



Attachment 3

Our Fairer Future Plan:

Council's Approach for New Housing in the Inner West

Map Book – Part 2

HIA 1A – Marrickville–Dulwich Hill

September 2025

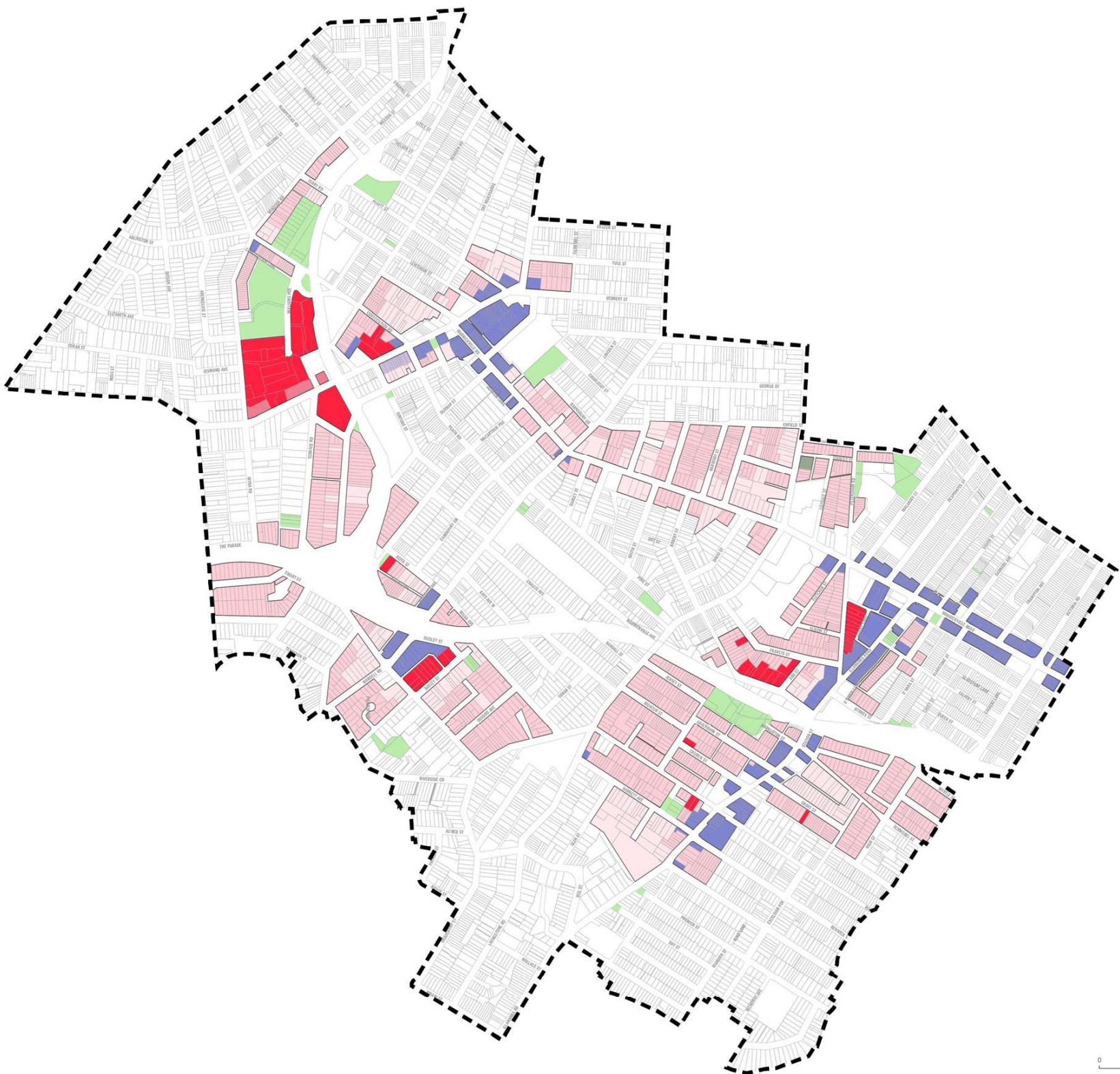
HIA 1A – Marrickville-Dulwich Hill

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MARRICKVILLE - DULWICH HILL LAND ZONING

Existing

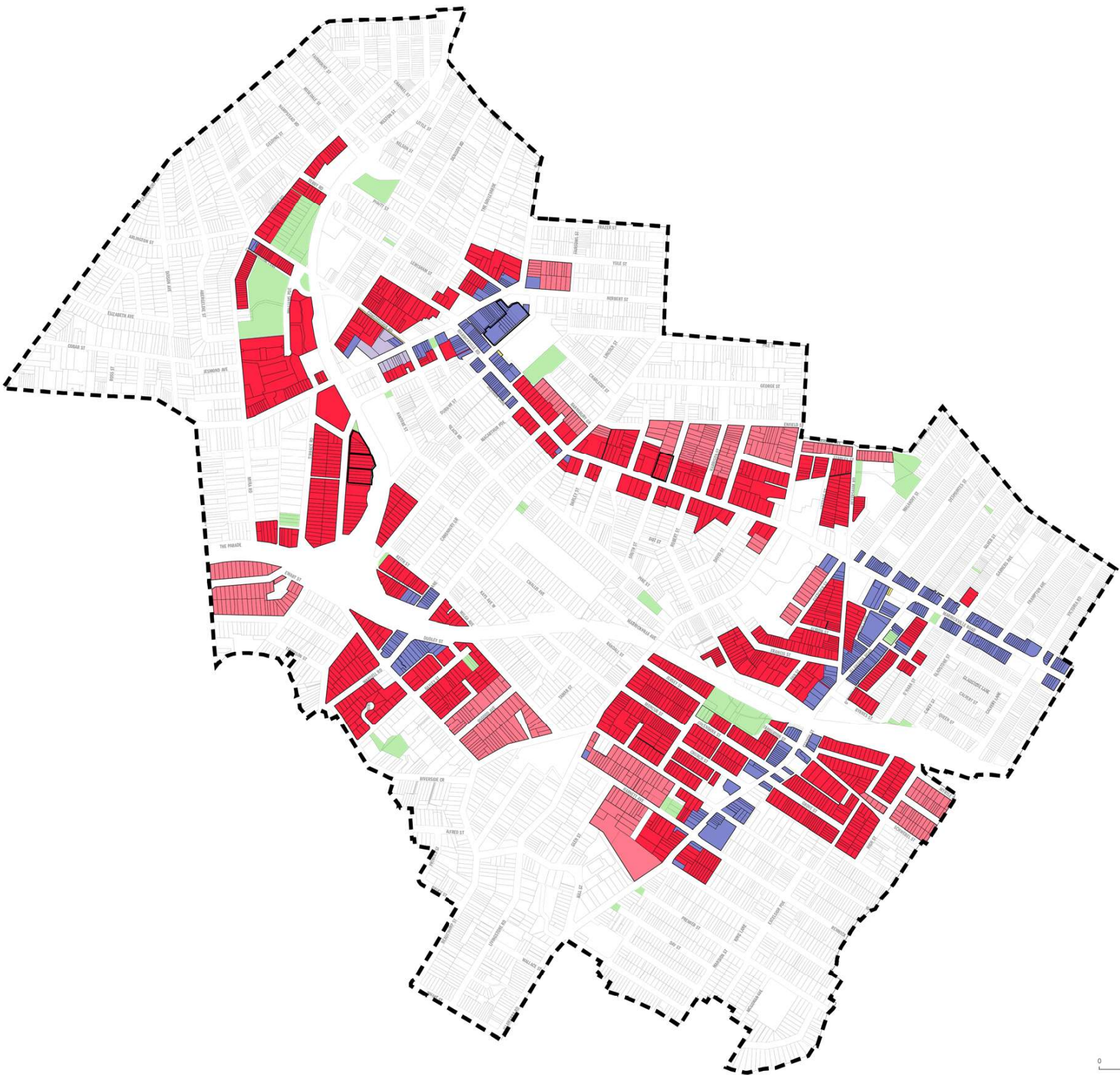
- Legend**
- Study Area
 - Areas of change
 - SP2 - Infrastructure
 - E3 - Productivity support
 - E2 - Commercial centre
 - E1 - Local centre
 - MU1 - Mixed use
 - R2 - Low density residential
 - R3 - Medium density residential



MARRICKVILLE - DULWICH HILL LAND ZONING

Exhibited

- Legend**
- Study Area
 - Areas of change
 - Key site
 - SP2 - Infrastructure
 - RE1 - Public recreation
 - E2 - Commercial centre
 - E1 - Local centre
 - MU1 - Mixed use
 - R3 - Medium density residential
 - R4 - High density residential



