

Q6. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

Yes. The Planning Proposal is consistent with relevant State Environmental Planning Policies (SEPP) as identified and discussed in **Table 10**.

Table 9 Consistency with SEPPs

SEPP	Consistency	Comment
SEPP (Housing) 2021	Consistent	The proposal is simply an administrative update to the LEP and does not propose to accommodate housing at this time. Where this may potentially be progressed in the future under this SEPP, appropriate approval pathways and assessment would need to occur at a future DA stage.
SEPP (Transport and Infrastructure) 2021	Consistent	The proposal will be consistent with the T&I SEPP. If a DA is lodged at the site, a referral to TfNSW for traffic generating development will be required.
SEPP (Primary Production) 2021	Not applicable	The Primary Production SEPP is not applicable to this Planning Proposal or the site.
SEPP (Biodiversity and Conservation) 2021	Not applicable	The Biodiversity and Conservation SEPP is not applicable to this Planning Proposal or the Site.
SEPP (Resilience and Hazards) 2021	Consistent	Any future development application will be accompanied by a contamination assessment where necessary.
SEPP (Resources and Energy) 2021	Not applicable	The Resources and Energy SEPP is not applicable to this Planning Proposal or the site.
SEPP (Planning Systems) 2021	Not applicable	The Planning Systems SEPP is not applicable to this Planning Proposal or the site.
SEPP (Sustainable Buildings) 2022	Consistent	The Sustainable Buildings SEPP will be considered (where applicable) as part of any future development of the site.
SEPP (Exempt and Complying Development Codes) 2008	Not applicable	The Exempt and Complying Development Codes SEPP is not applicable to this stage of the development process. However, future development at the Site may benefit from the provisions of the SEPP.

Q7 *Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?*

Yes. The Planning Proposal is consistent with relevant Ministerial Directions under Section 9.1 of the EP&A Act as identified and summarised in **Table 11**.

Table 10 Consistency with s9.1 Ministerial Directions

Ministerial Direction	Consistency	Comment
1. Planning Systems		
1.1 Implementation of Regional Plans	Consistent	This direction aims to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in the Greater Sydney Region Plan - A Metropolis of Three Cities. As discussed in Section 6.3.2 of this report, this proposal is consistent with this plan and as such the Direction.

Ministerial Direction	Consistency	Comment
1.2 Development of Aboriginal Land Council Land	Not applicable	This is not applicable to the Planning Proposal.
1.3 Approval and Referral Requirements	Not applicable	This Planning Proposal is consistent with this Direction as it minimises any additional concurrence, consultation or referral, and does not include provisions that require concurrence, consultation or referral.
1.4 Site Specific Provisions	Not applicable	This is not applicable to the Planning Proposal.
1.4A Exclusion of Development Standards from Variation	Not applicable	This is not applicable to the Planning Proposal.
Focus area 1: Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable	The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) is not relevant to the site.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	The Implementation of North-West Priority Growth Area Land Use and Infrastructure Implementation Plan is not applicable to the site or this Planning Proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan is not applicable to the site or this Planning Proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan is not applicable to the site or this Planning Proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable	The Implementation of Glenfield to Macarthur Urban Renewal Corridor is not applicable to the site or this Planning Proposal.
1.10 Implementation of Western Sydney Aerotropolis Plan	Not applicable	The Implementation of the Western Sydney Aerotropolis Plan is not applicable to the site or this Planning Proposal.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable	The Implementation of Bayside West Precincts 2036 Plan is not applicable to the site or this Planning Proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable	The Implementation of Planning Principles for the Cooks Cove Precinct is not applicable to the site or this Planning Proposal.
1.13 Implementation of St Leonards and Crow's Nest 2036 Plan	Not applicable	The Implementation of St Leonards and Crow's Nest 2036 Plan is not applicable to the site or this Planning Proposal.
1.14 Implementation of Greater Macarthur 2040	Not applicable	The Implementation of Greater Macarthur 2040 is not applicable to the site or this Planning Proposal.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable	The Implementation of the Pyrmont Peninsula Place Strategy is not applicable to the site or this Planning Proposal.
1.16 North West Rail Link Corridor Strategy	Not applicable	The North West Rail Link Corridor Strategy is not applicable to the site or this Planning Proposal.

