



Attachment 3

Our Fairer Future Plan:

Council's Approach for New Housing in the Inner West

Map Book – Part 3

HIA 1B – Ashfield – Croydon

September 2025

HIA 1B – Ashfield-Croydon

Map Title	Page Number
Ashfield – Croydon Masterplan	
Land Zoning – Existing	93
Land Zoning – Exhibited	94
Land Zoning – Post-exhibition	95
Floor Space Ratio Map - Existing	97
Floor Space Ratio Map - Exhibited	98
Floor Space Ratio Map – Post-exhibition	99
Height of Building - Existing	101
Height of Building – Exhibited	102
Height of Building - Post-exhibition	103
Heritage Map – Existing	105
Heritage Map – Exhibited	106
Heritage Map – Post-exhibition	107
Key Sites Map – Existing	109
Key Sites Map – Exhibited	110
Key Sites Map – Post-exhibition	111
Key Sites Map Continued	112
Land Reservation Acquisition Map – Existing	113
Land Reservation Acquisition Map – Exhibited	114
Land Reservation Acquisition Map – Post-exhibition	115
Development Incentives Map (Minimum Site Area) – Exhibited	117
Development Incentives Map (Minimum Site Area) – Post-exhibition	118
Development Incentives Map (Sustainability) – Exhibited	119
Development Incentives Map (Sustainability) – Post-exhibition	120
Development Incentives Map (Public Realm) – Exhibited	121
Development Incentives Map (Public Realm) – Post-exhibition	122
Public Realm Incentive Mandatory	124
Public Realm Incentive Mandatory – FSR	125
Public Realm Incentive Mandatory – HOB	126
Affordable Housing Contributions – Exhibited	i
Affordable Housing Contributions – Post-exhibition	ii

