

18 August 2025

Gunika Singh  
Team Leader – Strategic Planning  
PO Box 14  
Petersham NSW 2049

Dear Gunika,

## PPP/2024/00004 – 20 Smidmore Street, Marrickville – Further Information

Thank you for meeting with us on Thursday 14 August 2025 to discuss the Planning Proposal (PPP/2024/00004) at 20 Smidmore Street, Marrickville (**the site**). At the meeting, we understand that Council and GPT Group agreed that the Planning Proposal should be amended to remove the proposed minimum non-residential floor space ratio (**FSR**) control and replace it with a maximum FSR control. A maximum FSR control of 1.84:1 is now sought for the site.

A site survey was undertaken in 2010 by LANDdata Surveys. This survey confirmed that the site area is 9,078.57m<sup>2</sup>. The latest approved gross floor area (**GFA**) plan for the site is MP09\_0191 – Mod 11, approved on 3 February 2021. This indicated a GFA of 14,864m<sup>2</sup>. Based on a site area of 9,078.57m<sup>2</sup> the existing FSR is 1.64:1.

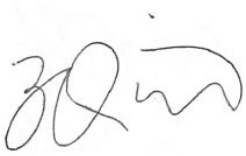
The proposed amendment to the planning proposal seeks a maximum FSR control on the site of 1.84:1. This is based on facilitating future opportunities to accommodate additional floorspace at the site, up to a maximum increase in GFA on the site of 1,877m<sup>2</sup> which is a 12% increase on the existing GFA. The rationale for the proposed control is to allow flexibility for future floorspace at the site, in order that future development applications (**DA**) for minor increases in GFA do not require the lodgement of clause 4.6 variations to the FSR development standard.

Shopping Centres by their nature, are constantly evolving and there needs to be a degree of flexibility in FSR limits to allow Marrickville Metro Shopping Centre to continue to evolve in the future and respond to customer/tenant requirements, which may require additional GFA. The project architect (Hames Sharley Architect) has investigated potential future expansion options within the existing overall built form and the proposed height control of 26m. These options include potentially increasing the size of the upper-level tenancy by expanding into adjacent less efficient pockets of car parking or small incremental increases of GFA to infill voids, which would occur within the existing built form at the site. As such, a potential additional GFA at the site of up to 1,877m<sup>2</sup> under the proposed FSR control would allow this to occur without requiring clause 4.6 variations or a new planning proposal to be lodged with Council.

On this basis, the proposed FSR control of 1.84:1 is considered appropriate for the site.

Please don't hesitate to contact myself or Sarah Horsfield (02 8233 9976) should you wish to discuss this Planning Proposal further.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Z. Quintal", with a stylized flourish at the end.

Zachary Quintal  
Senior Consultant  
+61 2 8233 9933  
[zquintal@urbis.com.au](mailto:zquintal@urbis.com.au)