



INNER WEST LOCAL PLANNING PANEL  
MEETING

**26 AUGUST 2025**

MINUTES

**MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING** held via  
teleconference on 26 August 2025.

Present: John Brunton; Steven Layman; Thomas Mithen and Lea Richards

Staff Present: Gunika Singh – Team Leader Planning Operations; Leah Chiswick – Executive Planner; Ash Chand – Senior Strategic Planner; Laura Chen – Graduate/Student Planner; and Thy Huynh – Business Administration Support Officer.

Meeting commenced: 1:21pm

**\*\* ACKNOWLEDGEMENT OF COUNTRY**

I acknowledge the Gadigal and Wangal people of the Eora nation on whose Country we are meeting today, and their elders past and present.

**\*\* DECLARATION OF PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS**

There were no declarations of interest.

<b>IWLPP26/08/25 Agenda Item 1</b>	<b>PPAP/2025/0001</b>
<b>Address:</b>	<b>20 Smidmore Street, MARRICKVILLE NSW 2204</b>
<b>Description:</b>	<p><b>The Planning Proposal seeks to amend Inner West Local Environmental Plan 2022 to:</b></p> <ul style="list-style-type: none"> <li>• <b>Rezone the land from E4-General Industrial to E1-Local Centre</b></li> <li>• <b>Introduce a maximum height of building (HOB) standard of 26m</b></li> <li>• <b>Add a local provision for minimum non-residential floor space ratio (FSR) of 1.4:1</b></li> </ul> <p><b>The objective of the proposal is to facilitate a range of employment uses on the existing Marrickville Metro shopping centre site, rationalising the site with remainder of the commercial/local centre.</b></p>
<b>Applicant:</b>	<b>GPT Property Management Pty Ltd</b>

*The following people addressed the meeting in relation to this item:*

- *Nik Wheeler*
- *Sarah Horsfield*

## **DECISION OF THE PANEL**

The Inner West Local Planning Panel endorses the Planning Proposal for 20 Smidmore Street, Marrickville, subject to the following amendments, and recommends that it be forwarded to the Minister for Planning and Public Spaces for a Gateway determination in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979.

- Incorporate a maximum floor space ratio (FSR) of 1.8:1;
- Introduce a maximum height of building development standard of 24 metres;
- Introduce a site-specific control to ensure that, as a result of any future development, there will be no net loss of non-residential floor space, or a non-residential floor space ratio of no less than 1.64:1, whichever is the greater; and
- Delete the provisions of clauses 44 and 49 of Schedule 1 (Additional permitted uses) that currently apply to the site.

## **REASONS FOR DECISION**

The Panel considers that the Planning Proposal has strategic and site-specific merit as it is consistent with State and local strategic planning policies, objectives and directions as outlined in the Council officer's report and the Assessment Checklist. The Planning Proposal gives effect to Action 4.1.5 of the Inner West Employment and Retail Lands Strategy which recognises that the site comprises the extension of Marrickville Metro Shopping Centre.

The Panel supports the recommendation that Inner West Local Environmental Plan 2022 be amended by rezoning the subject land from E4 General Industrial to E1 Local Centre.

The Panel considers it is inappropriate to provide a blanket building height limit higher than 24 metres across the site. It may be appropriate for higher development of a minor nature to occur toward the centre of the site where the built form is not visible from the public domain. This would be a matter for merit assessment through a variation request submitted as part of a future development application.

The Panel accepts the proponent's submission that flexibility is required in relation to the allocation of additional floor space for minor ancillary uses and structures within the future development. However, the Panel considers that a floor space ratio of 1.8:1 is more than adequate to enable the level of flexibility appropriate in these circumstances.

The decision of the panel was unanimous.

**The Inner West Planning Panel Public Meeting finished at 1.55pm.**

**CONFIRMED:**

A handwritten signature in black ink, appearing to read 'John Brunton', with a long horizontal flourish extending to the right.

**Mr John Brunton  
Chairperson  
26 August 2025**