ASHFIELD-CROYDON LAND ZONING

Existing

Legend

Study Area

Areas of change

SP2 - Infrastructure

E3 - Productivity support

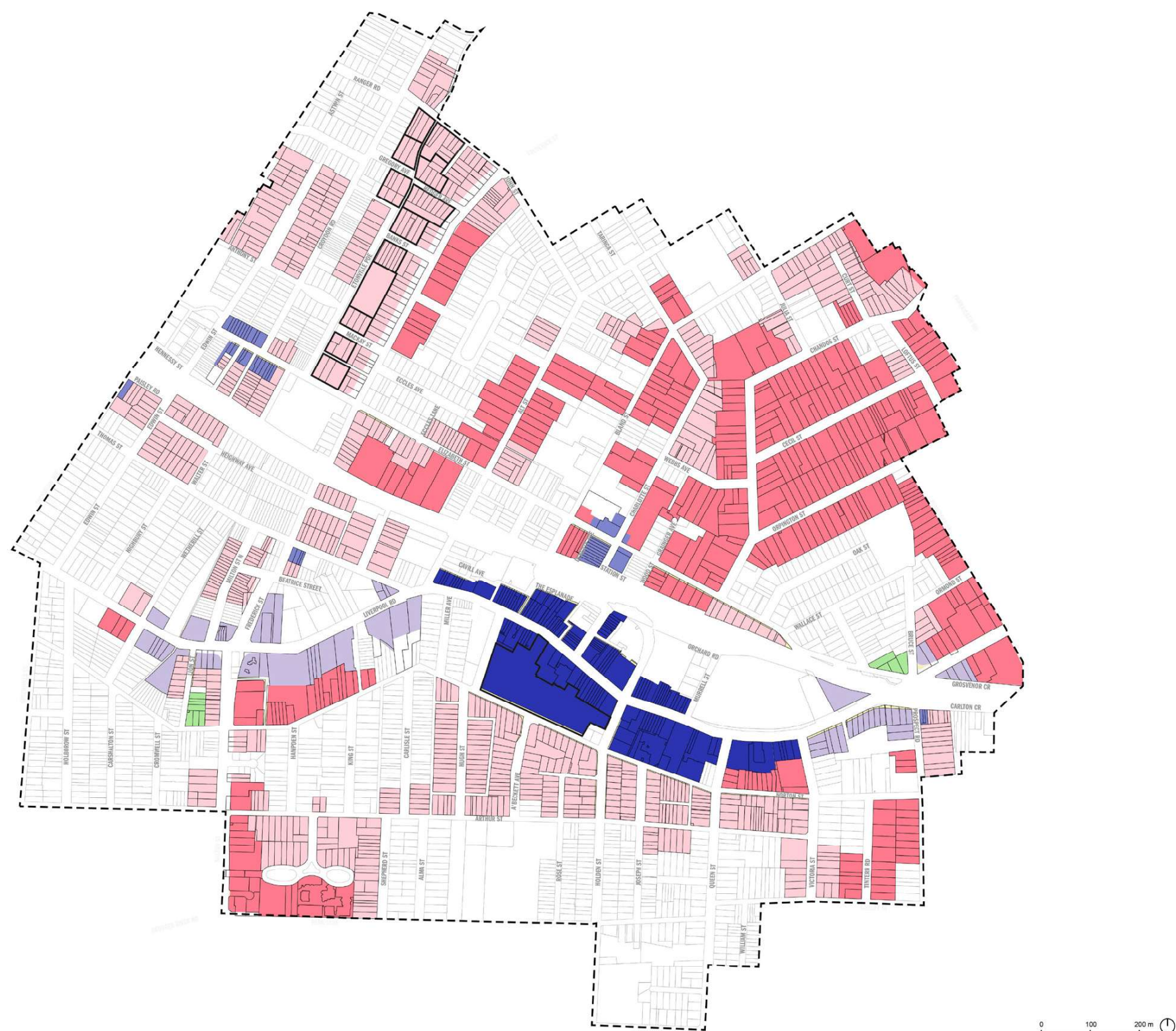
E2 - Commercial centre

E1 - Local centre

MU1 - Mixed use

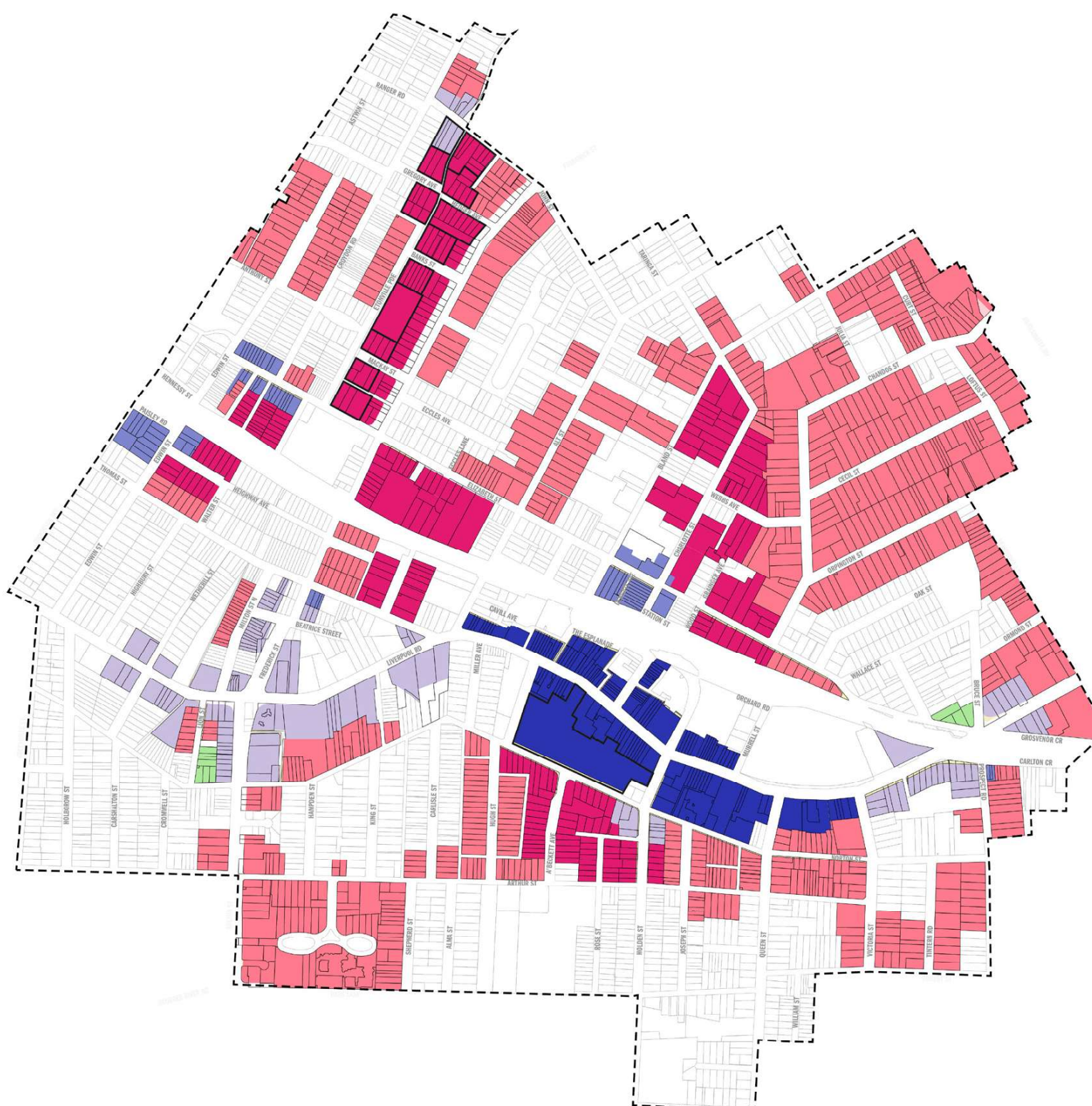
R2 - Low density residential

R3 - Medium density residential



Exhibited

- **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

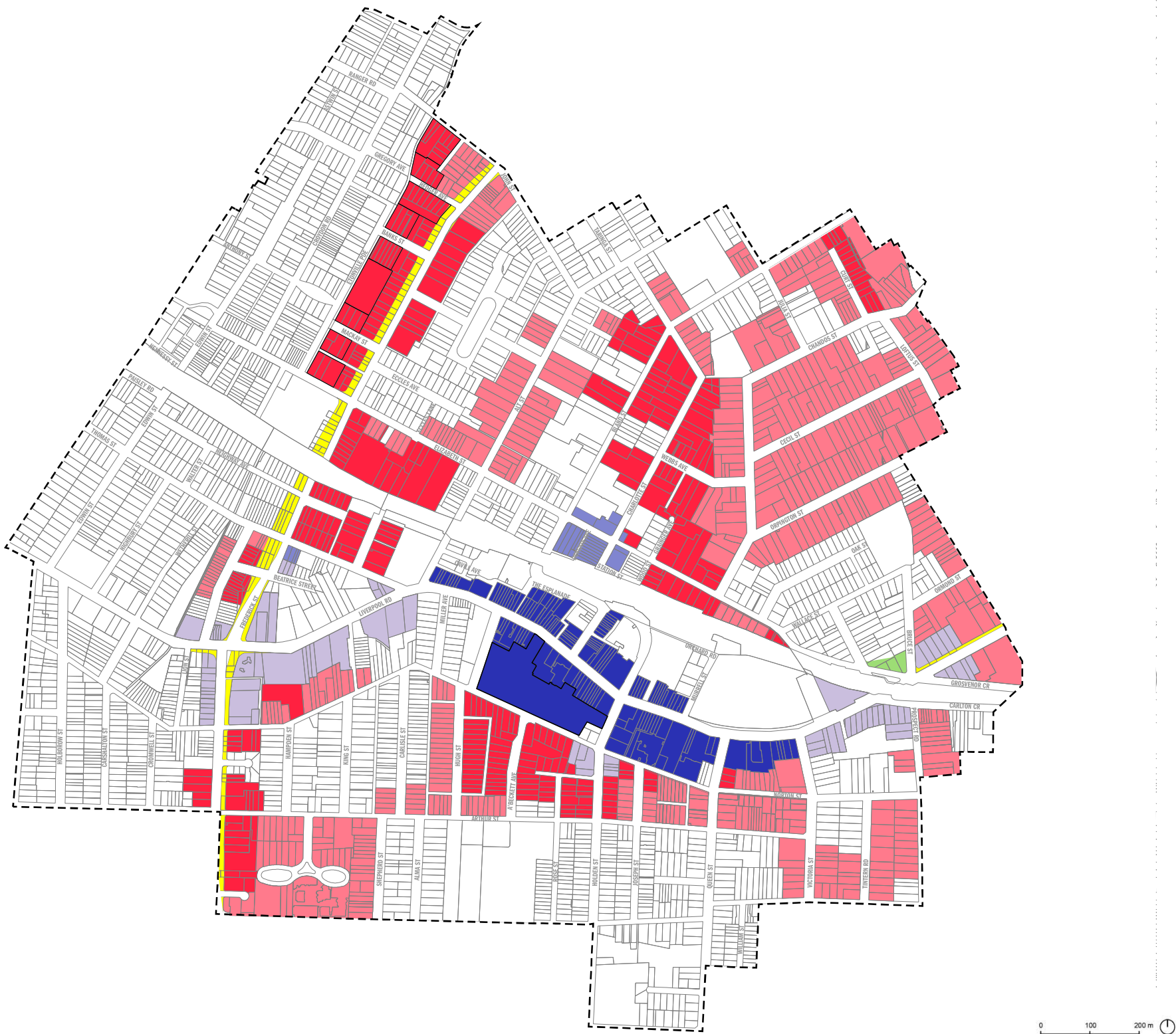


ASHFIELD-CROYDON LAND ZONING

Post-exhibition

Legend

- Study Area
- Areas of change
- Key site
- SP2 - Infrastructure
- RE1 - Public recreation
- E2 - Commercial centre
- E1 - Local centre
- MU1 - Mixed use
- R2 - Low density residential
- R3 - Medium density residential
- R4 - High density residential



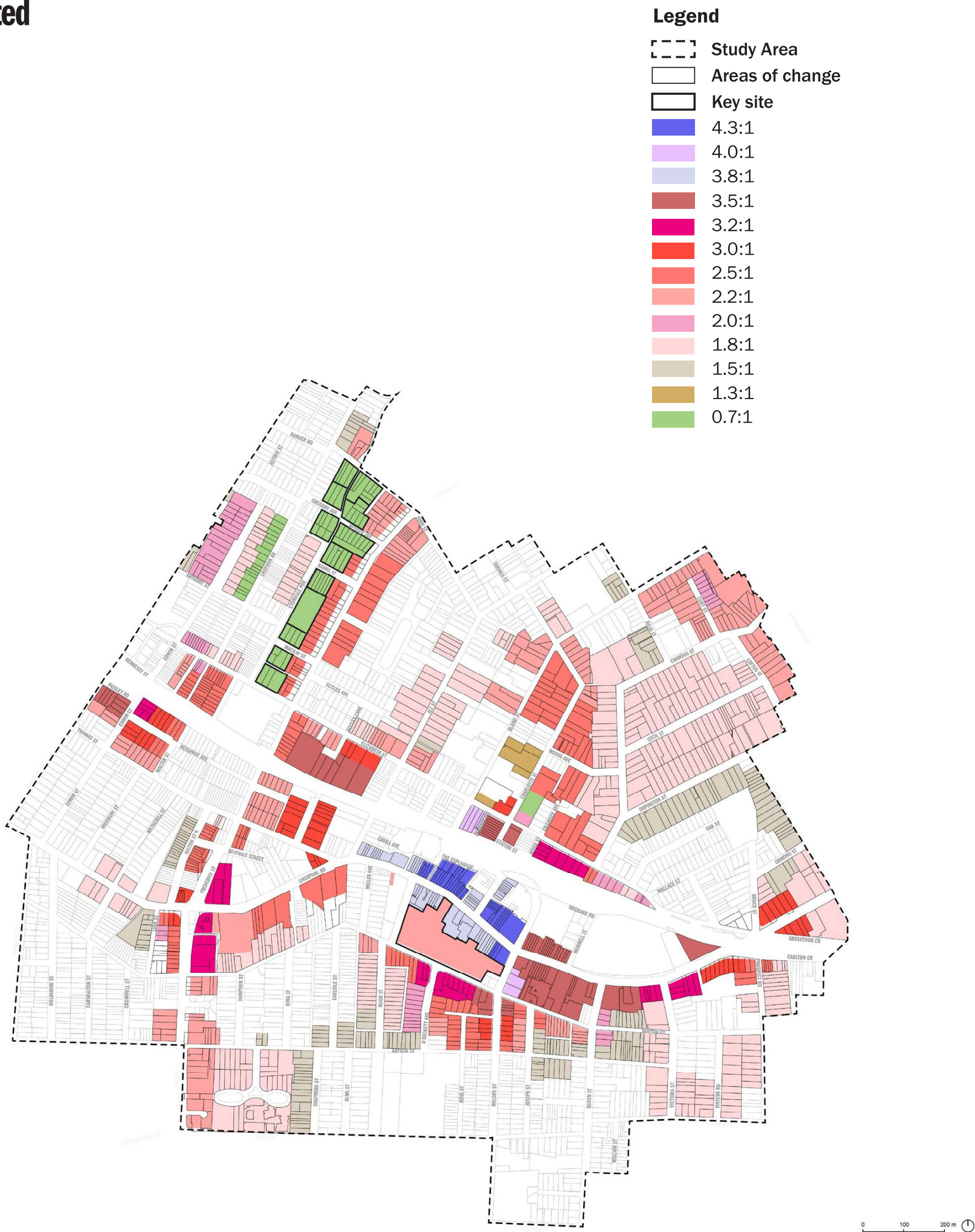
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Existing