MARRICKVILLE - DULWICH HILL LAND ZONING

Post-exhibition

- Legend
- Study Area

Areas of change

Key site

SP2 - Infrastructure

RE1 - Public recreation

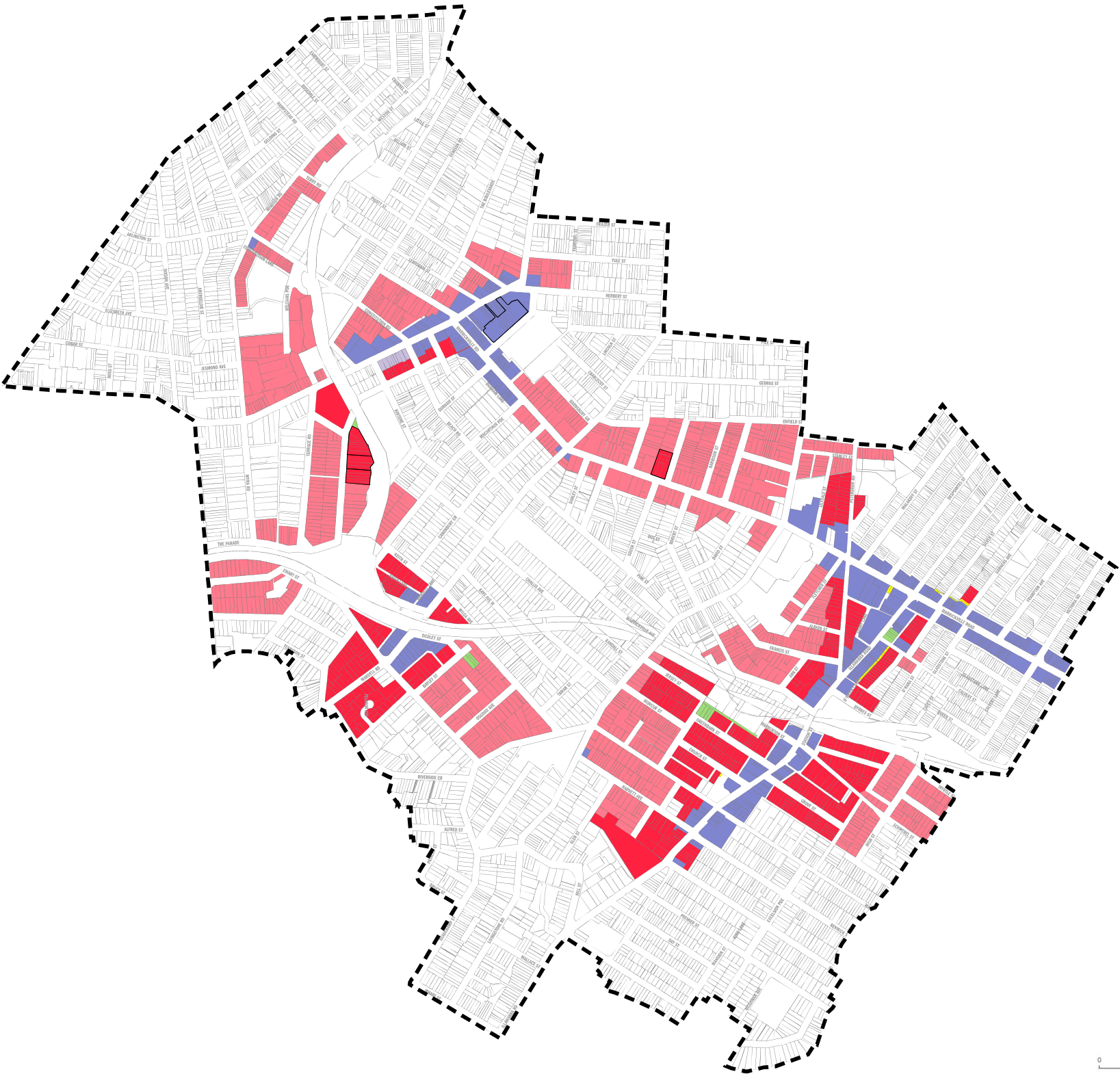
E2 - Commercial centre

E1 - Local centre

MU1 - Mixed use

R3 - Medium density residential

R4 - High density residential



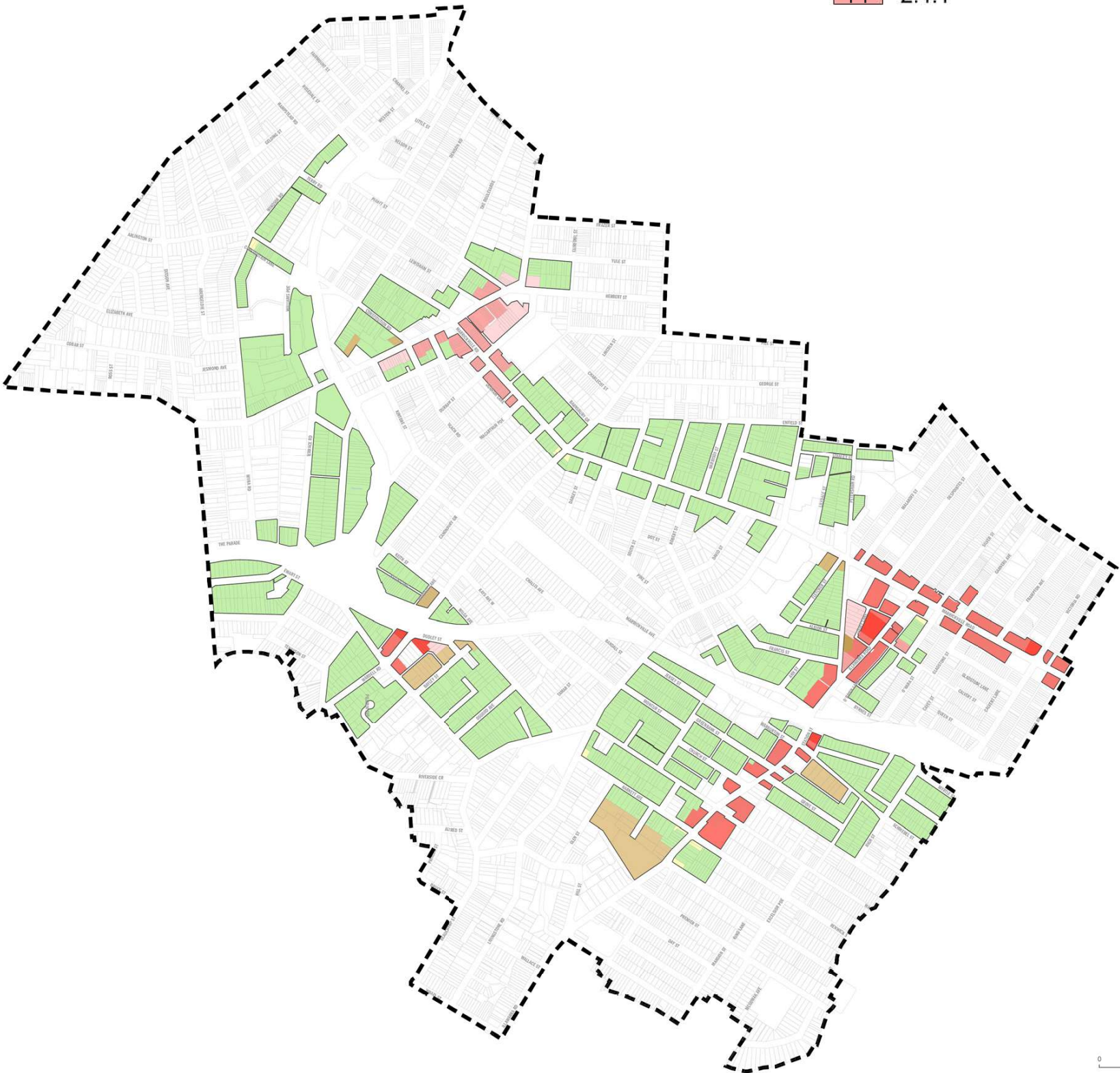
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MARRICKVILLE - DULWICH HILL FLOOR SPACE RATIO MAP

Existing

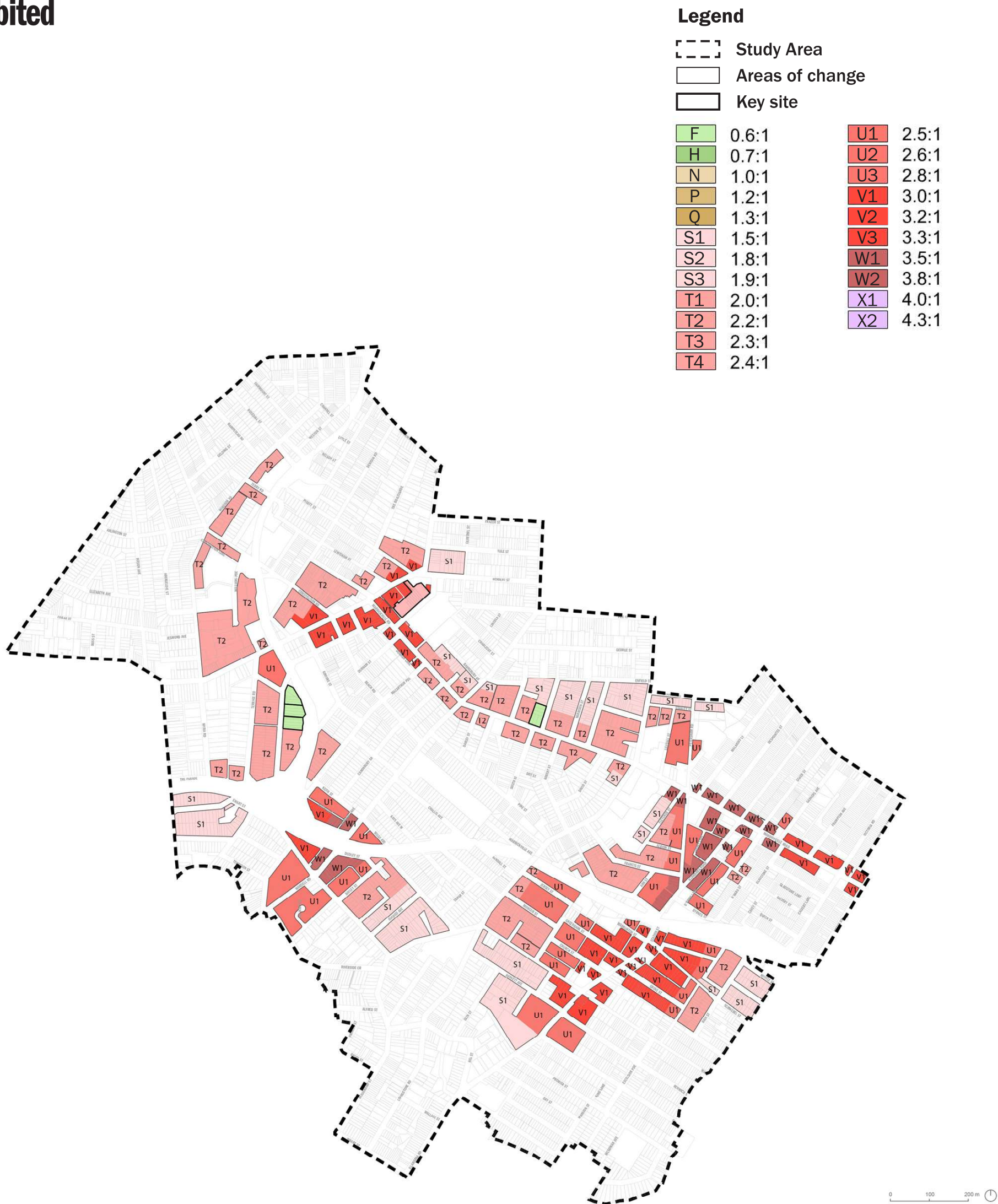
Legend

	Study Area		
	Areas of change		
F	0.6:1	U1	2.5:1
H	0.7:1	U2	2.6:1
N	1.0:1	U3	2.8:1
P	1.2:1	V1	3.0:1
Q	1.3:1	V2	3.2:1
S1	1.5:1	V3	3.3:1
S2	1.8:1	W1	3.5:1
S3	1.9:1	W2	3.8:1
T1	2.0:1	X1	4.0:1
T2	2.2:1	X2	4.3:1
T3	2.3:1		
T4	2.4:1		



MARRICKVILLE - DULWICH HILL FLOOR SPACE RATIO MAP

Exhibited

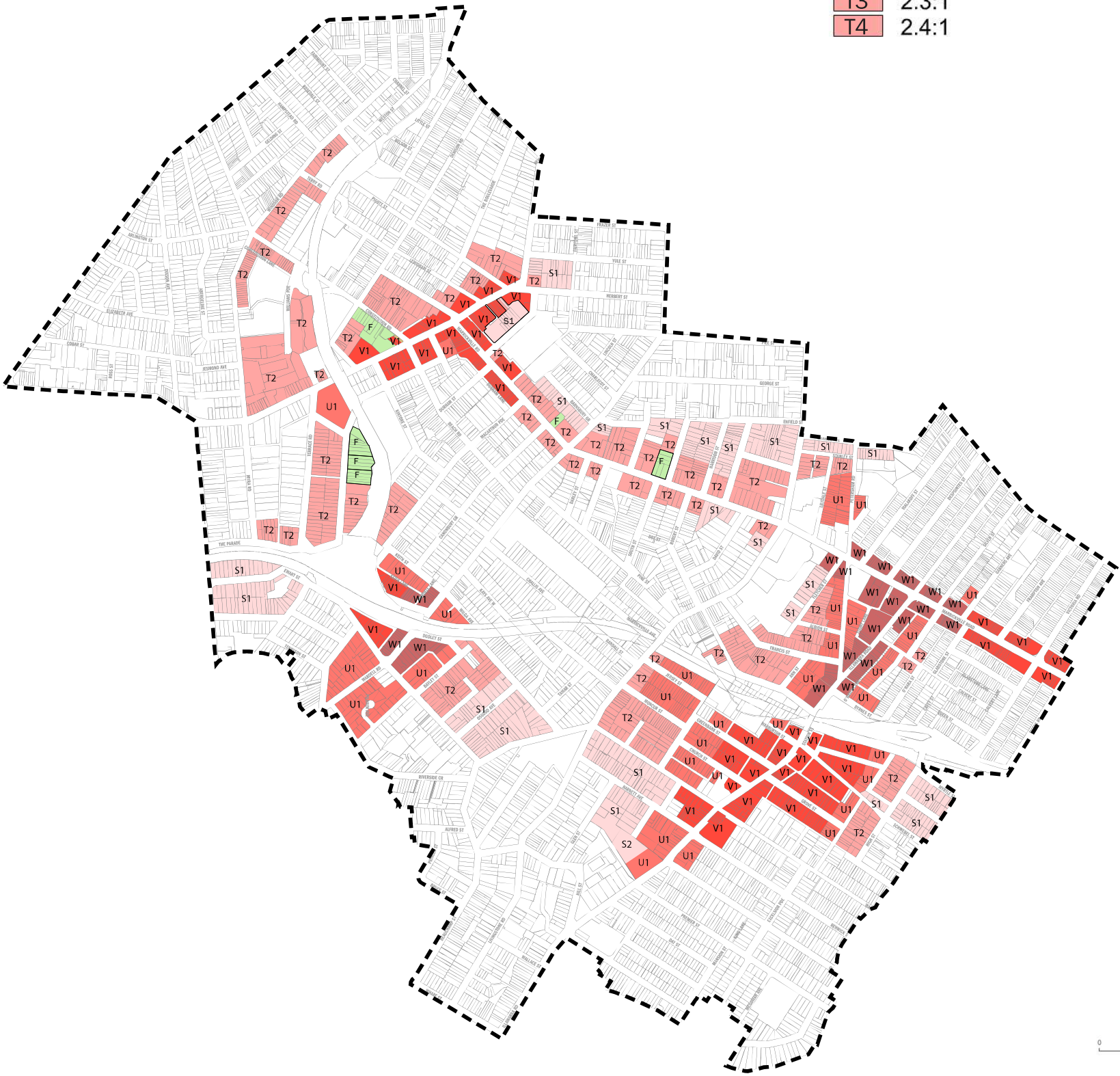


MARRICKVILLE - DULWICH HILL FLOOR SPACE RATIO MAP

Post-exhibition

Legend

	Study Area		
	Areas of change		
	Key site		
F	0.6:1	U1	2.5:1
H	0.7:1	U2	2.6:1
N	1.0:1	U3	2.8:1
P	1.2:1	V1	3.0:1
Q	1.3:1	V2	3.2:1
S1	1.5:1	V3	3.3:1
S2	1.8:1	W1	3.5:1
S3	1.9:1	W2	3.8:1
T1	2.0:1	X1	4.0:1
T2	2.2:1	X2	4.3:1
T3	2.3:1		
T4	2.4:1		