Ministerial Direction	Consistency	Comment
Focus Area 2: Design and Place		
Not applicable		
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Not applicable	This is not applicable to the Planning Proposal.
3.2 Heritage Conservation	Not applicable	This is not applicable to the Planning Proposal. However, in the northern part of Marrickville Metro, there is a local heritage item. The Planning Proposal will not affect the heritage significance of this item.
3.3 Sydney Drinking Water Catchments	Not applicable	The site is not located near the Sydney Drinking Water Catchment.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	This is not applicable to the Planning Proposal.
3.5 Recreation Vehicle Areas	Not applicable	This is not applicable to the Planning Proposal.
3.6 Strategic Conservation Planning	Not applicable	This is not applicable to the Planning Proposal.
3.7 Public Bushland	Not applicable	This is not applicable to the Planning Proposal.
3.8 Willandra Lakes Region	Not applicable	This is not applicable to the Planning Proposal.
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable	This is not applicable to the Planning Proposal.
3.10 Water Catchment Protection	Not applicable	This is not applicable to the Planning Proposal.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Consistent	The proposal is not intended to facilitate changes to the approved built form on the site. The approved development at the site has already addressed flood constraints within the site to the satisfaction of Council.
4.2 Coastal Management	Not applicable	The site not located within a coastal zone.
4.3 Planning for Bushfire Protection	Not applicable	The site is not located within bushfire prone land.
4.4 Remediation of Contaminated Land	Consistent	The site has a history of industrial uses. The proposal does not propose any built form works that would impact on contamination investigations undertaken as part of MP09_0191.
4.5 Acid Sulfate Soils	Consistent	The site is located on Class 2 Acid Sulphate soils. The proposal does not propose any built form works other than approved by MP09_0191.
4.6 Mine Subsidence and Unstable Land	Not applicable	The site is not located in a Mine Subsidence area.

Ministerial Direction	Consistency	Comment
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Consistent	The Planning Proposal will enable additional retail, business and community services within walking distance to Sydenham Railway and Metro Station.
5.2 Reserving Land for Public Purposes	Consistent	This Planning Proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	Consistent	Any future DAs which seek to provide additional building height would need to be assessed to ensure compliance with this direction and the Inner West DCP.
5.4 Shooting Ranges	Not applicable	This is not applicable to the Planning Proposal.
Focus Area 6: Housing		
6.1 Residential Zones	Not applicable	The proposal does not involve the development of housing. The site is permitted for use as a shopping centre and the intent of the proponent is for this to remain. However, where this may potentially be progressed in the future, appropriate approval pathways and assessment would need to occur at a future DA stage
6.2 Caravan Parks and Manufactured Home Estates	Not applicable	This is not applicable to the Planning Proposal.
Focus Area 7: Industry and Employment		
7.1 Employment Zones	Consistent	<p>The objectives of this direction are to encourage employment growth in suitable locations and support the viability of identified centres. Under this direction, employment and mixed-use zones must retain employment zones, and not reduce the total potential floor space area for employment uses.</p> <p>The planning proposal will include a minimum non-residential FSR control. This will ensure floor space area for employment generating uses is maintained at the site and provides certainty of the land uses able to be provided at the site.</p>
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable	This is not applicable to the Planning Proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	This is not applicable to the Planning Proposal.
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable	This is not applicable to the Planning Proposal.
Focus Area 9: Primary Production		
9.1 Rural Zones	Not applicable	The site is not within a rural zone.
9.2 Rural Lands	Not applicable	The site is not within rural lands.