ASHFIELD-CROYDON FLOOR SPACE RATIO MAP

Exhibited



ASHFIELD-CROYDON FLOOR SPACE RATIO MAP

Post-exhibition

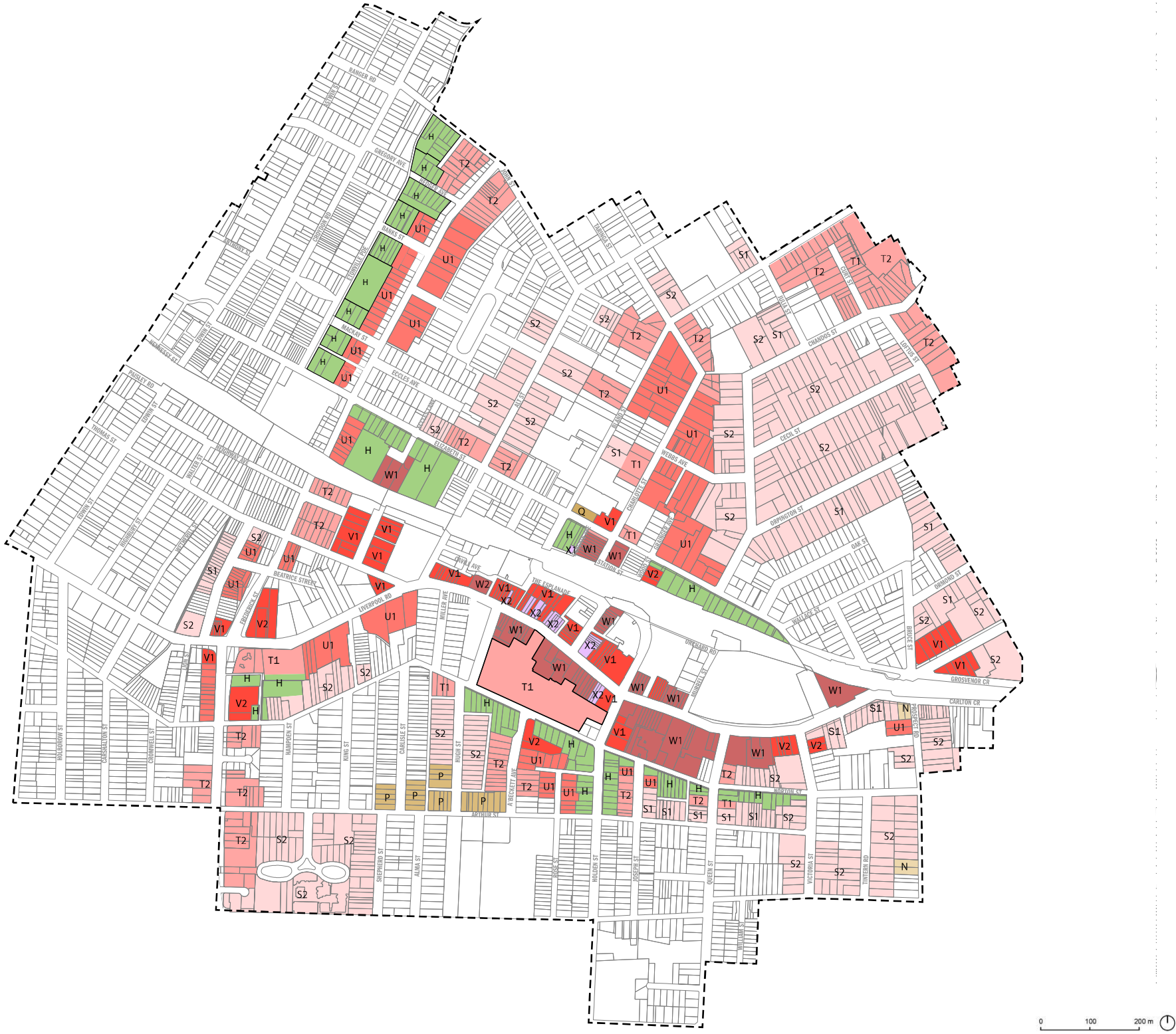
Legend

Study Area

Areas of change

Key site

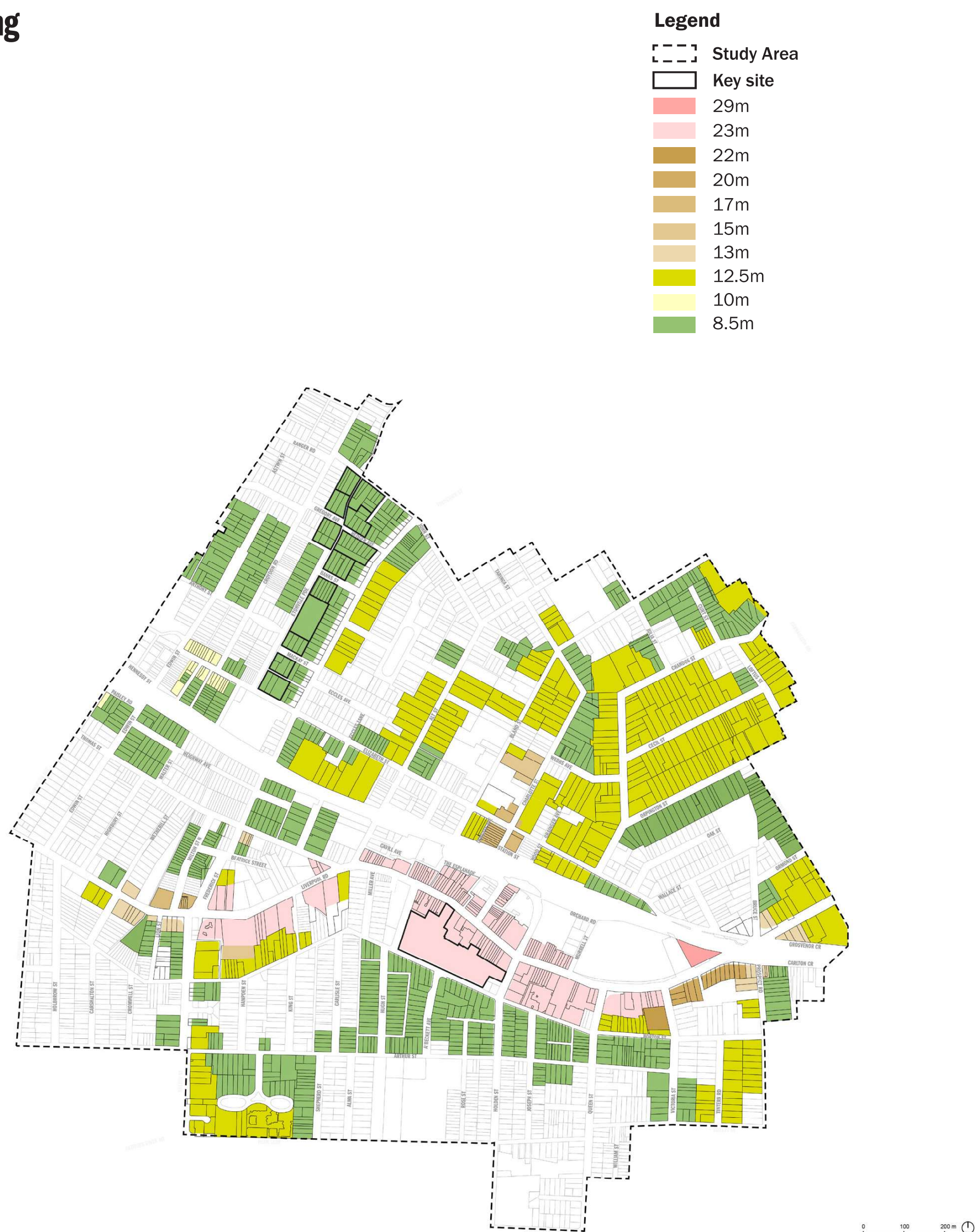
F	0.6:1	U1	2.5:1
H	0.7:1	U2	2.6:1
N	1.0:1	U3	2.8:1
P	1.2:1	V1	3.0:1
Q	1.3:1	V2	3.2:1
S1	1.5:1	V3	3.3:1
S2	1.8:1	W1	3.5:1
S3	1.9:1	W2	3.8:1
T1	2.0:1	X1	4.0:1
T2	2.2:1	X2	4.3:1
T3	2.3:1		
T4	2.4:1		



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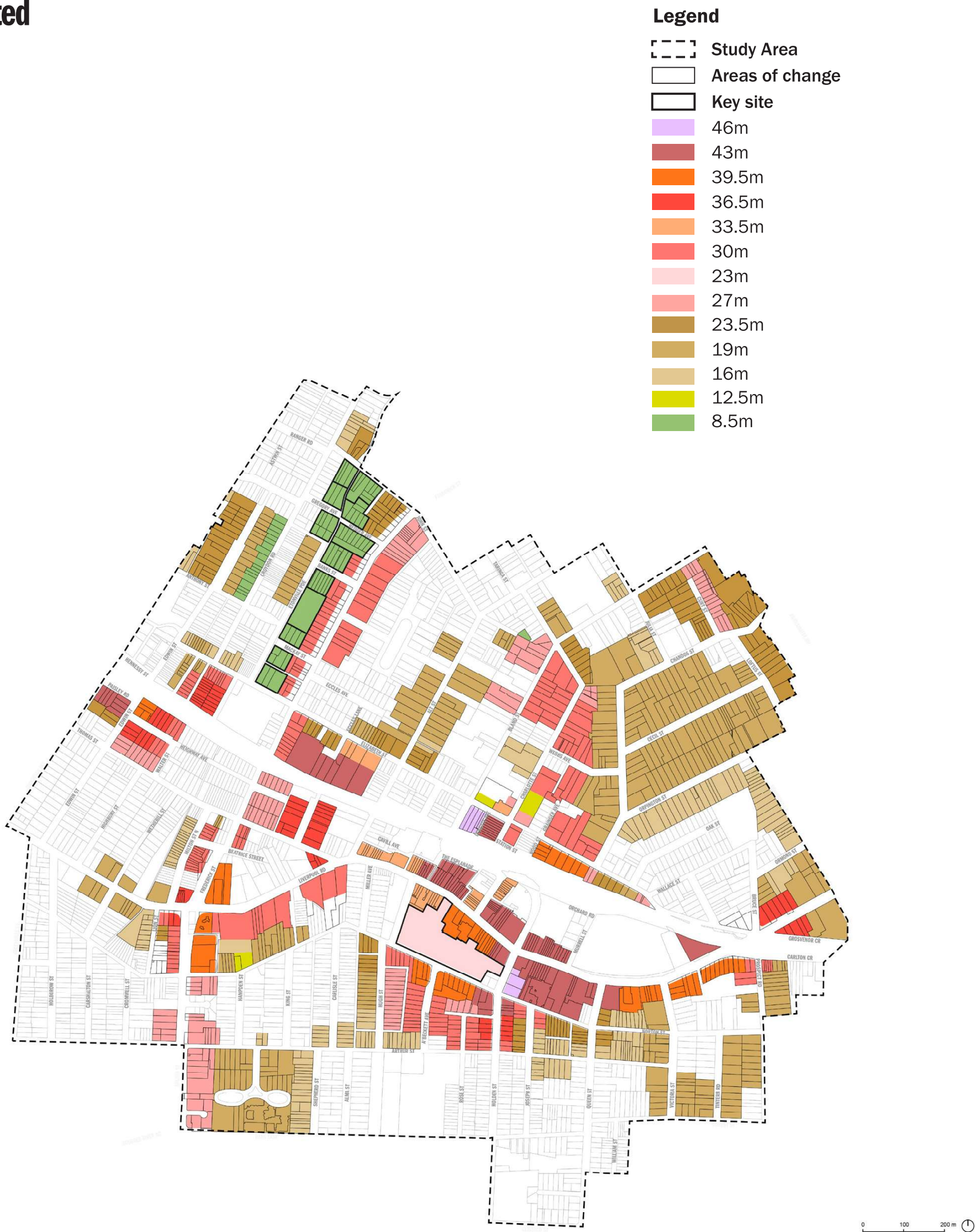
ASHFIELD-CROYDON HEIGHT OF BUILDING MAP