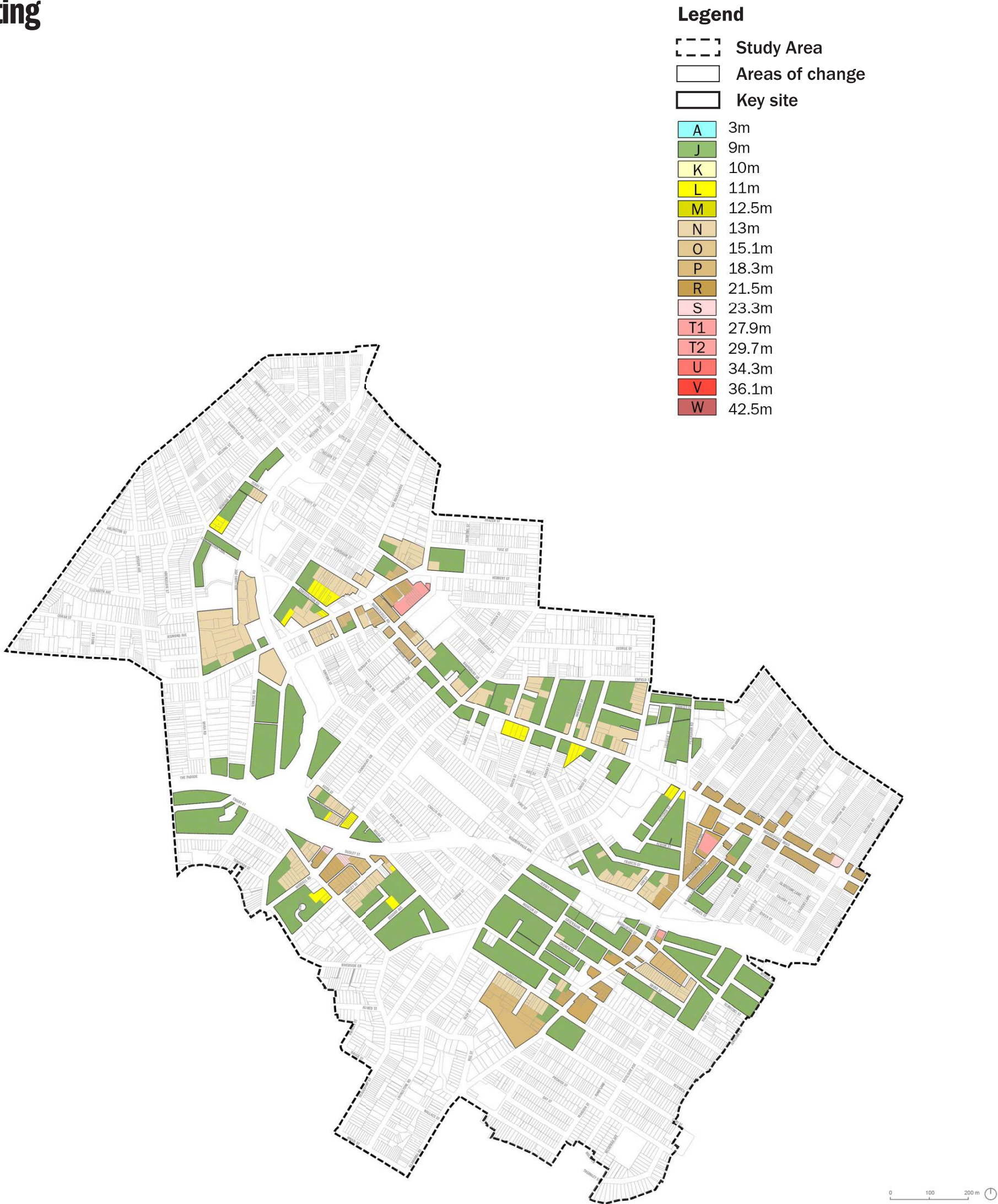


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MARRICKVILLE - DULWICH HILL

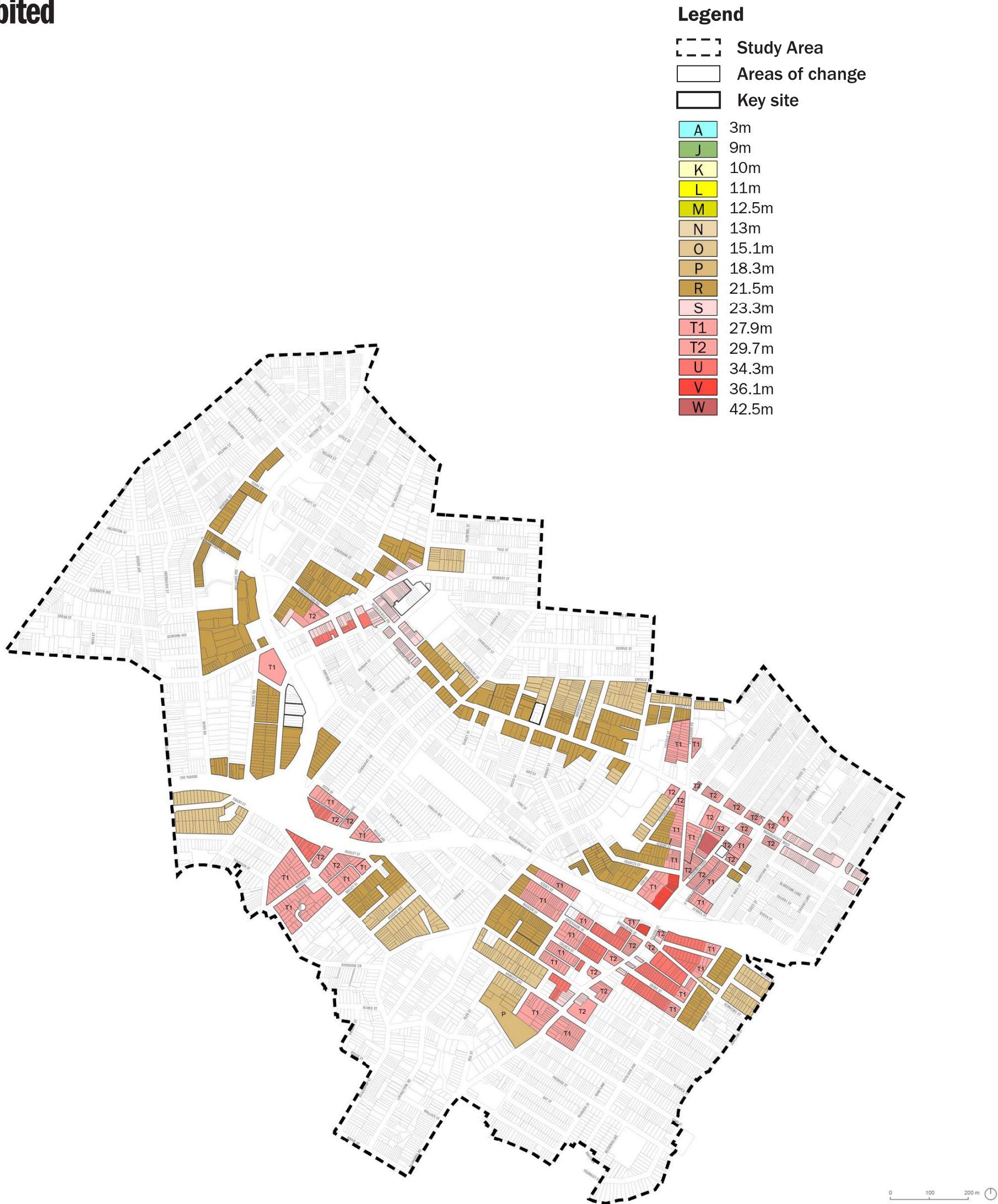
HEIGHT OF BUILDING MAP

Existing



MARRICKVILLE - DULWICH HILL HEIGHT OF BUILDING MAP

Exhibited



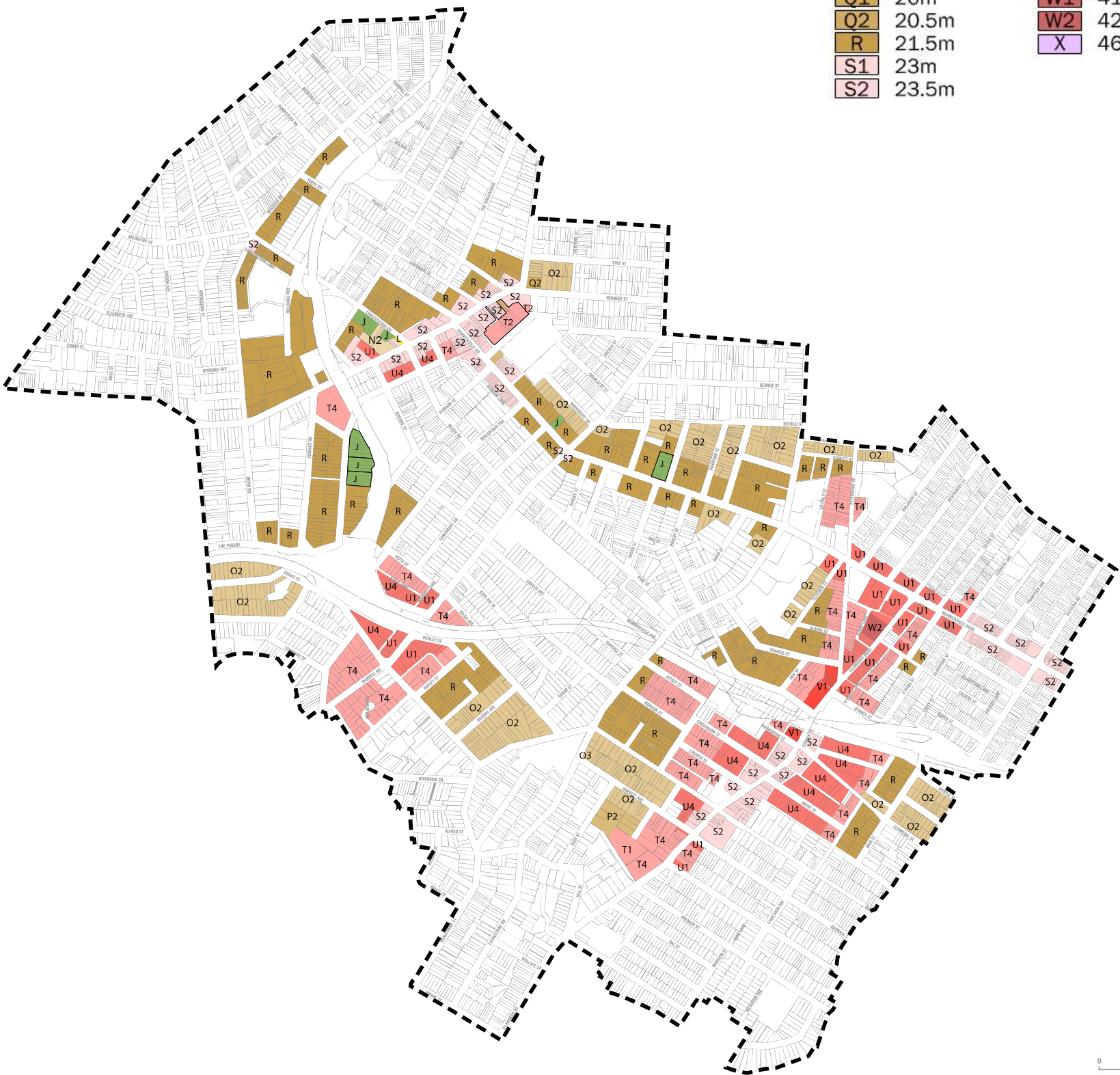
MARRICKVILLE - DULWICH HILL HEIGHT OF BUILDING MAP

Post-exhibition

Legend

- Study Area
- Areas of change
- Key site

I	8.5m	T1	25m
J	9.5m	T2	26m
L	11m	T3	26.5m
M	12.5m	T4	28m
N1	13m	U1	30m
N2	14m	U2	31.5m
O1	15m	U3	33.5m
O2	15.5m	U4	34.5m
O3	16.5m	V1	36.5m
P1	17m	V2	38m
P2	18.5m	V3	39.5m
Q1	20m	W1	41m
Q2	20.5m	W2	42.5m
R	21.5m	X	46m
S1	23m		
S2	23.5m		



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MARRICKVILLE - DULWICH HILL HERITAGE MAP