Ministerial Direction	Consistency	Comment
9.3 Oyster Aquaculture	Not applicable	Oyster farming is not proposed as part of the Planning Proposal.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	This is not applicable to the Planning Proposal.

6.3.3. Section C – Environmental, Social and Economic Impact

Q8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No.

The land subject of this Planning Proposal does not contain critical habitat, threatened species, populations or ecological communities. No significant vegetation or areas of biodiversity importance may be impacted by the proposal.

Q9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

No.

The Planning Proposal seeks an administrative update to the LEP to align the existing uses at the shopping centre with the zoning of the site. It does not propose an increase to the overall GFA or floor space ratio achieved under the MP09_0191 approval. Whilst the Planning Proposal does propose establishing a building height control that is slightly above the existing height of the building at the site to allow for some future flexibility, this has been done at the request of Council as the site currently does not have a maximum building height control. The minor increase in height above the existing centre is less than 3m and is within a 10% tolerance of the current approved height. Further, the maximum building height control is consistent with existing and approved developments including the Woolworths Customer Fulfilment Centre across from the site on Edinburgh Road.

An assessment of the built form and visual impacts resulting from an increase in the building height is not necessary at this stage and could be undertaken as part of a future DA, where necessary and applicable.

Q10. *Has the planning proposal adequately addressed any social and economic effects?*

The Planning Proposal will have a positive social and economic impact as it will encourage further investment in retail/commercial development at a key shopping centre in the Inner West. It will generate employment opportunities and economic growth by allowing additional retail, business and community services for the local community.

The Planning Proposal will therefore have positive social and economic benefits for the broader community. It is considered that the proposal has addressed social and economic impacts and is in the public interest.

6.3.4. Section D – Infrastructure (Local, State and Commonwealth)

Q11. *Is there adequate public infrastructure for the planning proposal?*

Yes. The site is served by existing utility services. The proposal involves the continuation of existing uses within the site and is an administrative update to the LEP controls. Accordingly, it is not anticipated that unnecessary or additional demands will be placed on public infrastructure.

6.3.5. Section E – State and Commonwealth interests

Q12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. Any issues raised will be incorporated into this planning proposal following consultation in the public exhibition period.