Existing



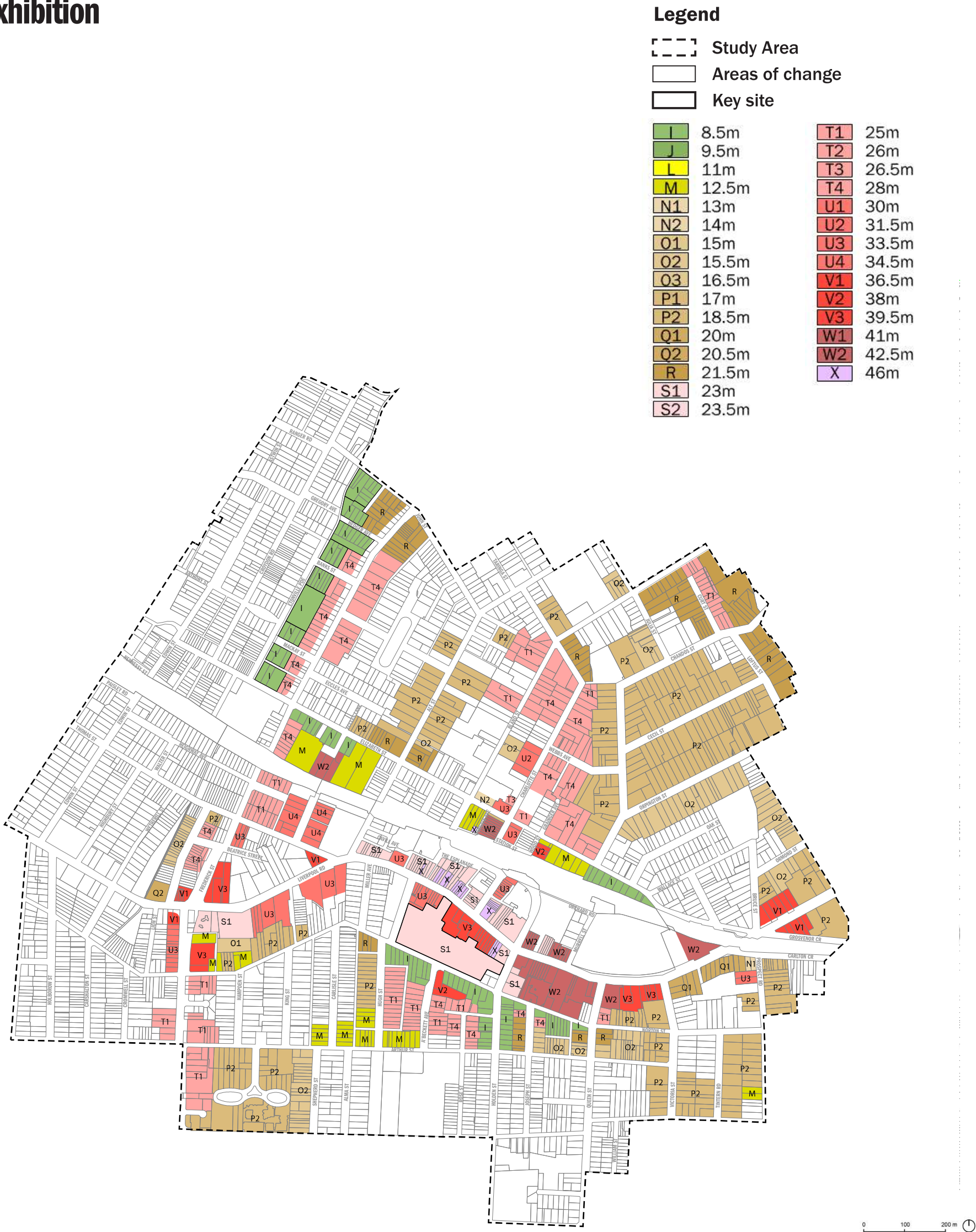
ASHFIELD-CROYDON HEIGHT OF BUILDING MAP

Exhibited



ASHFIELD-CROYDON HEIGHT OF BUILDING MAP

Post-exhibition



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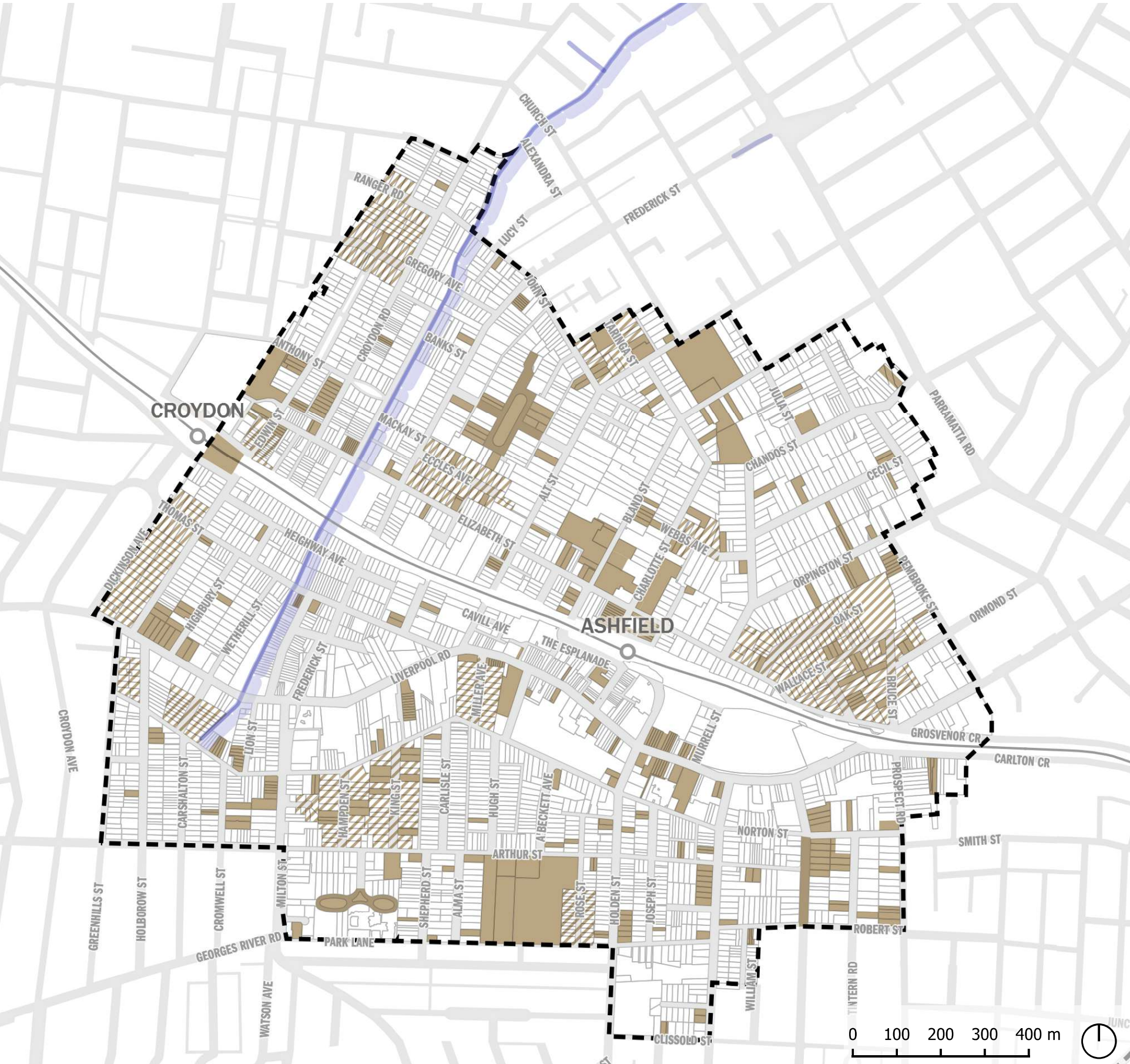
ASHFIELD-CROYDON HERITAGE MAP

Existing

- Legend
- Study Area

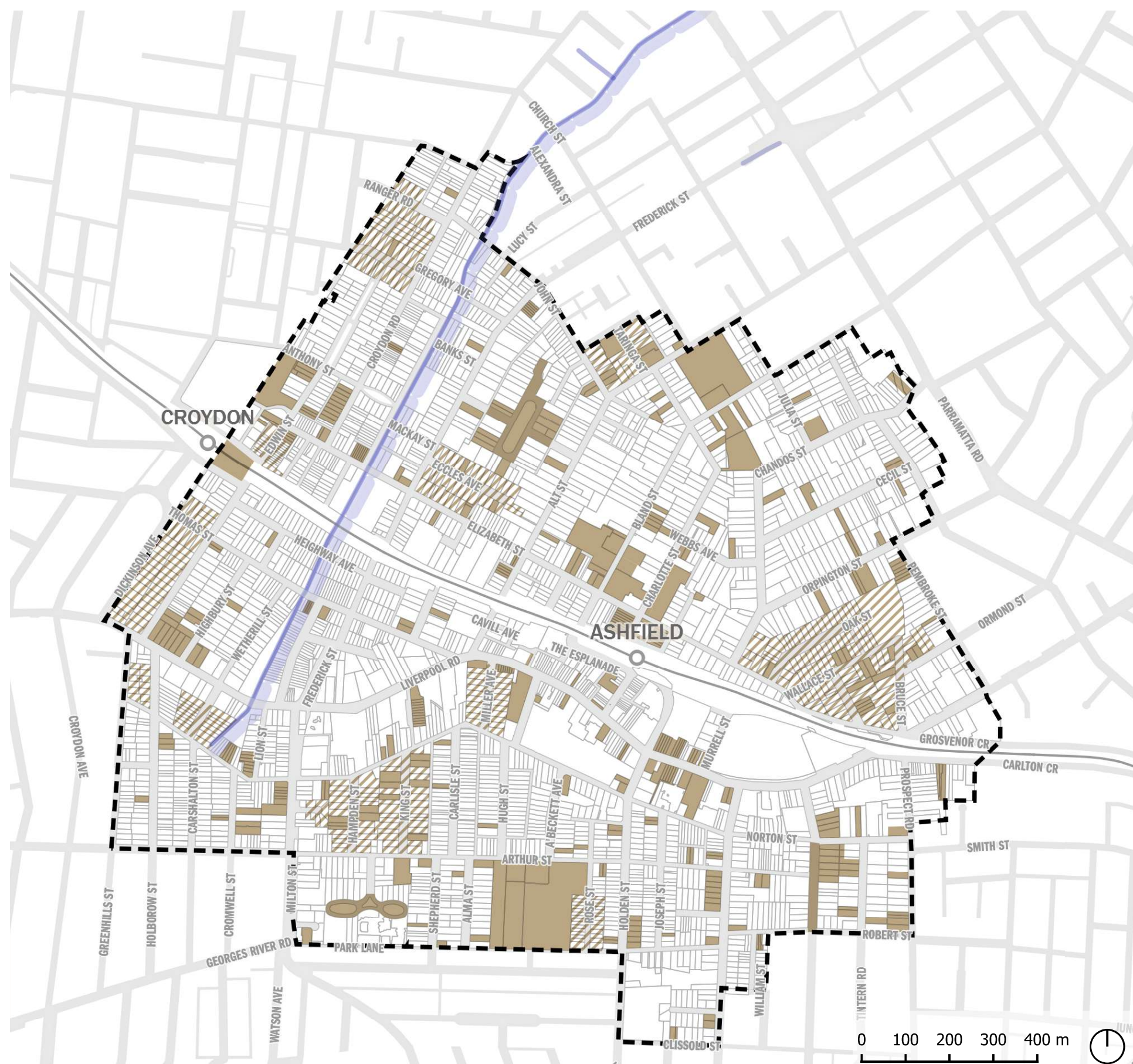
Conservation area - General

Item - General



Exhibited

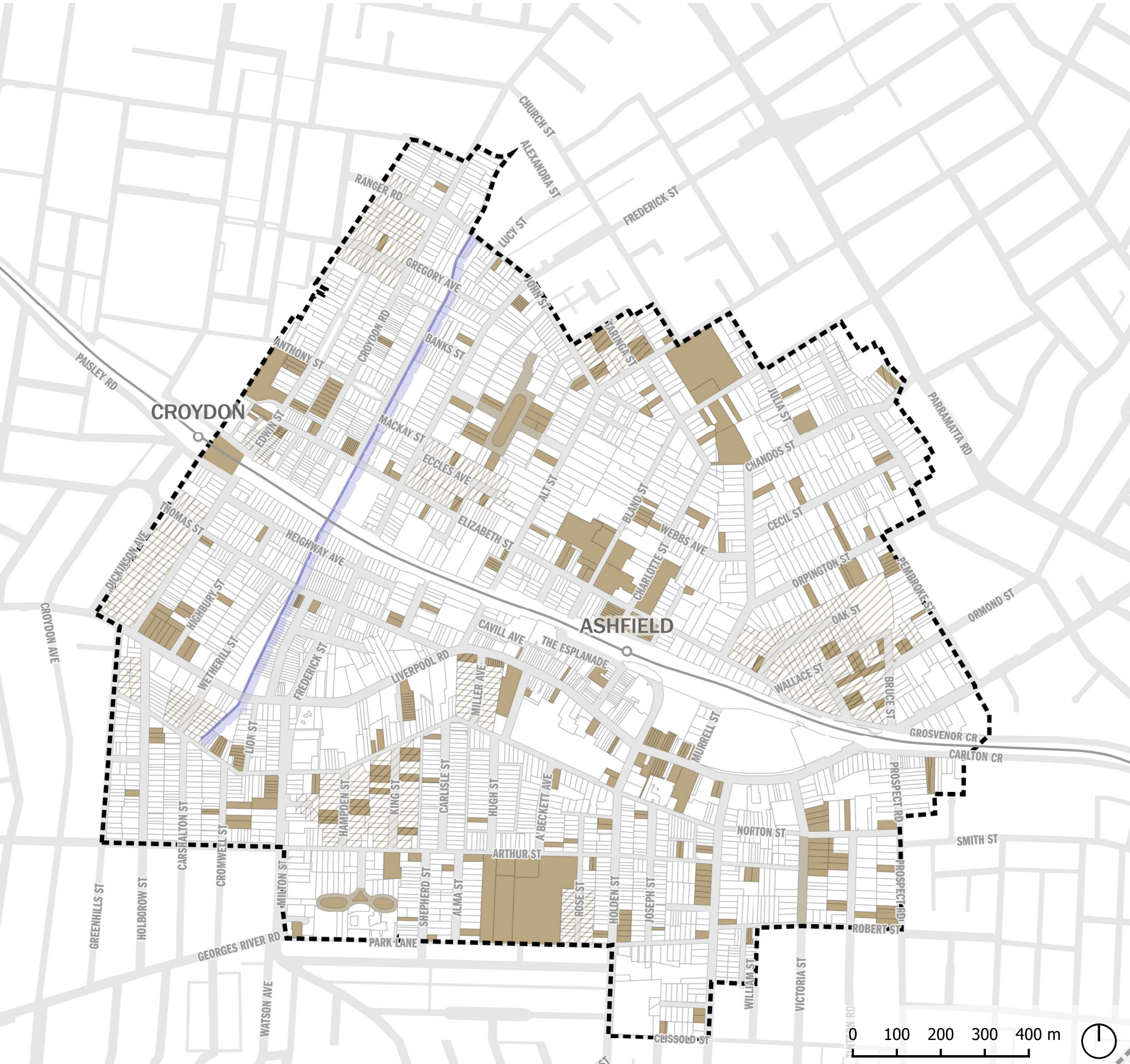
 Study Area
 Conservation area - General
 Item - General