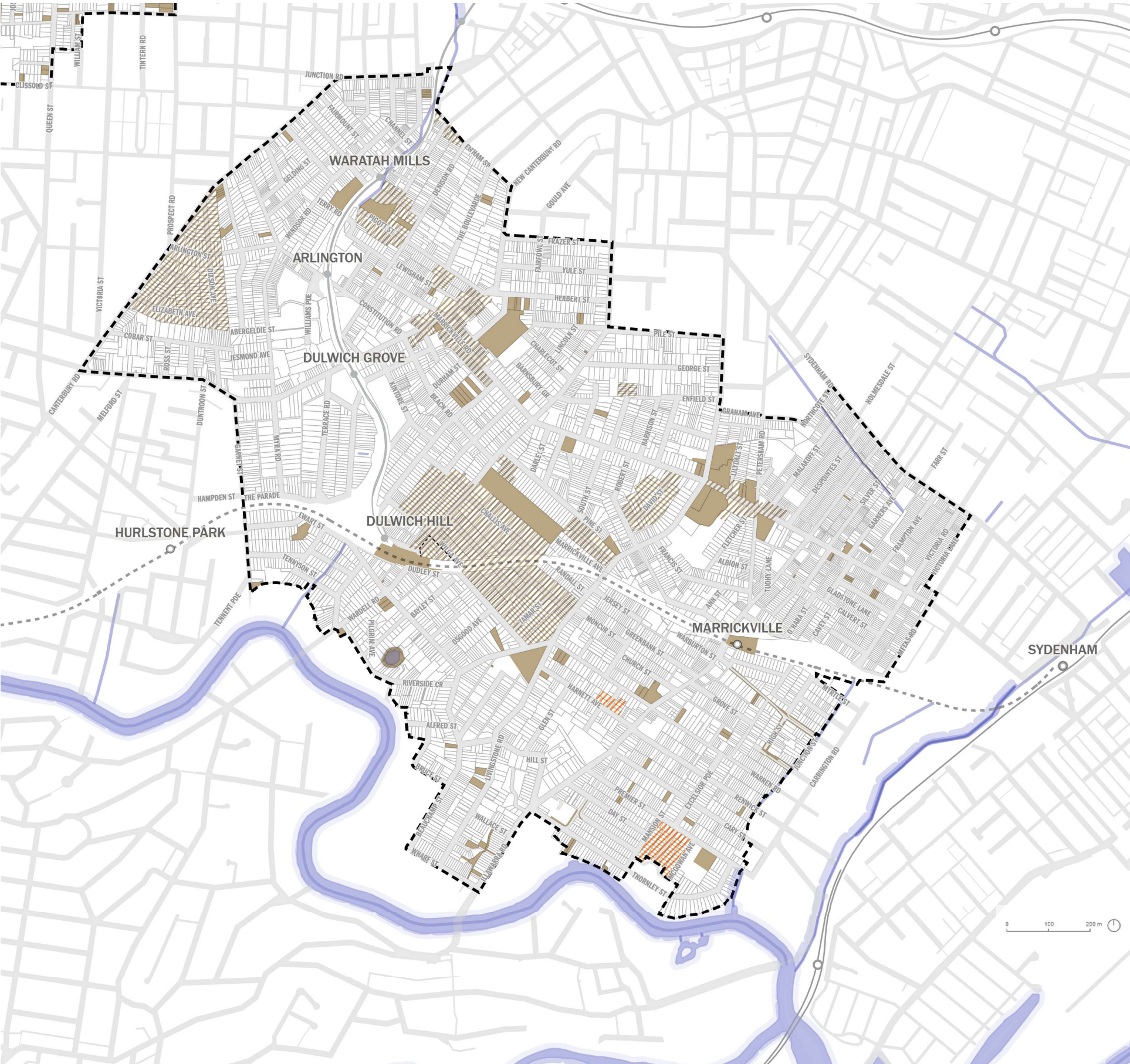
Existing

- Legend
- Study Area

Conservation area - General

Item - General

Archaeological

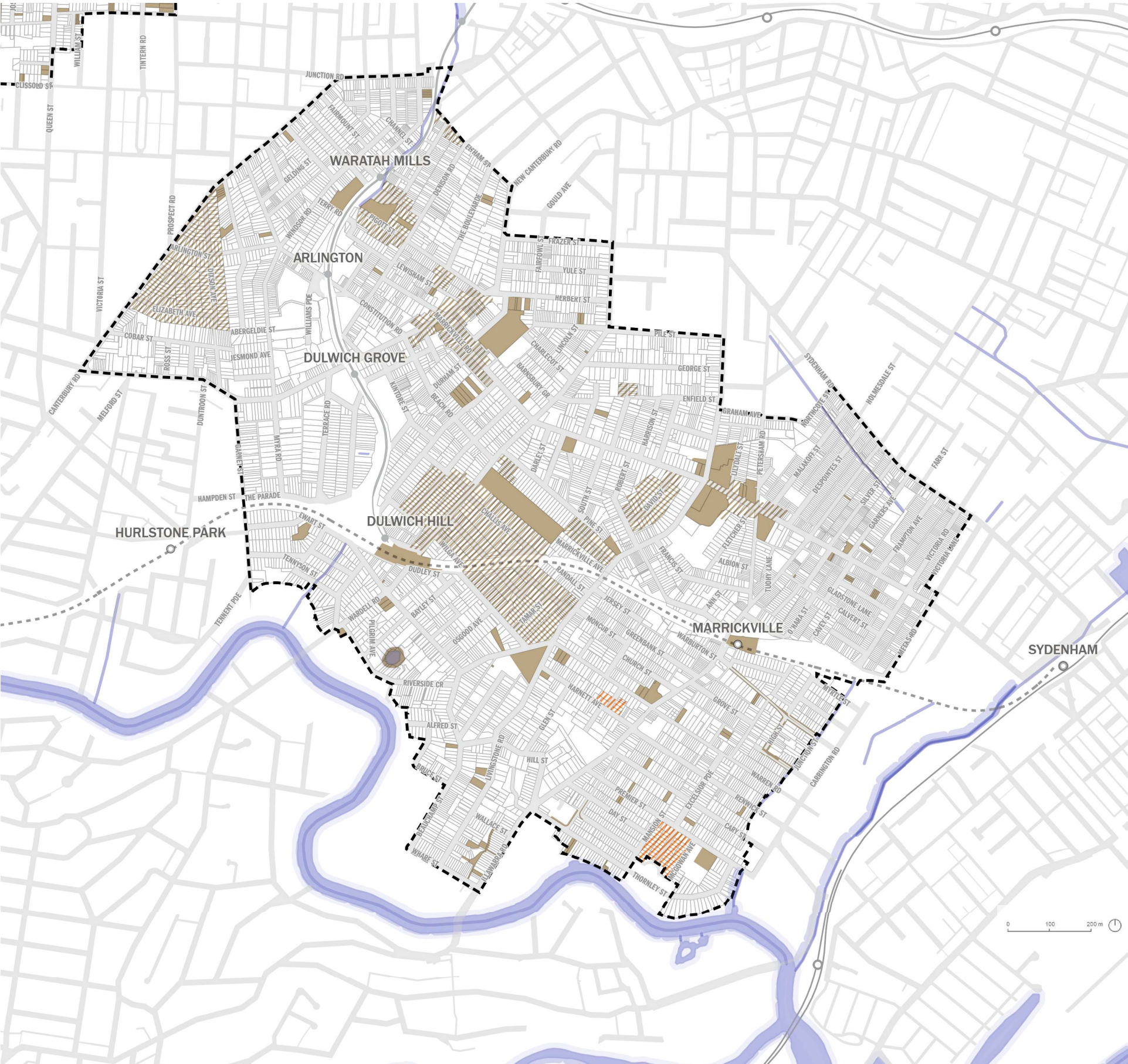


MARRICKVILLE - DULWICH HILL HERITAGE MAP

Exhibited

Legend

-  Study Area
-  Conservation area - General
-  Item - General
-  Archaeological



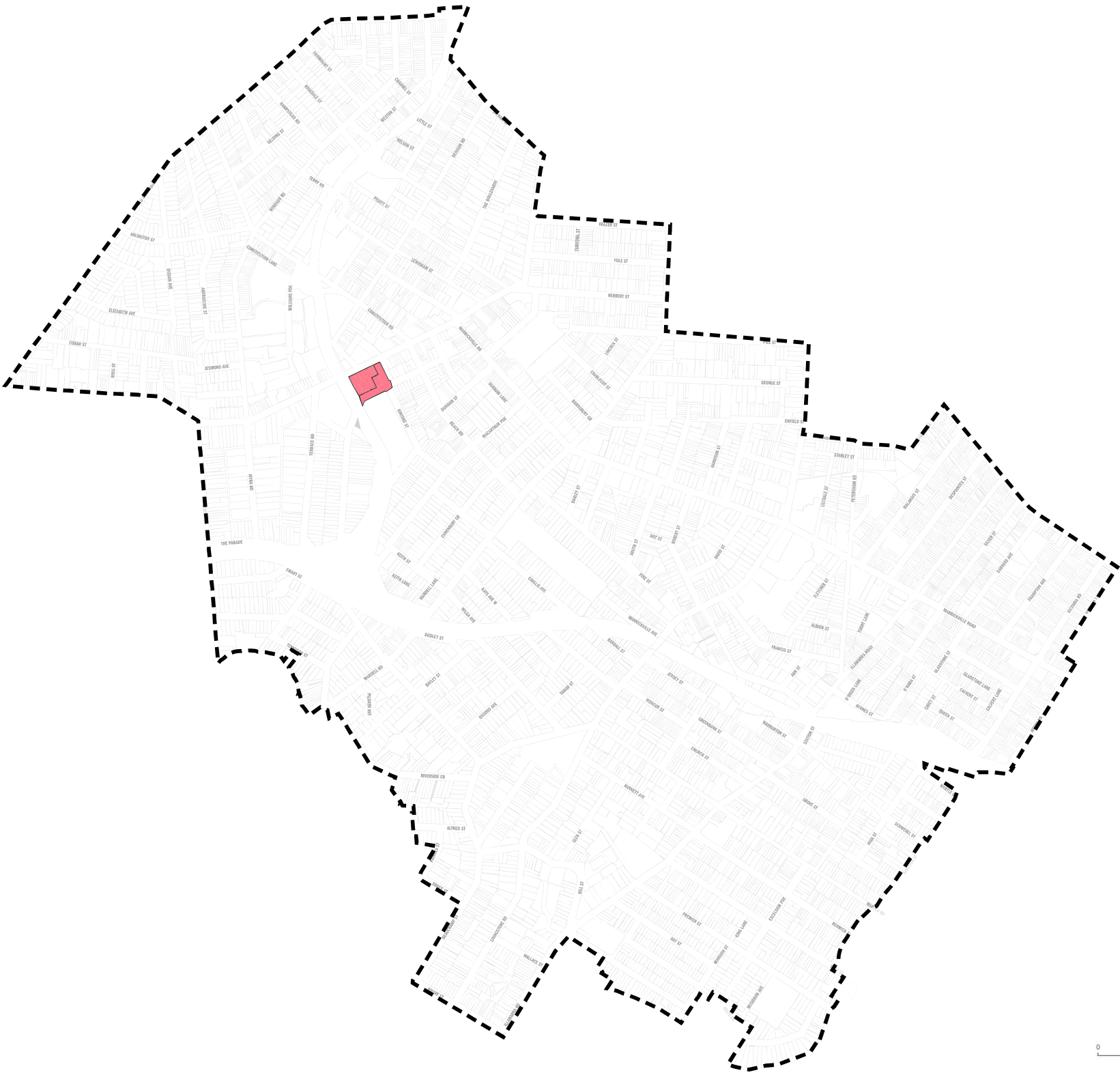
MARRICKVILLE - DULWICH HILL KEY SITES MAP