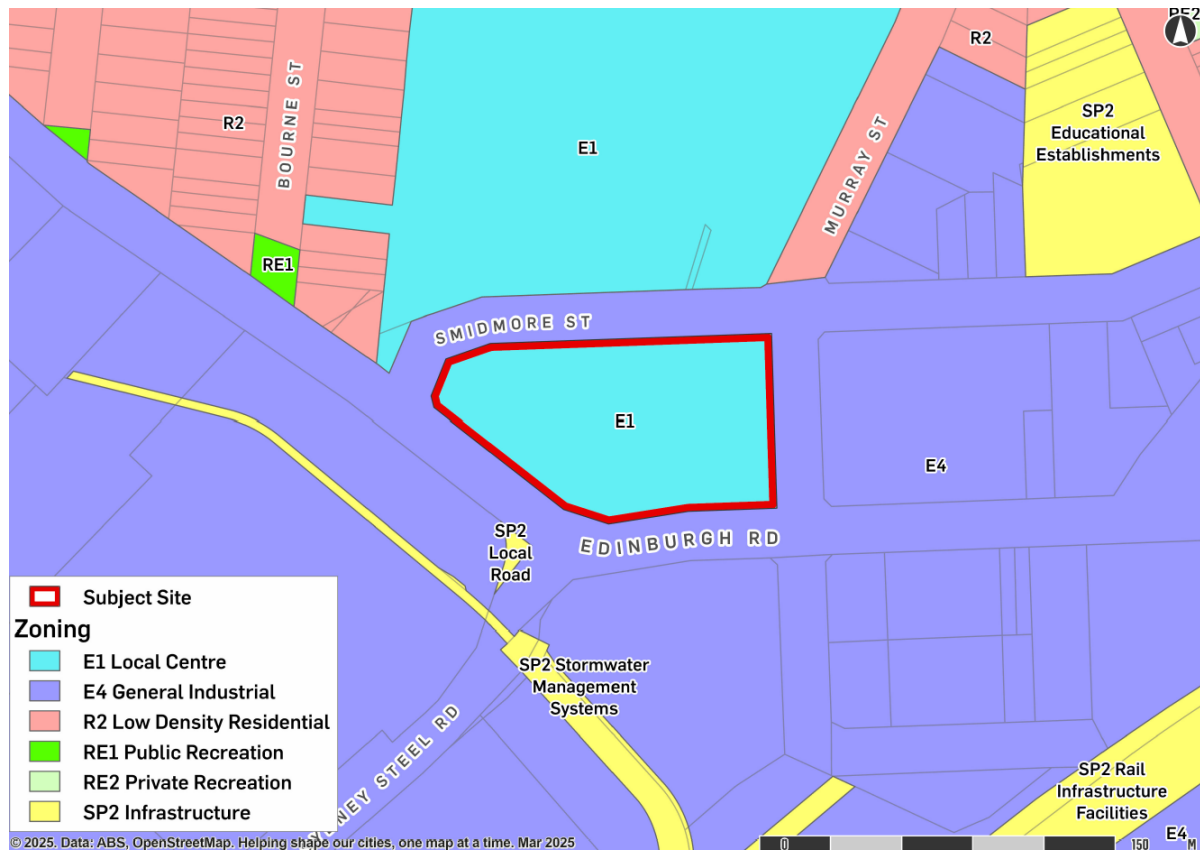
6.4. Part 4: Maps

The following maps associated with the site in Inner West LEP are proposed to be amended:

- Clause 2.2 – Zoning
- Clause 4.3 – Height of Building
- Part 6 – Minimum non-residential floor space ratio / Key Site Map

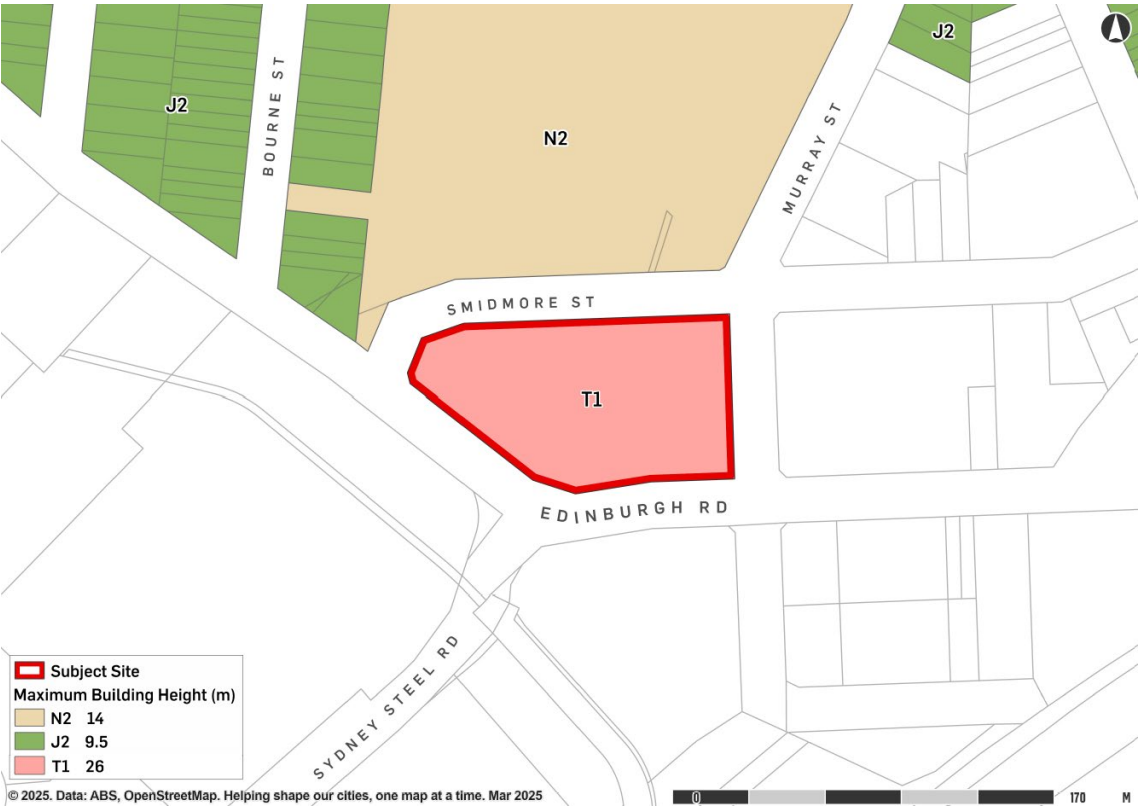
The proposed map amendments are provided in Figure 5 to Figure 7 and also found in **Appendix A**.