ASHFIELD-CROYDON HERITAGE MAP

Post-exhibition

- Legend**
-  Study Area
 -  Conservation area - General
 -  Item - General



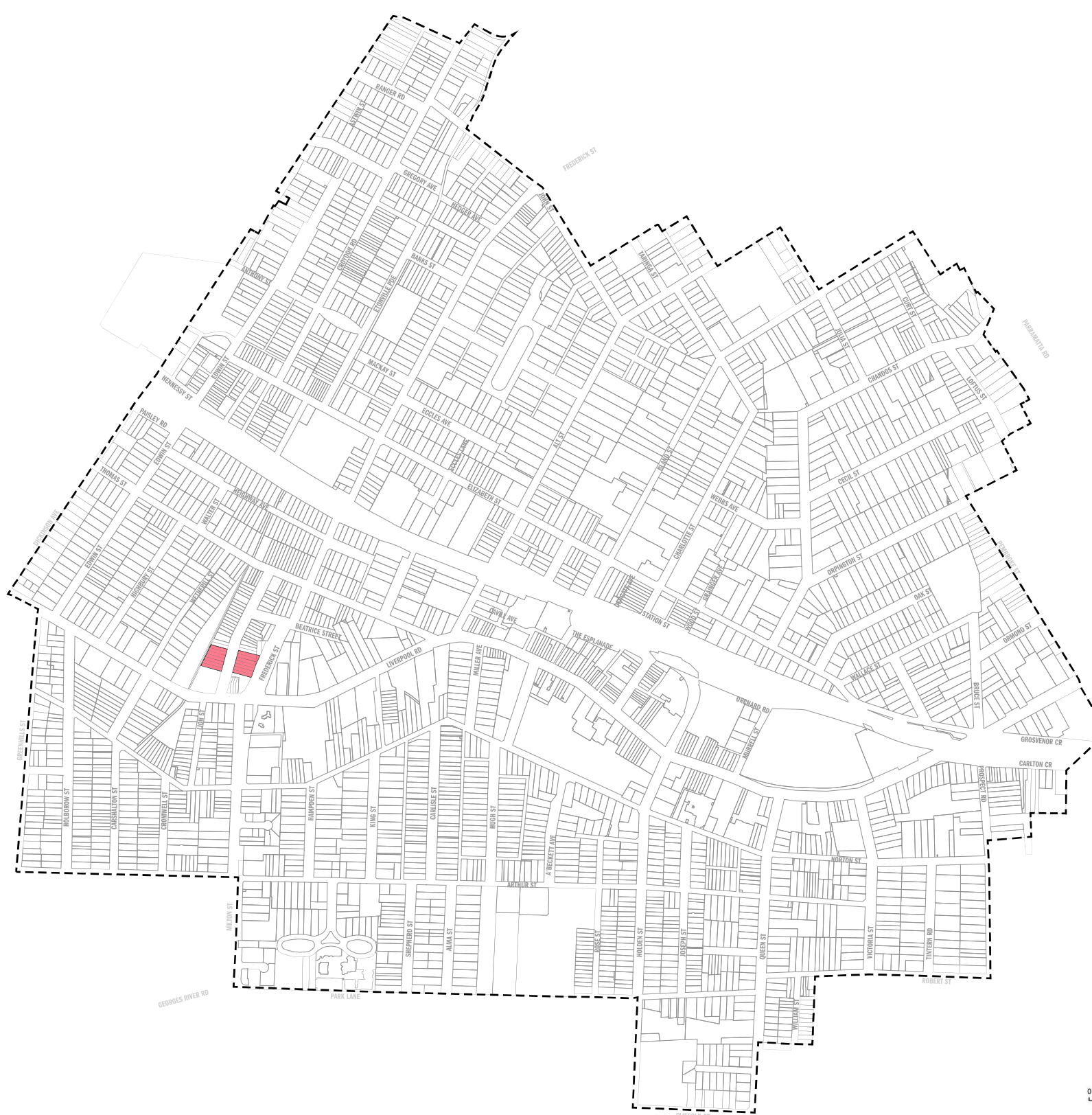
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ASHFIELD-CROYDON KEY SITES MAP