Existing

Legend

Study Area

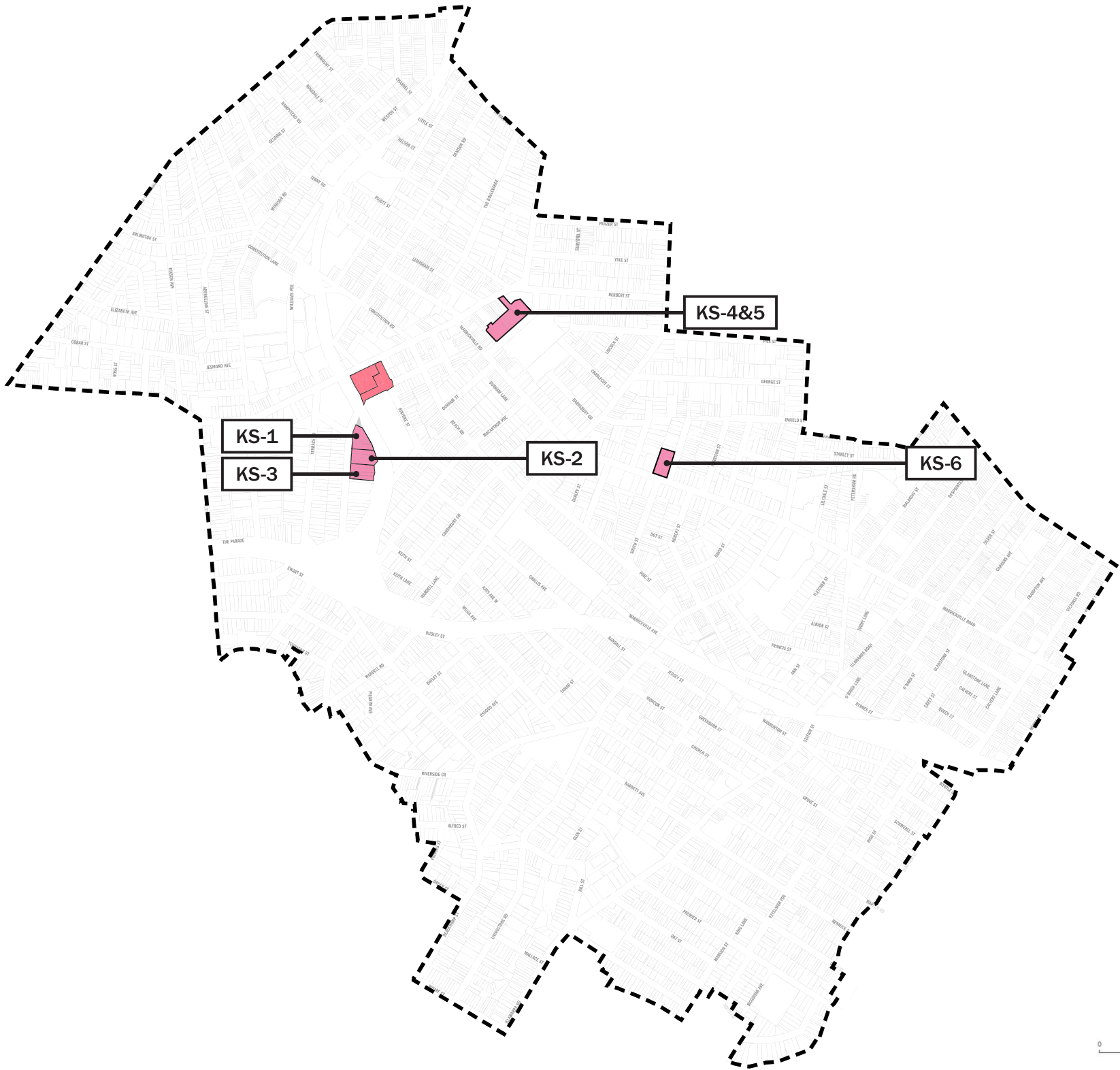
Existing Key Sites



MARRICKVILLE - DULWICH HILL KEY SITES MAP

Exhibited

- Legend**
- Study Area
 - Existing Key Sites
 - Proposed Key Sites



MARRICKVILLE - DULWICH HILL KEY SITES MAP

Post-exhibition

- Legend**
- Study Area
 - Existing Key Sites
 - Proposed Key Sites



MARRICKVILLE - DULWICH HILL

KEY SITES MAP CONT'D

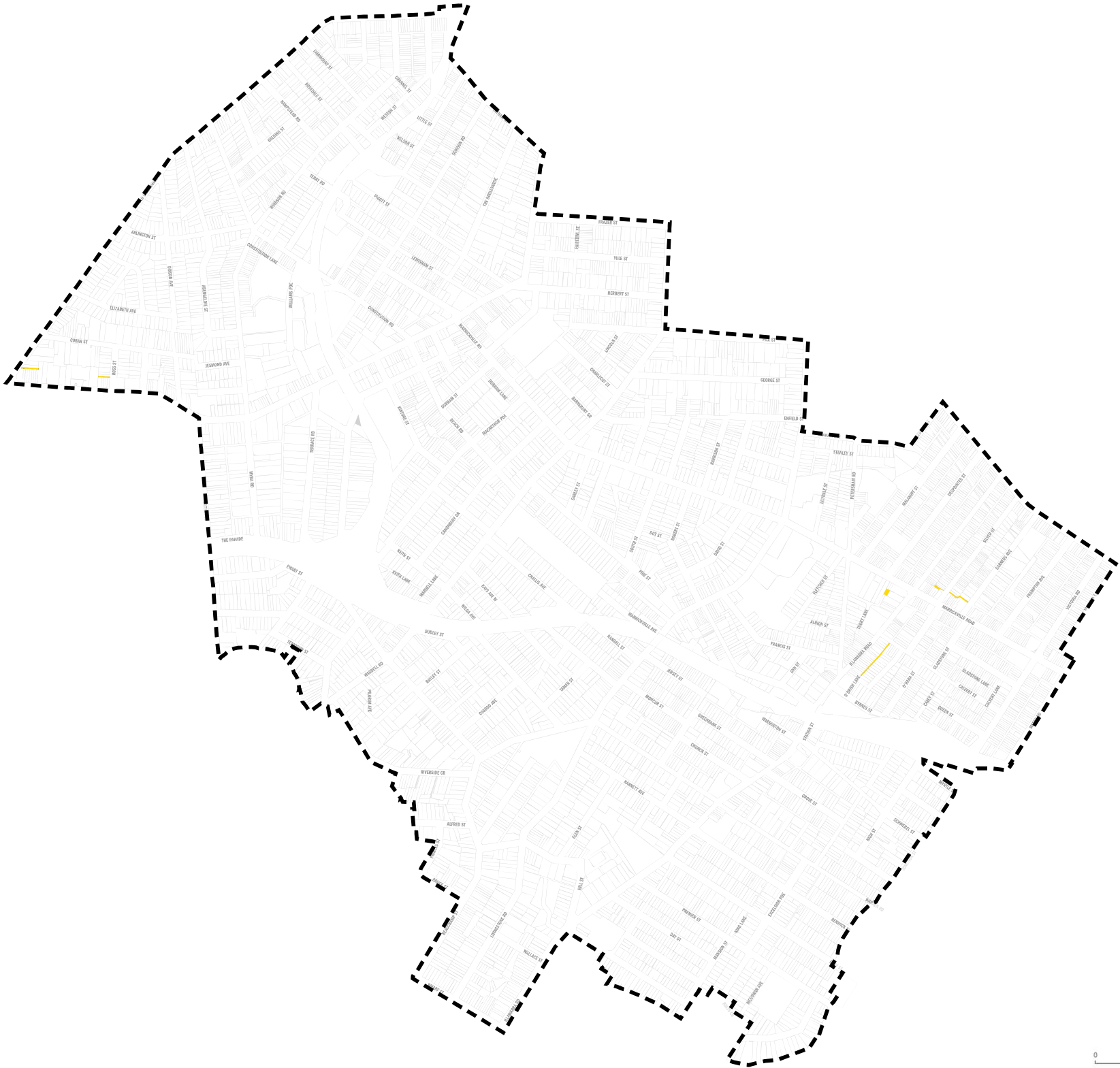
Area No.	Address	Key Site Public Benefit	Max. FSR	Max. HOB
KS-1	45 – 55 Hercules Street, Dulwich Hill	→ Dedication of approx. 1,139 sqm for new open space along the greenway corridor	2.8:1	34.5m (10 st.)
KS-2	57 - 63 Hercules Street, Dulwich Hill	→ Dedication of approx. 239 sqm for new open space along the greenway corridor	2.8:1	28m (8 st.)
KS-3	65 – 73 Hercules Street, Dulwich Hill	→ Dedication of 6m wide strip along southern boundary (approx. 412 sqm) for a potential mid block link to improve pedestrain and cycling accessibility	2.8:1	28m (8 st.)
KS-4&5	14-32 Seaview Street, 374-376 New Canterbury Road, Dulwich Hill	→ New public plaza with a minimum area of 2000sqm → District-level new community/ cultural facility with a minimum area of 3200m2 with affordable commercial space, not-for-profit tenancies and cultural hub → New active transport connections minimum 6m wide between Seaview Street and New Canterbury Road	3.5	49m (14 st.)
KS-6	365-359 Marrickville Rd & 2-6 Woodbury St, Marrickville	→ Land dedication for new public open space of minimum 1000sqm along Marrickville Road	2.8:1	41m (12 st.)

MARRICKVILLE - DULWICH HILL LAND RESERVATION ACQUISITION MAP

Existing

Legend

 Existing Land Reserved for Acquisition

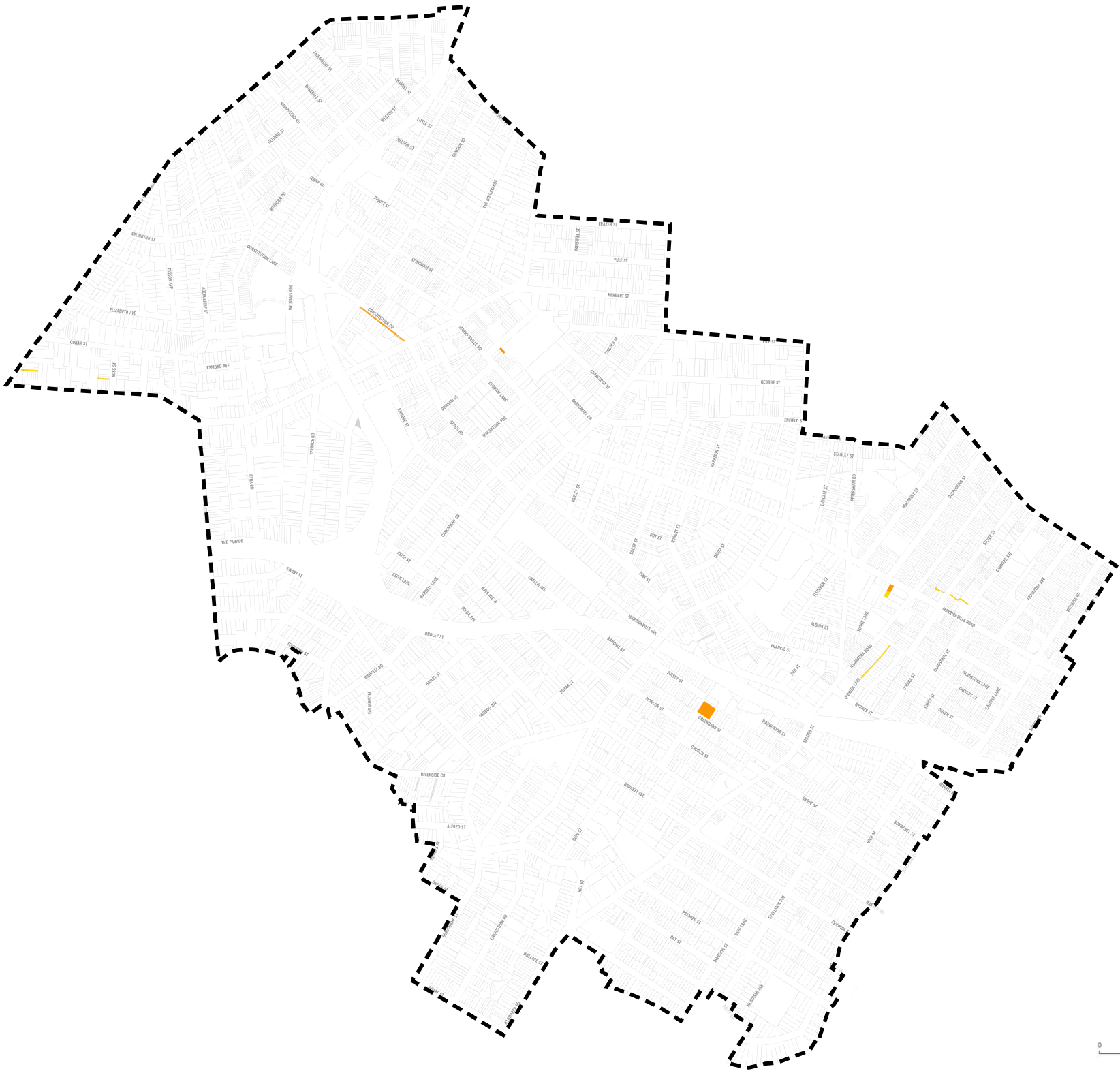


MARRICKVILLE - DULWICH HILL LAND RESERVATION ACQUISITION MAP

Exhibited

Legend

- Existing Land Reserved for Acquisition
- Exhibited Land Reserved for Acquisition