Figure 5 Proposed Zoning LEP Map



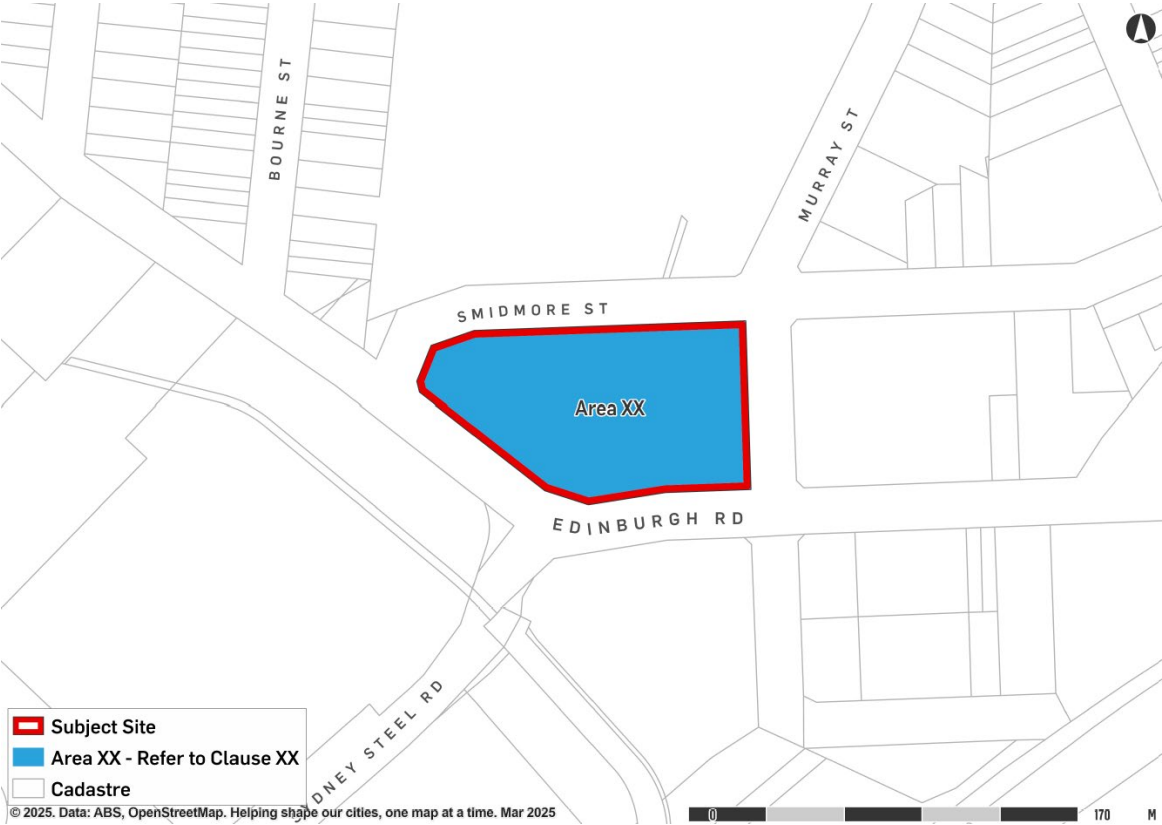
Source: Urbis, 2025

Figure 6 Proposed Height of Building LEP Map



Source: Urbis, 2025

Figure 7 Minimum non-residential FSR / Key Site Map



Source: Urbis, 2025

6.5. Part 5: Community Consultation

Section 3.34 of the EP&A Act requires the relevant Planning Proposal Authority to consult with the community in accordance with the Gateway Determination.

In accordance with the requirements of the LEP Making Guideline, it is expected that the Planning Proposal will be publicly exhibited for at least 28 days. As part of the Gateway Determination, consultation will be undertaken with any relevant agencies and stakeholders.

6.6. Project Timeline

The following table sets out the anticipated project timeline in accordance with the LEP Making Guideline. The key milestones and overall timeframe will be subject to further detailed discussions with Council and DPHI.

Table 11 Anticipated Project Timeline

Process	Indicative Timeframe
Planning Proposal submitted to Council	Friday 4 April 2025
Council decision	Tuesday 19 August 2025
Gateway Determination	Friday 26 September
Post Gateway	Friday 14 November 2025
Public exhibition and review of submissions	Friday 27 March 2026
Finalisation of planning proposal	Friday 22 May 2026
Gazettal of LEP amendment	Friday 22 May 2026

7. Conclusion

The Planning Proposal seeks an administrative update to the LEP to correct the redundant industrial zoning of the site now that it accommodates the expanded Marrickville Metro Shopping Centre on the southern part of the site.

The proposed changes to the Inner West LEP will assist with the future leasing of space at the site by accommodating a wider range of uses normally found within shopping centres. It will also protect the Proponent from any future unintended consequences of further state-wide employment zone reforms or changes to industrial zonings, which may limit the ability for typical developments/uses within shopping centres to take place within industrial zones. Conversely, the rezoning will assist if any state-wide reforms to business zones are introduced, which may only benefit the part of the centre already zoned E1 Local Centre.

