

## Attachment D – Proposed provisions

### Proposed additional local provision

#### Clause 6.XX Development of land at 245 Marion Street, Leichhardt

1. The objective of this clause is to promote the development of land at 245 Marion Street, Leichhardt for light industrial and other population-serving employment uses whilst enabling the incorporation of residential uses as part of a mixed-use development.
2. This clause applies to 245 Marion Street, Leichhardt, being Lot 1, DP 507525, identified as 245 Marion Street Leichhardt on the Key Sites Map.
3. Development consent may be granted for residential accommodation on land to which this clause applies but only as part of a mixed-use development that includes a minimum GFA of 5,200m<sup>2</sup> of non-residential uses, comprising:

Min.	Max.	Use
3,200m <sup>2</sup>	-	Uses permissible in IN2 zone
-	2,000m <sup>2</sup>	Centre-based childcare centre, health service facility
-	250m <sup>2</sup>	Restaurant or cafés, shops

4. Despite clauses 4.4 (2), the maximum floor space ratio for development for the purposes of a mixed-use development on land to which this clause applies is 3:1.
5. Despite clause 4.3 (2), the maximum building height for development for the purposes of a mixed-use development on land to which this clause applies is 30m.
6. Clause 6.9 does not apply to land to which this clause applies.

## Proposed Key Sites Map