Existing

Legend

-  Study Area
-  Existing Key Sites



ASHFIELD-CROYDON KEY SITES MAP

Exhibited

Legend

Study Area

Existing Key Sites

Proposed Key Sites

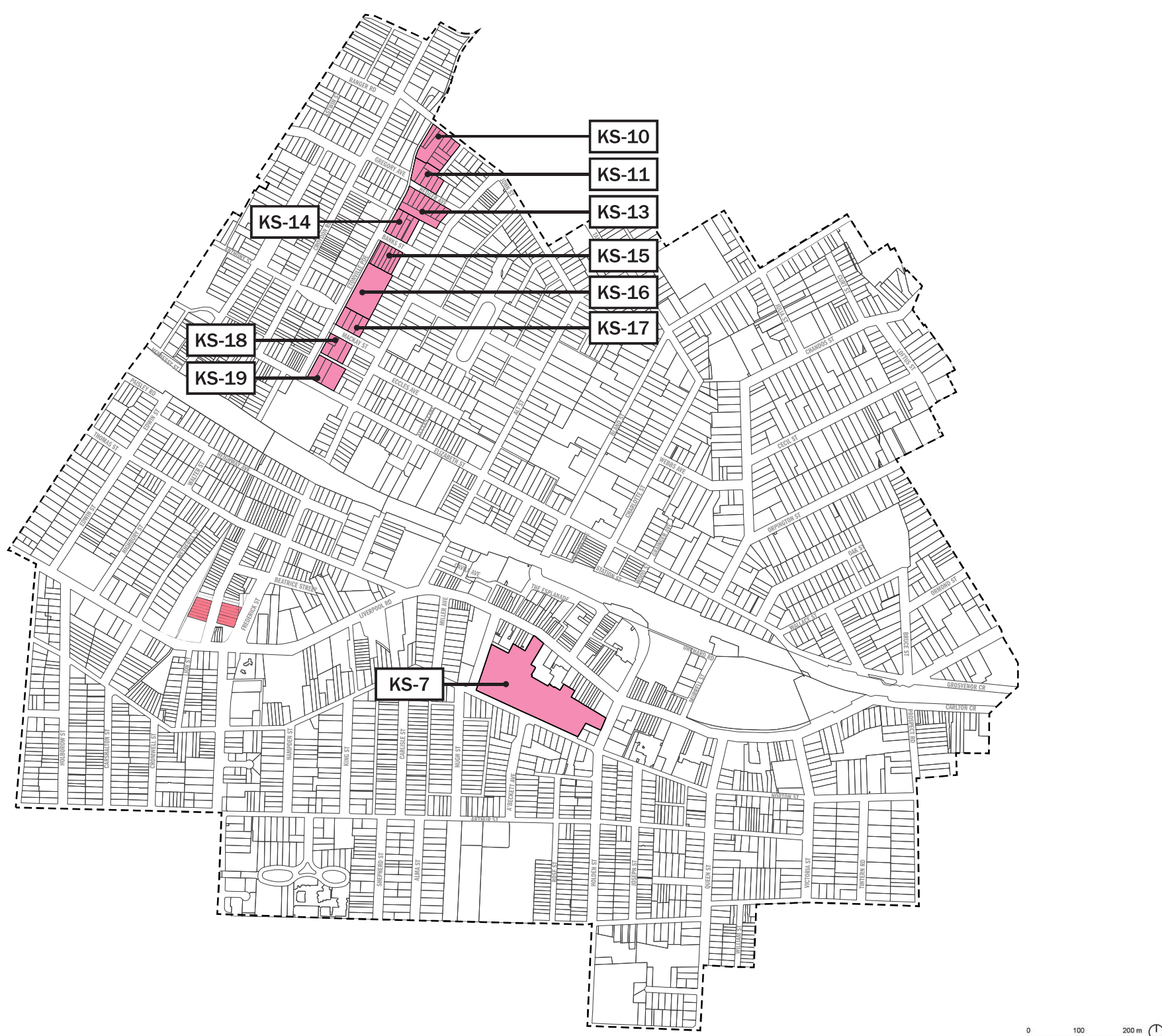


ASHFIELD-CROYDON KEY SITES MAP

Post-exhibition

Legend

-  Study Area
 Existing Key Sites
 Proposed Key Sites



ASHFIELD-CROYDON

KEY SITES MAP CONT'D

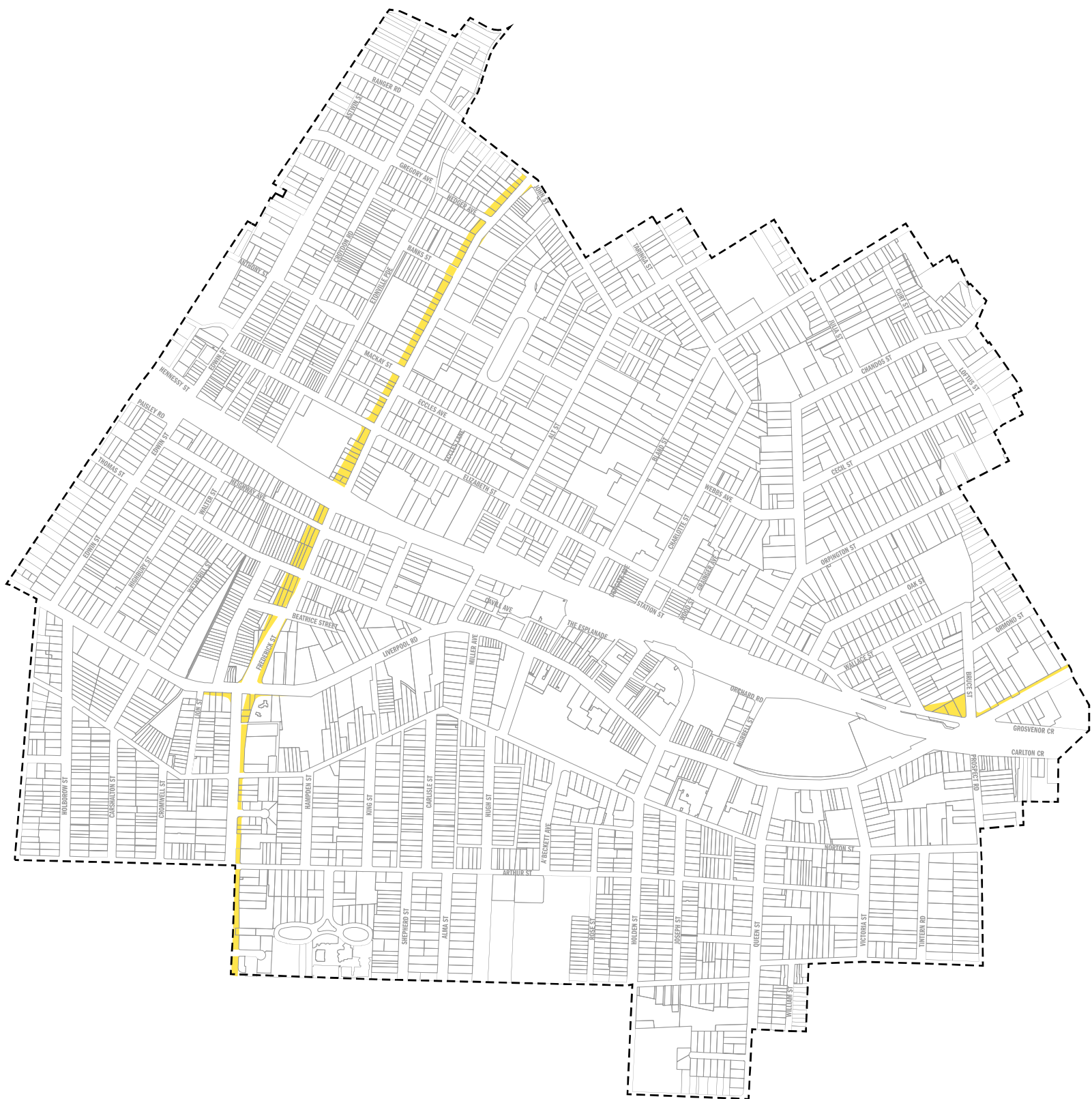
Area No.	Address	Key Site Public Benefit	Max. FSR	Max. HOB
KS-7	260A Liverpool Road	→ New public open space minimum 2000m2 , provided as a contiguous space with minimum dimension 20m → New active transport connections between Liverpool Road minimum 9m wide	4.0:1	76m (22 st.)
KS-10	56-66 John Street, 1,3,5 Vine Street, Ashfield	→ Landscaped/active transport corridor – 10m wide	2.8:1	34.5m (10 st.)
KS-11	7-15 Hedger Avenue, 7 Vine Street, Ashfield	→ Landscaped/active transport corridor -6m wide plus public open space with min. area of 800m2 and 20m minimum dimension	3.2:1	38m (11 st.)
KS-13	2-18 Hedger Avenue & 80 Frederick Street, Ashfield	→ Landscaped/active transport corridor – 10m wide	2.8:1	38m (11 st.)
KS-14	3-9 Banks St, Ashfield	→ Landscaped/active transport corridor – 10m wide	2.8:1	38m (11 st.)
KS-15	2-12 Banks St, Ashfield	→ Landscaped/active transport corridor – 10m wide	2.8:1	38m (11 st.)
KS-16	25 Etonville Pde, Ashfield	→ Landscaped/active transport corridor – 10m wide plus → Through-site link min. 6m wide towards Frederick St for future connection to Albert Pde	2.8:1	38m (11 st.)
KS-17	1-7 Mackay St, Ashfield	→ Landscaped/active transport corridor – 10m wide plus	2.8:1	38m (11 st.)
KS-18	2-8 Mackay Street and 4A Etonville Pde, Ashfield	→ Landscaped/active transport corridor – 10m wide → Retain existing right-of-way to 25 Etonville Pde - relocation along Mackay St allowed.	3.3:1	38m (11 st.)
KS-19	179, 181, and 183 Elizabeth St, Ashfield	→ Landscaped/active transport corridor – 10m wide	3.0:1	38m (11 st.)