Specifically, the Planning Proposal seeks to amend the Inner West LEP to:

- Change to the zoning of the site from E4 General Industrial to E1 Local Centre
- Provision of a maximum height building of 26m
- A minimum non-residential floor space ratio of 1.4:1.

The Planning Proposal will give effect to the objectives and actions of the applicable Region Plan and District Plan strategies and objectives as described in Section 4.1 and Section 6.3. The Planning Proposal has been prepared to be consistent with the directions and recommendations of the strategic planning framework.

The Planning Proposal sets out the justification for the proposed LEP amendment. It is supported by a detailed site and context analysis and demonstrates that the proposal is sound and suitable for its locality.

It is considered that the proposed amendments to Inner West LEP would result in an improved development outcomes and generate significant economic and community benefit for the following reasons:

- Without any ambiguity continue to provide a range of retail, business, and community uses, serving the needs of the local community and commensurate with the centre's role in the local centre's hierarchy.
- Without any ambiguity encourage investment in retail/commercial development, generating local employment opportunities and economic growth.
- Ensure that Inner West local centres are the primary location for commercial and retail activities; and
- Continue to enhance the unique sense of place offered by Inner West local centres.

The Planning Proposal has been prepared in accordance with the LEP Making Guideline and is considered appropriate as it has significant strategic and site-specific merit.

Accordingly, it is **recommended** the Planning Proposal is endorsed by Council and referred to DPHI for Gateway Determination.

Disclaimer

This report is dated April 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of GPT Group (**Instructing Party**) for the purpose of for Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A Planning Proposal LEP Maps

Appendix B Survey Plan