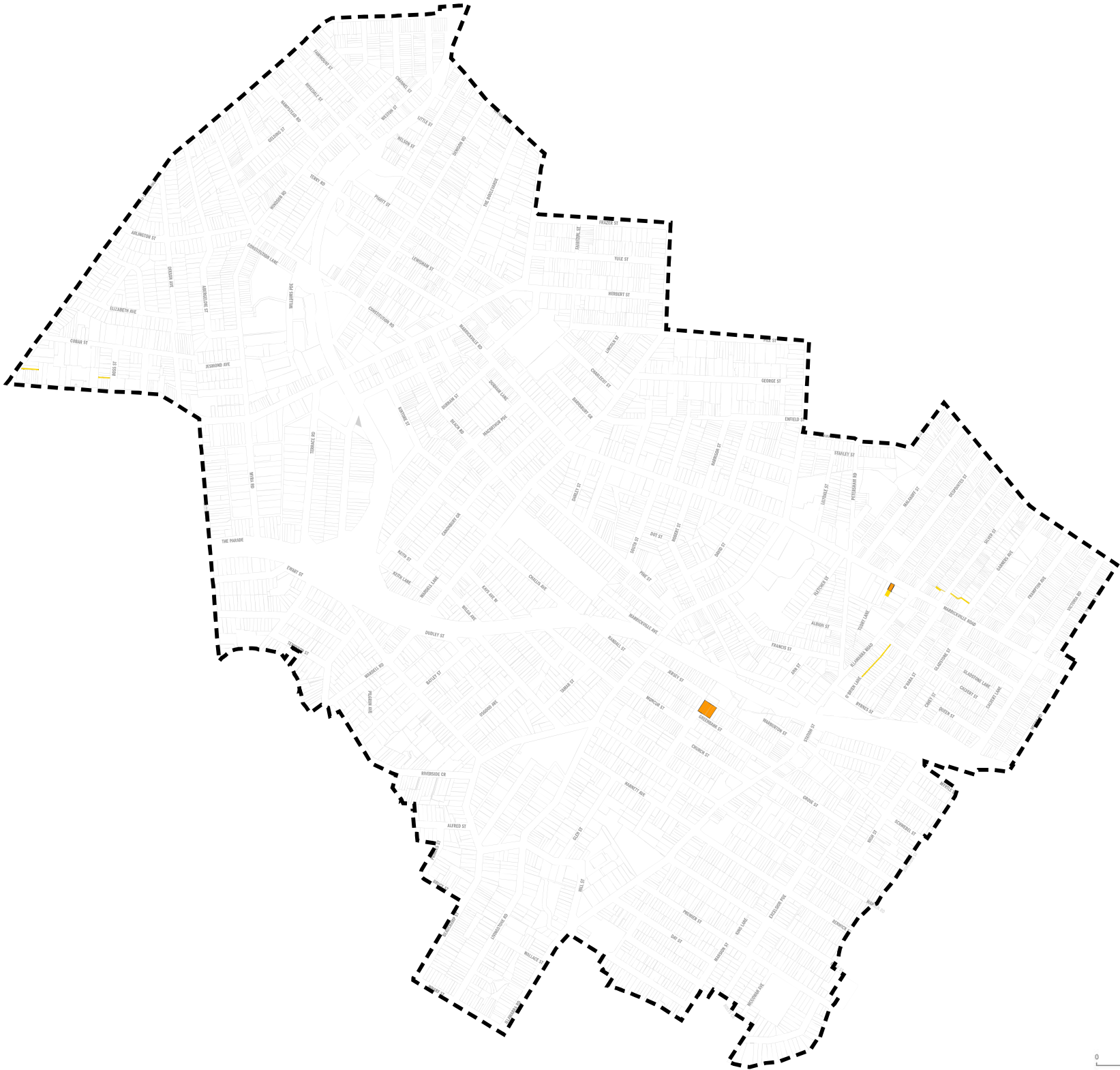


MARRICKVILLE - DULWICH HILL LAND RESERVATION ACQUISITION MAP

Post-exhibition

Legend

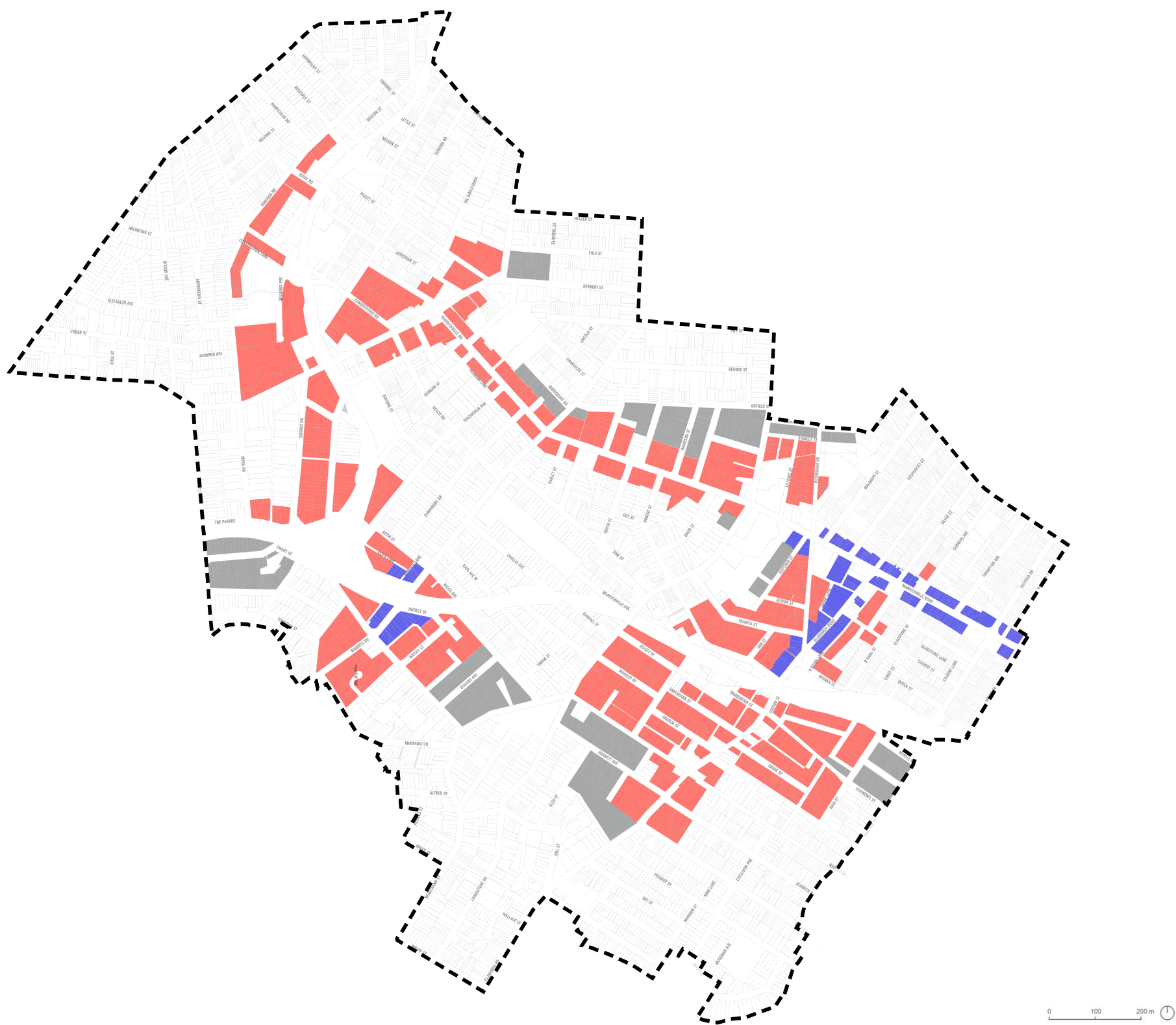
-  Existing Land Reserved for Acquisition
-  Post-exhibition Land Reserved for Acquisition



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MARRICKVILLE - DULWICH HILL DEVELOPMENT INCENTIVES MAPS

Minimum Site Area Incentive Exhibited

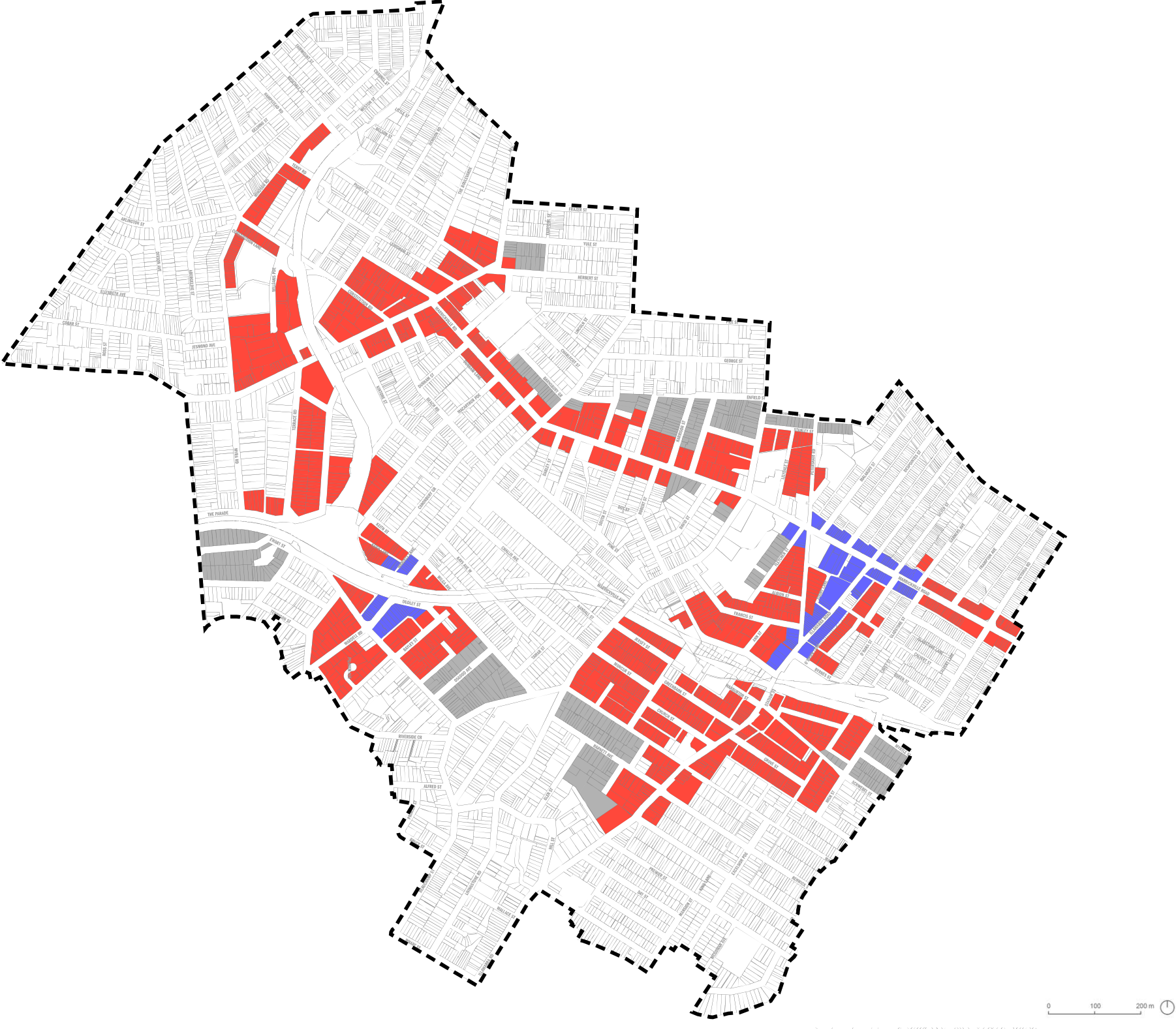


Legend

-  HIA 1A - Marrickville - Dulwich Hill Boundary
-  Cadastre
-  Minimum Site Area Incentive - Area 1
-  Minimum Site Area Incentive - Area 2
-  Minimum Site Area Incentive - Area 3

MARRICKVILLE - DULWICH HILL DEVELOPMENT INCENTIVES MAPS

Minimum Site Area Incentive Post-exhibition



Legend

HIA 1A - Marrickville - Dulwich Hill Boundary

Cadastre

Minimum Site Area Incentive - Area 1

Minimum Site Area Incentive - Area 2

Minimum Site Area Incentive - Area 3

MARRICKVILLE - DULWICH HILL DEVELOPMENT INCENTIVES MAPS

Sustainability Incentive Exhibited

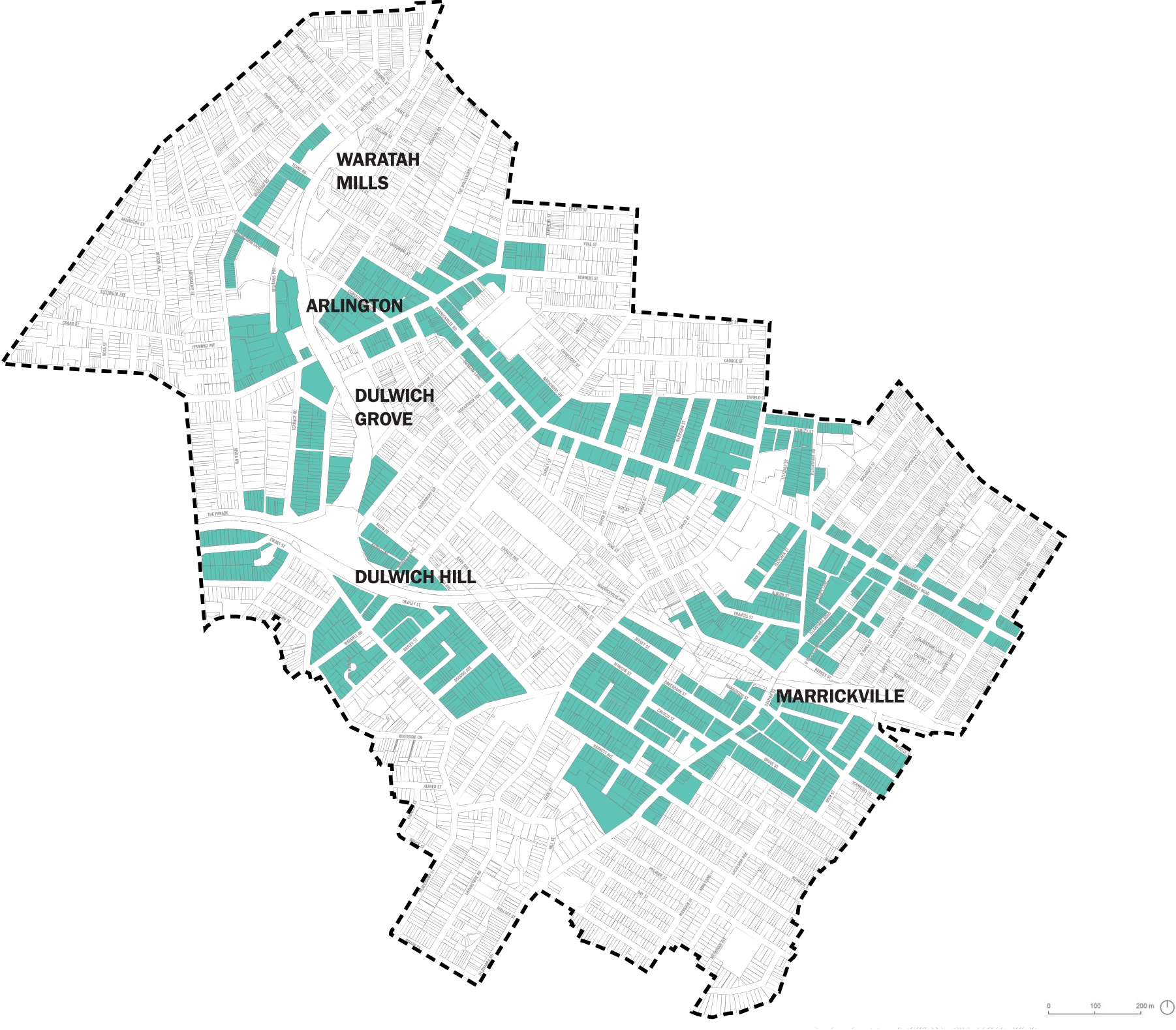


Legend

-  HIA 1A - Marrickville - Dulwich Hill Boundary
-  Cadastre
-  Sustainability Incentive