ASHFIELD-CROYDON LAND RESERVATION FOR ACQUISITION MAP

Existing

Legend

- Existing Land Reserved for Acquisition

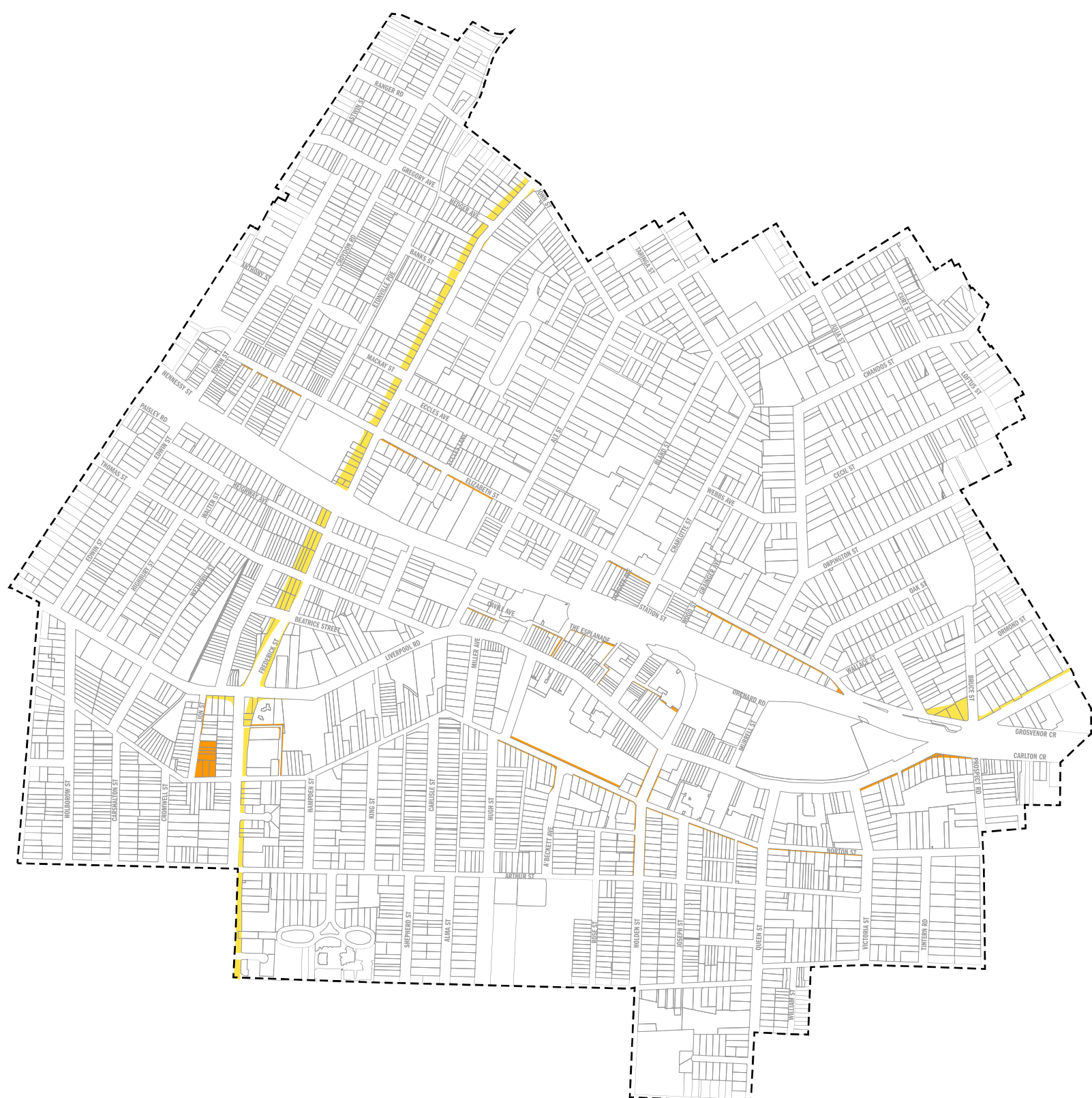


ASHFIELD-CROYDON LAND RESERVATION FOR ACQUISITION MAP

Exhibited

Legend

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

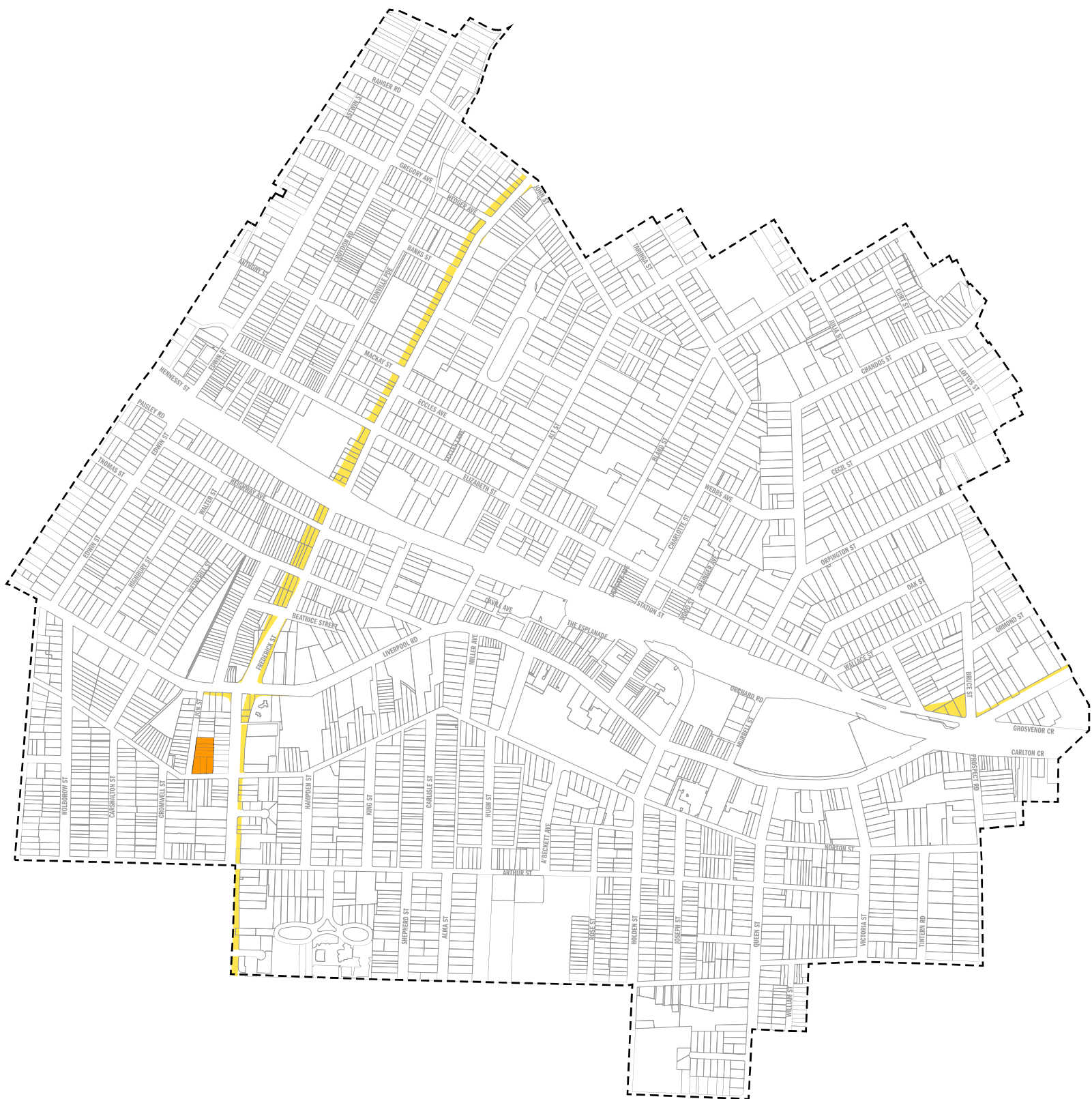


ASHFIELD-CROYDON LAND RESERVATION FOR ACQUISITION MAP

Post-exhibition

Legend

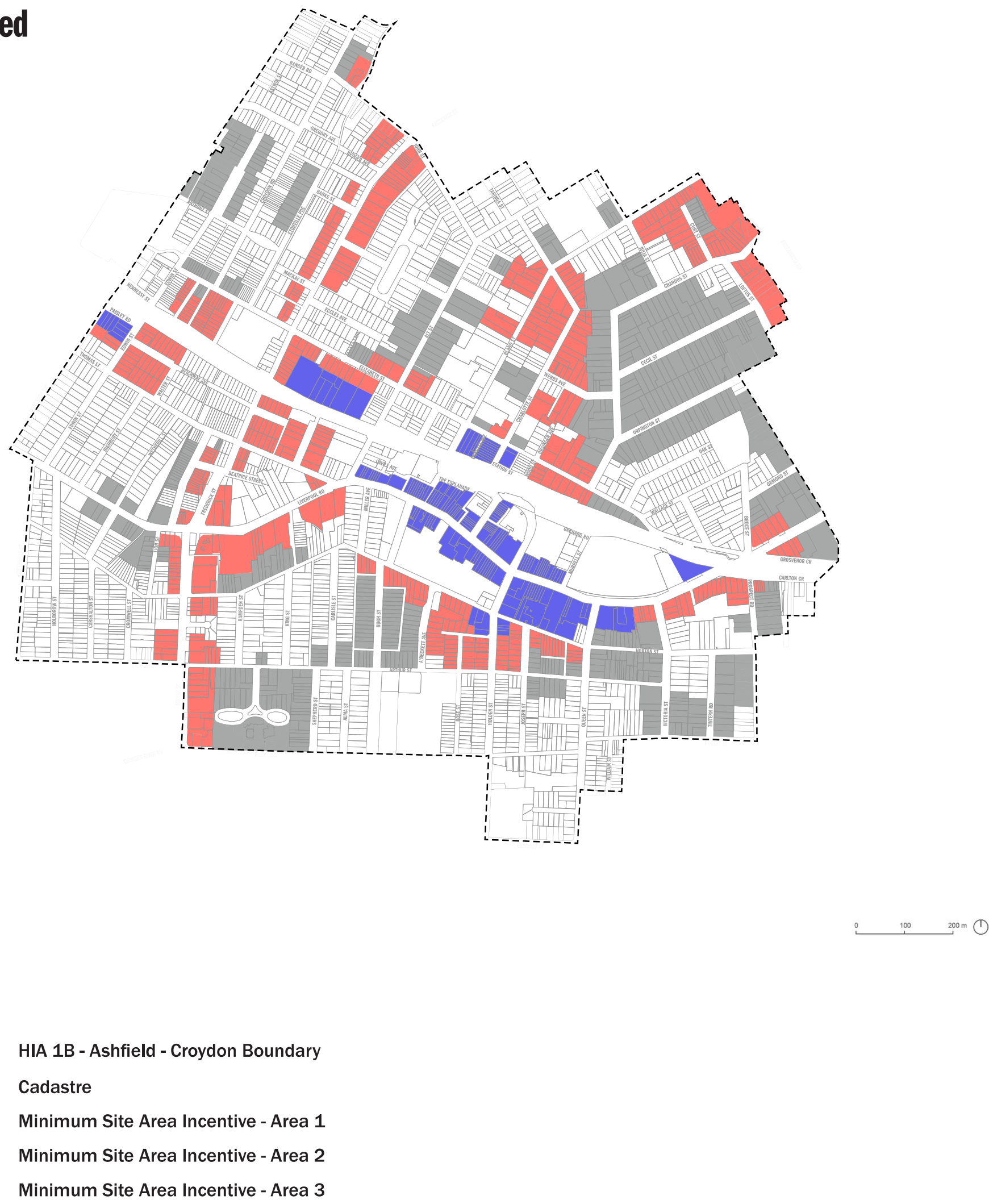
- Existing Land Reserved for Acquisition
- Post-exhibition Land Reserved for Acquisition



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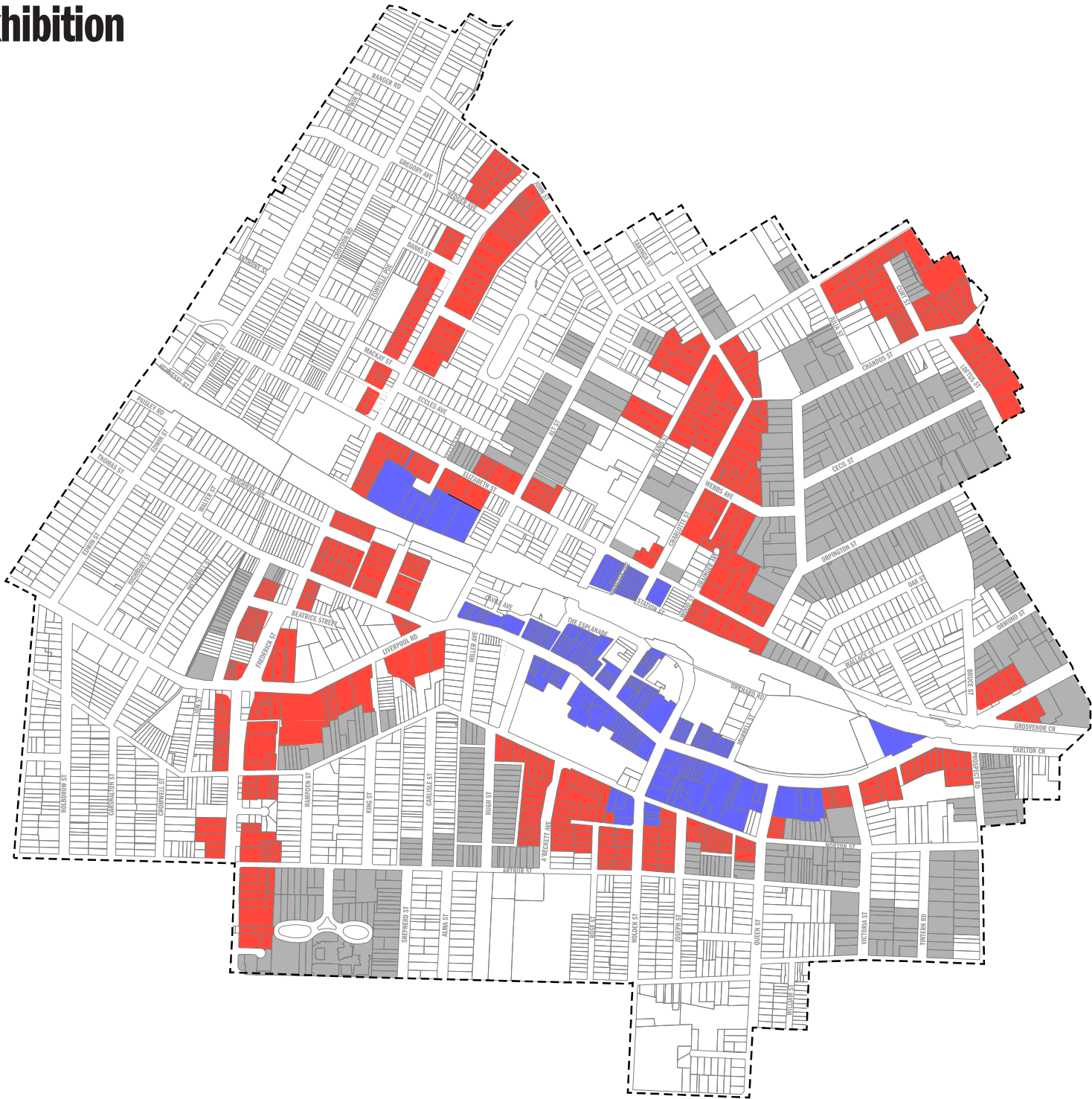
ASHFIELD - CROYDON DEVELOPMENT INCENTIVES MAPS