MARRICKVILLE - DULWICH HILL DEVELOPMENT INCENTIVES MAPS

Sustainability Incentive Post-exhibition



Legend



HIA 1A - Marrickville - Dulwich Hill Boundary



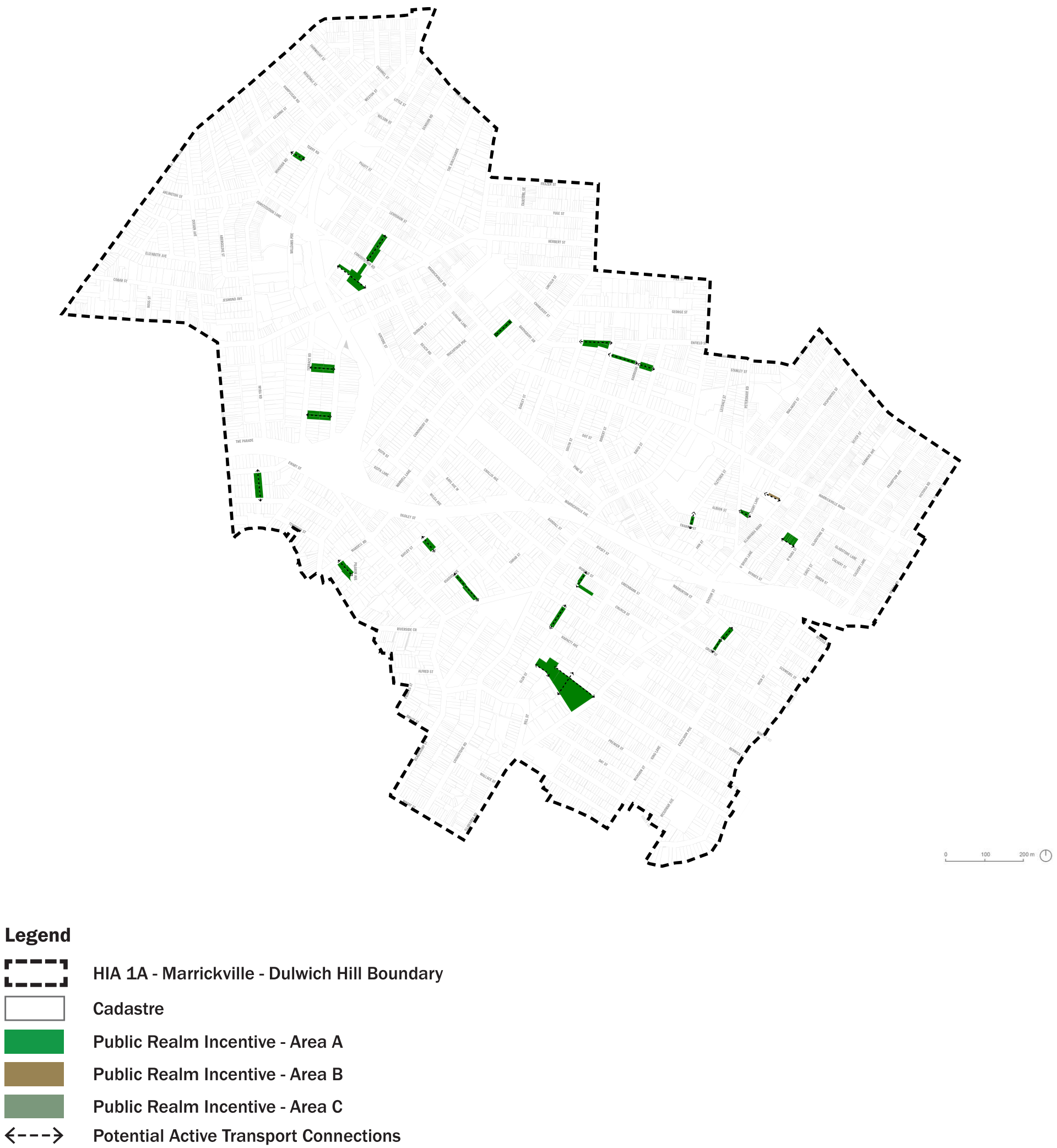
Cadastre



Sustainability Incentive

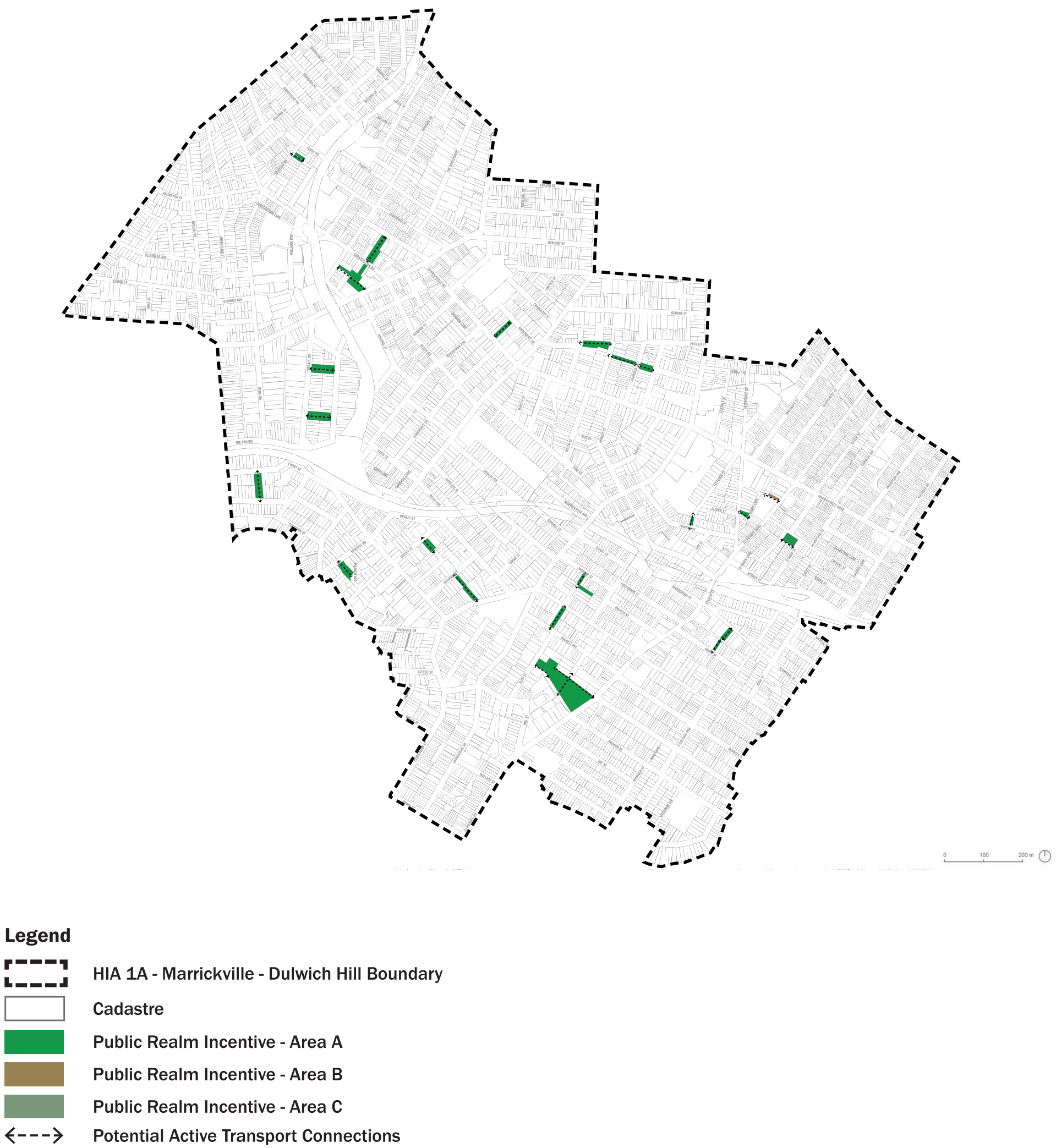
MARRICKVILLE - DULWICH HILL DEVELOPMENT INCENTIVES MAPS

Public Realm Incentive-Desired Exhibited



MARRICKVILLE - DULWICH HILL DEVELOPMENT INCENTIVES MAPS

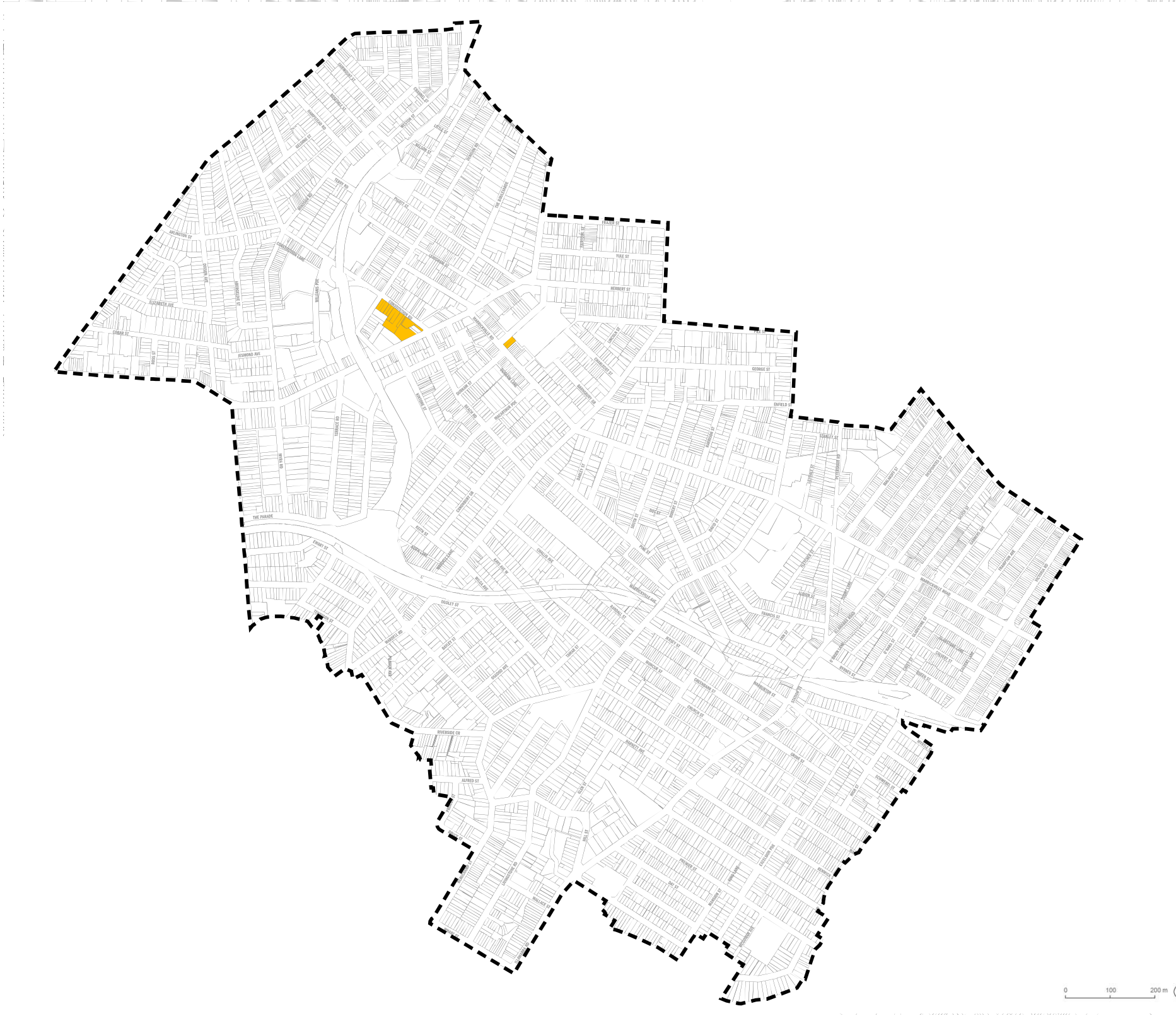
Public Realm Incentive-Desired Post-exhibition



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MARRICKVILLE - DULWICH HILL DEVELOPMENT INCENTIVES MAPS

Public Realm Incentive-Mandatory



Legend

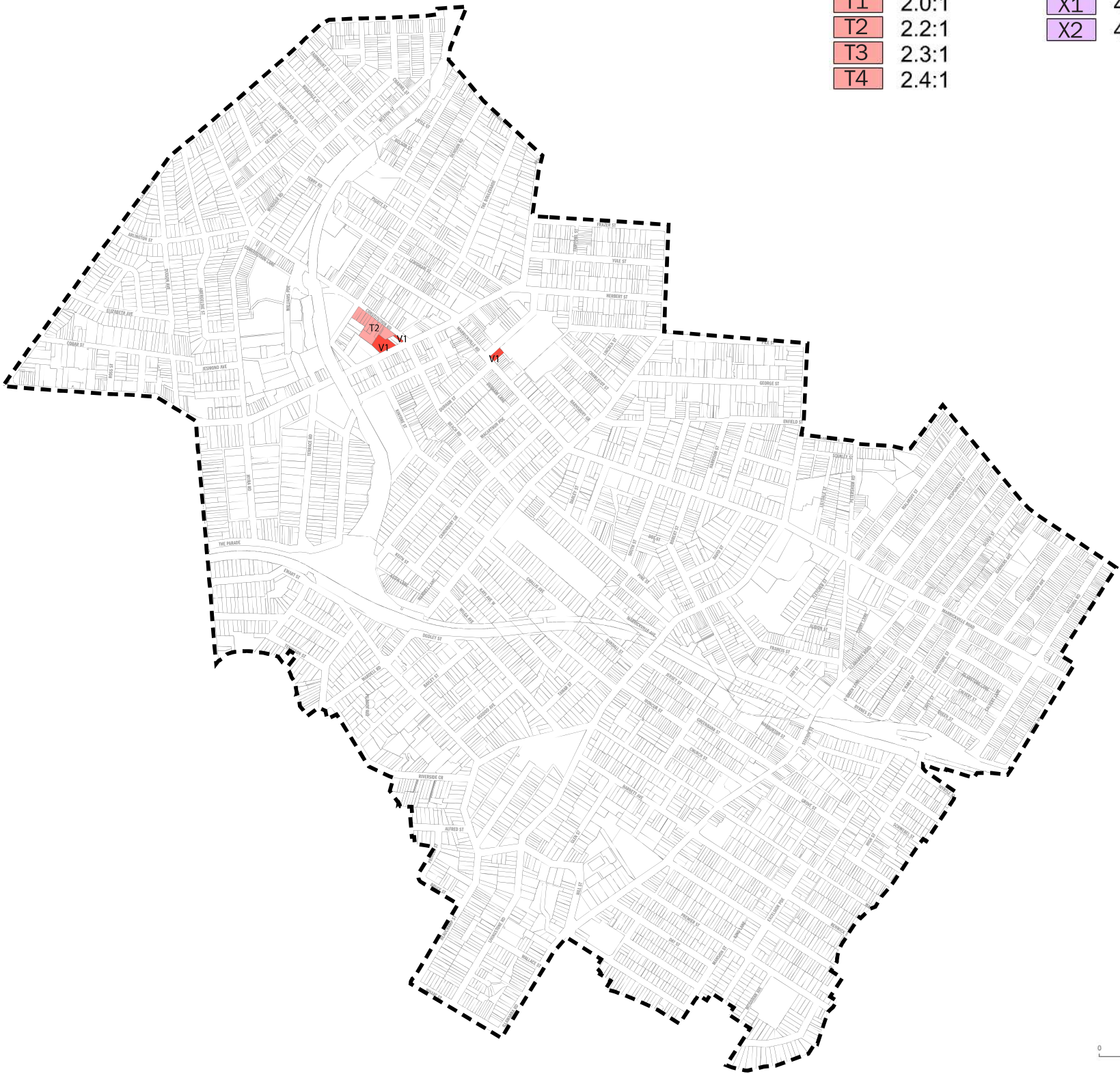
-  HIA 1A - Marrickville - Dulwich Hill Boundary
-  Cadastre
-  Public Realm Incentive -Mandatory

MARRICKVILLE - DULWICH HILL DEVELOPMENT INCENTIVES MAPS

Public Realm Incentive-Mandatory FSR Incentive Map

Legend

	Study Area		
	Areas of change		
F	0.6:1	U1	2.5:1
H	0.7:1	U2	2.6:1
N	1.0:1	U3	2.8:1
P	1.2:1	V1	3.0:1
Q	1.3:1	V2	3.2:1
S1	1.5:1	V3	3.3:1
S2	1.8:1	W1	3.5:1
S3	1.9:1	W2	3.8:1
T1	2.0:1	X1	4.0:1
T2	2.2:1	X2	4.3:1
T3	2.3:1		
T4	2.4:1		



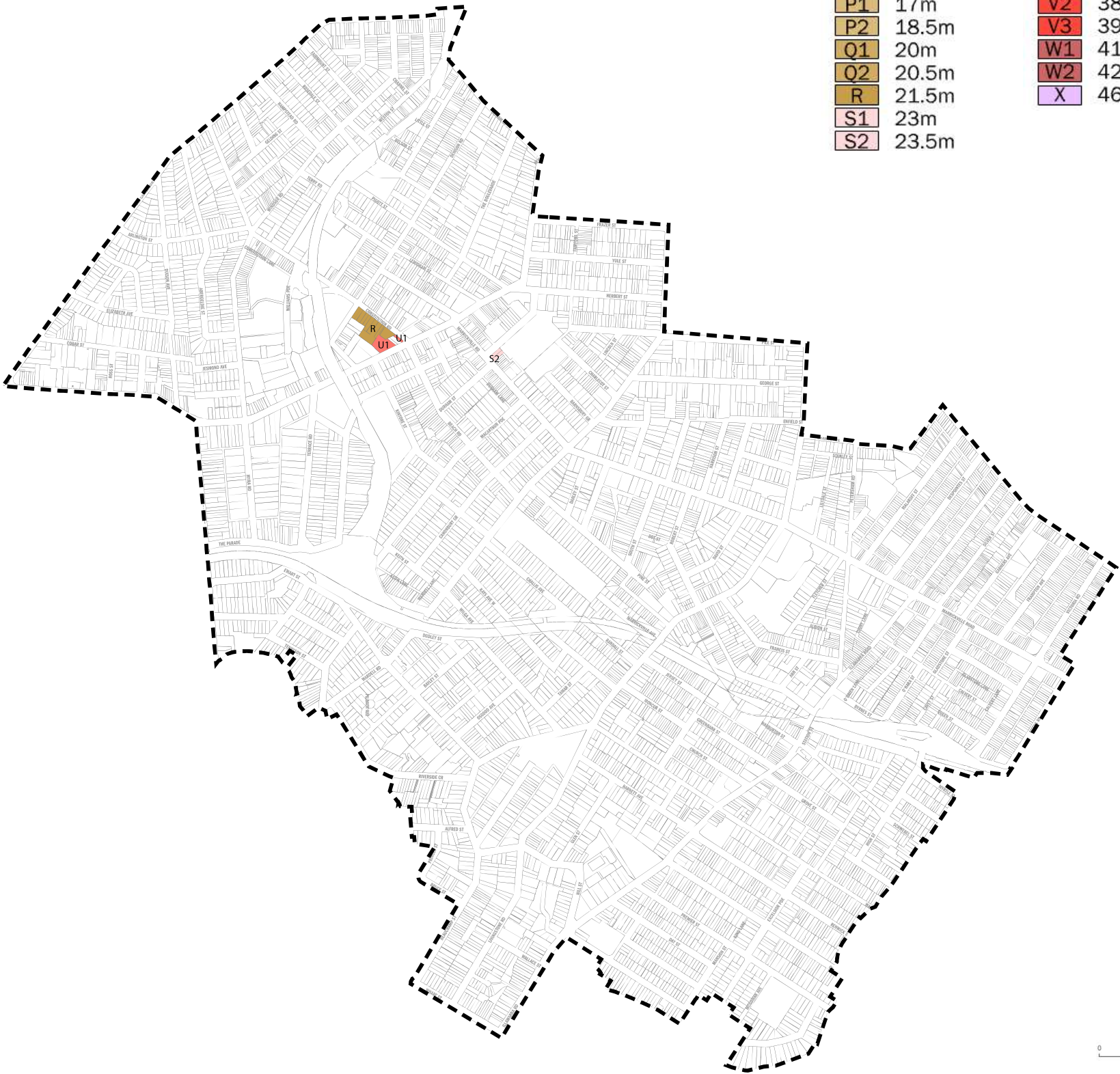
* This only applies to the properties where 'Public Realm Incentives - Mandatory' apply.

MARRICKVILLE - DULWICH HILL DEVELOPMENT INCENTIVES MAPS

Public Realm Incentive-Mandatory HOB Incentive Map

Legend

	Study Area		
	Areas of change		
I	8.5m	T1	25m
J	9.5m	T2	26m
L	11m	T3	26.5m
M	12.5m	T4	28m
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N2	14m	U2	31.5m
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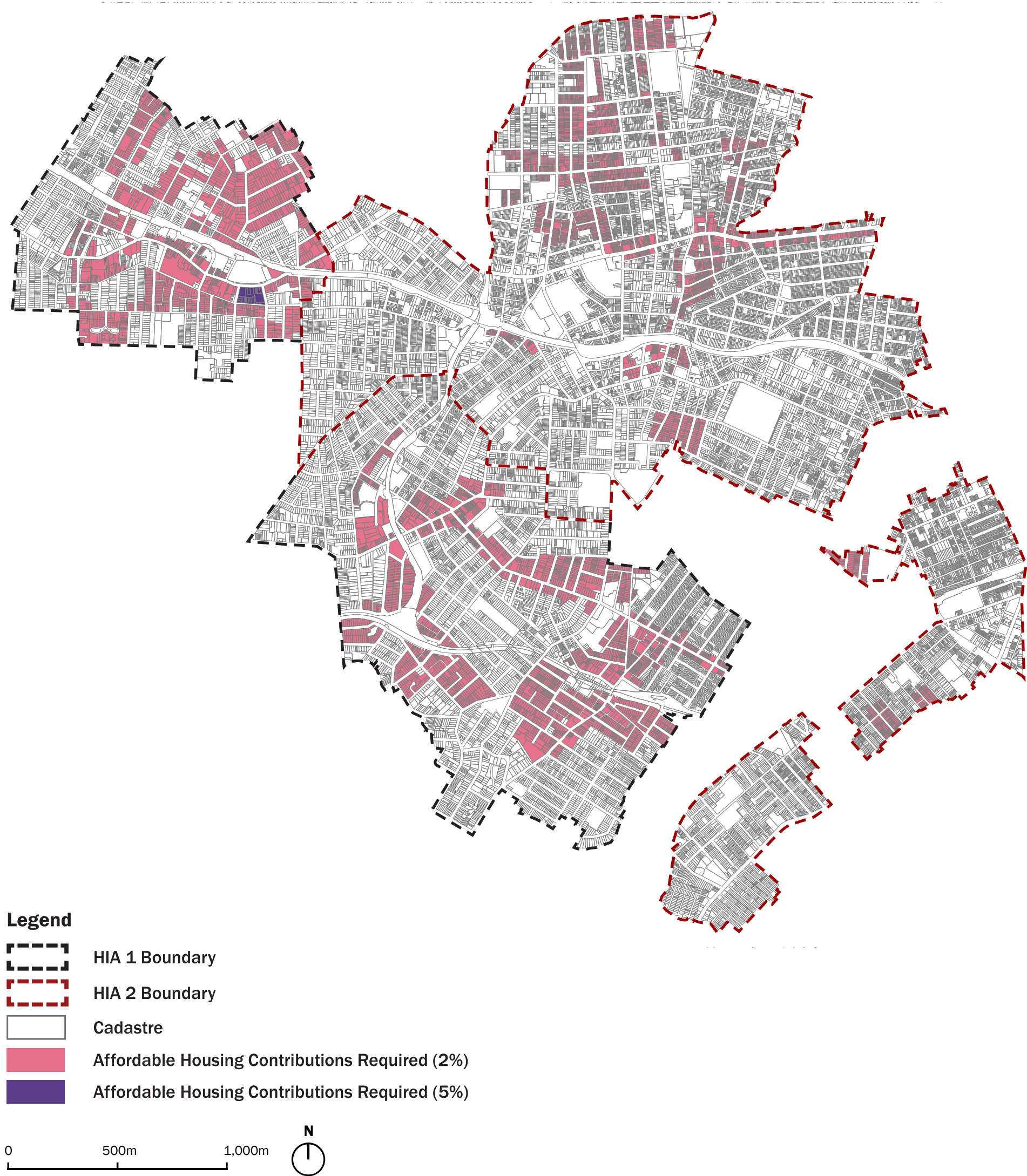


* This only applies to the properties where 'Public Realm Incentives - Mandatory' apply.

HIA

AFFORDABLE HOUSING CONTRIBUTIONS

Post-exhibition



HIA

AFFORDABLE HOUSING CONTRIBUTIONS

Post-exhibition