Exhibited



ASHFIELD - CROYDON DEVELOPMENT INCENTIVES MAPS

Post-exhibition

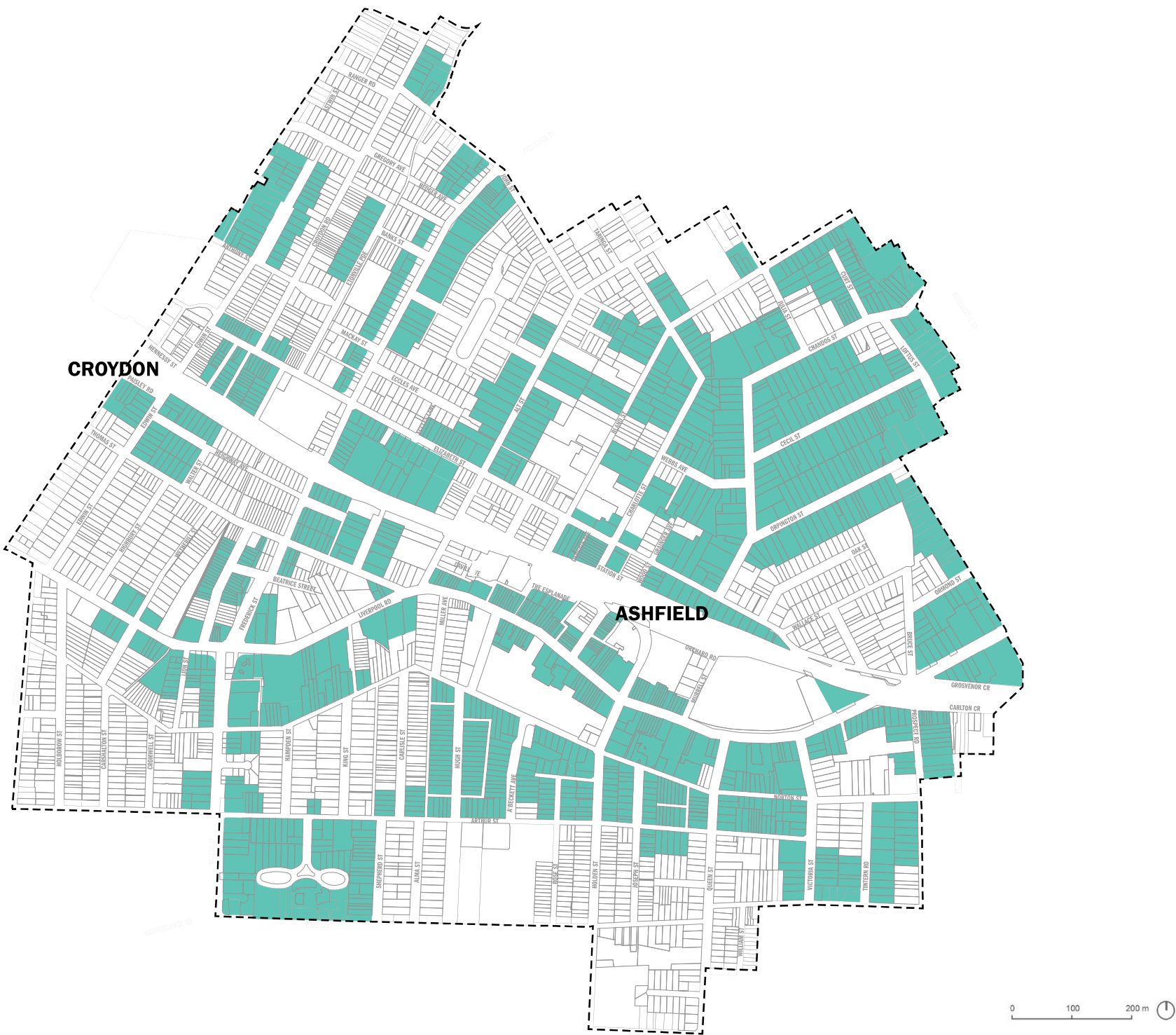


Legend

-  HIA 1B - Ashfield - Croydon Boundary
-  Cadastre
-  Minimum Site Area Incentive - Area 1
-  Minimum Site Area Incentive - Area 2
-  Minimum Site Area Incentive - Area 3

ASHFIELD - CROYDON DEVELOPMENT INCENTIVES MAPS

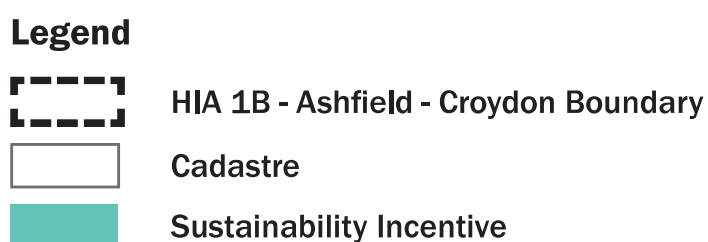
Sustainability Incentive Exhibited



Legend

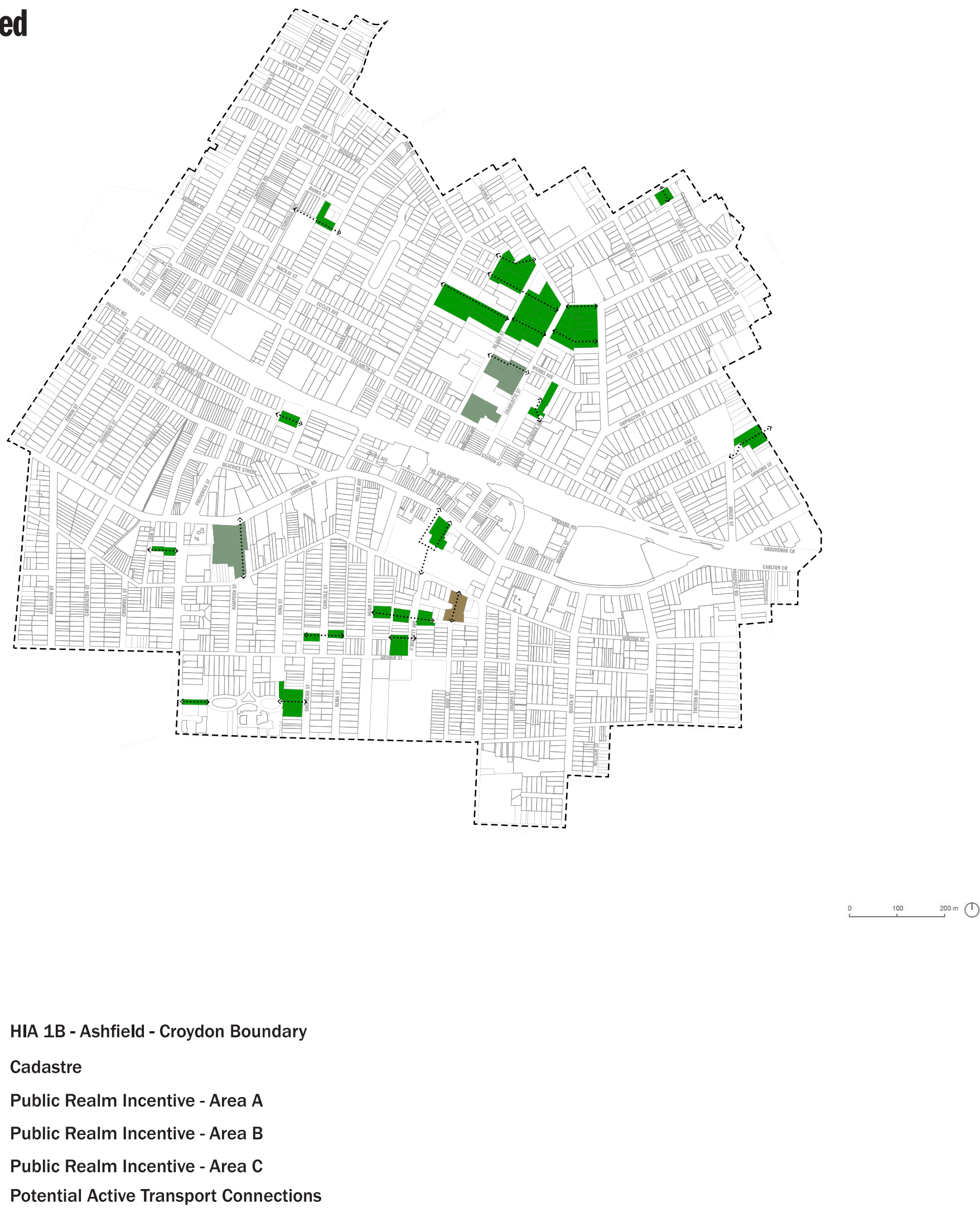
-  HIA 1B - Ashfield - Croydon Boundary
-  Cadastre
-  Sustainability Incentive

Sustainability Incentive Post-exhibition



ASHFIELD - CROYDON DEVELOPMENT INCENTIVES MAPS

Public Realm Incentive-Desired Exhibited



Public Realm Incentive-Desired

Post-exhibition

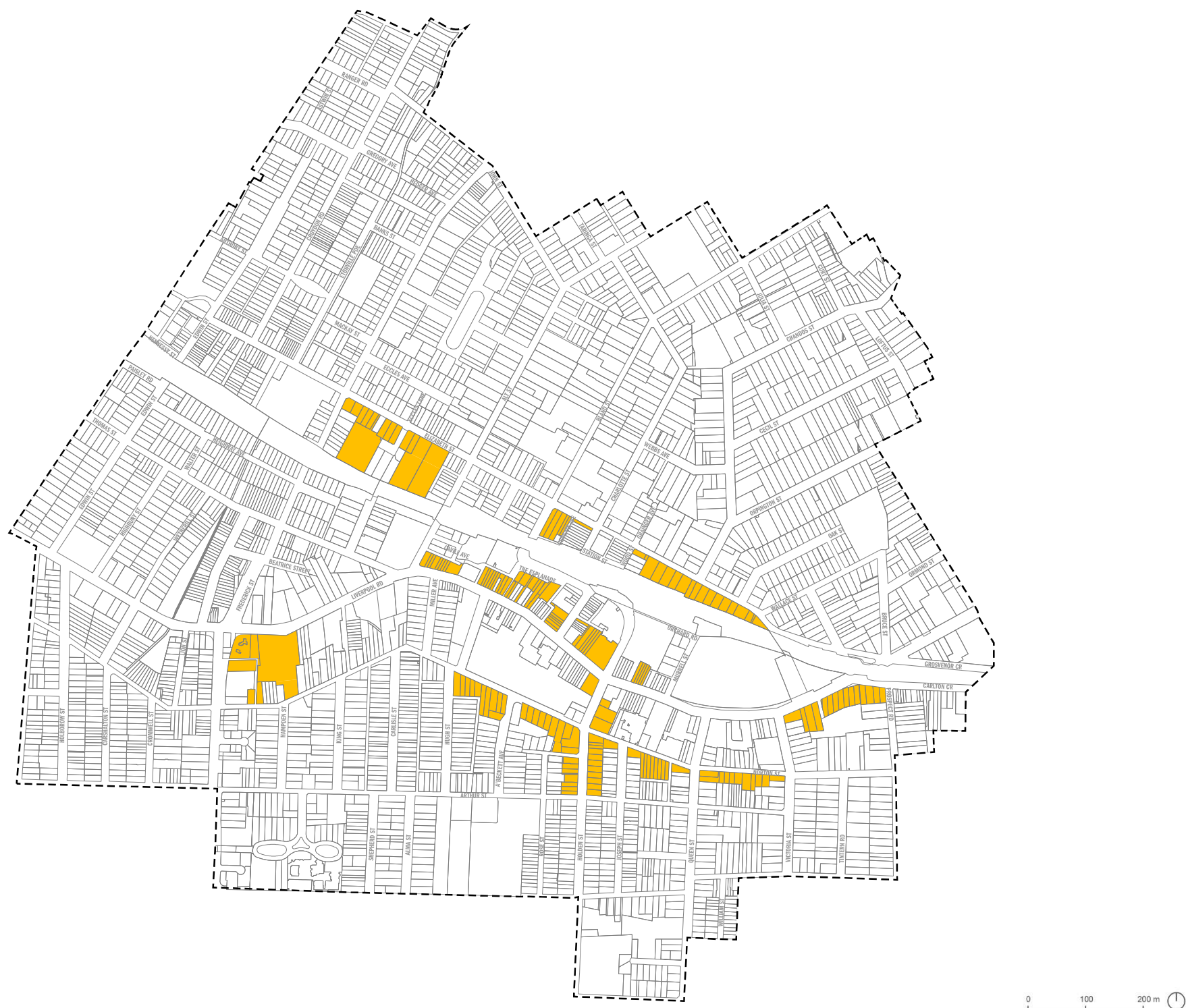


 HIA 1B - Ashfield - Croydon Boundary
 Cadastre
 Public Realm Incentive - Area A
 Public Realm Incentive - Area B
 Public Realm Incentive - Area C
 Potential Active Transport Connections

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ASHFIELD - CROYDON DEVELOPMENT INCENTIVES MAPS

Public Realm Incentive-Mandatory



Legend

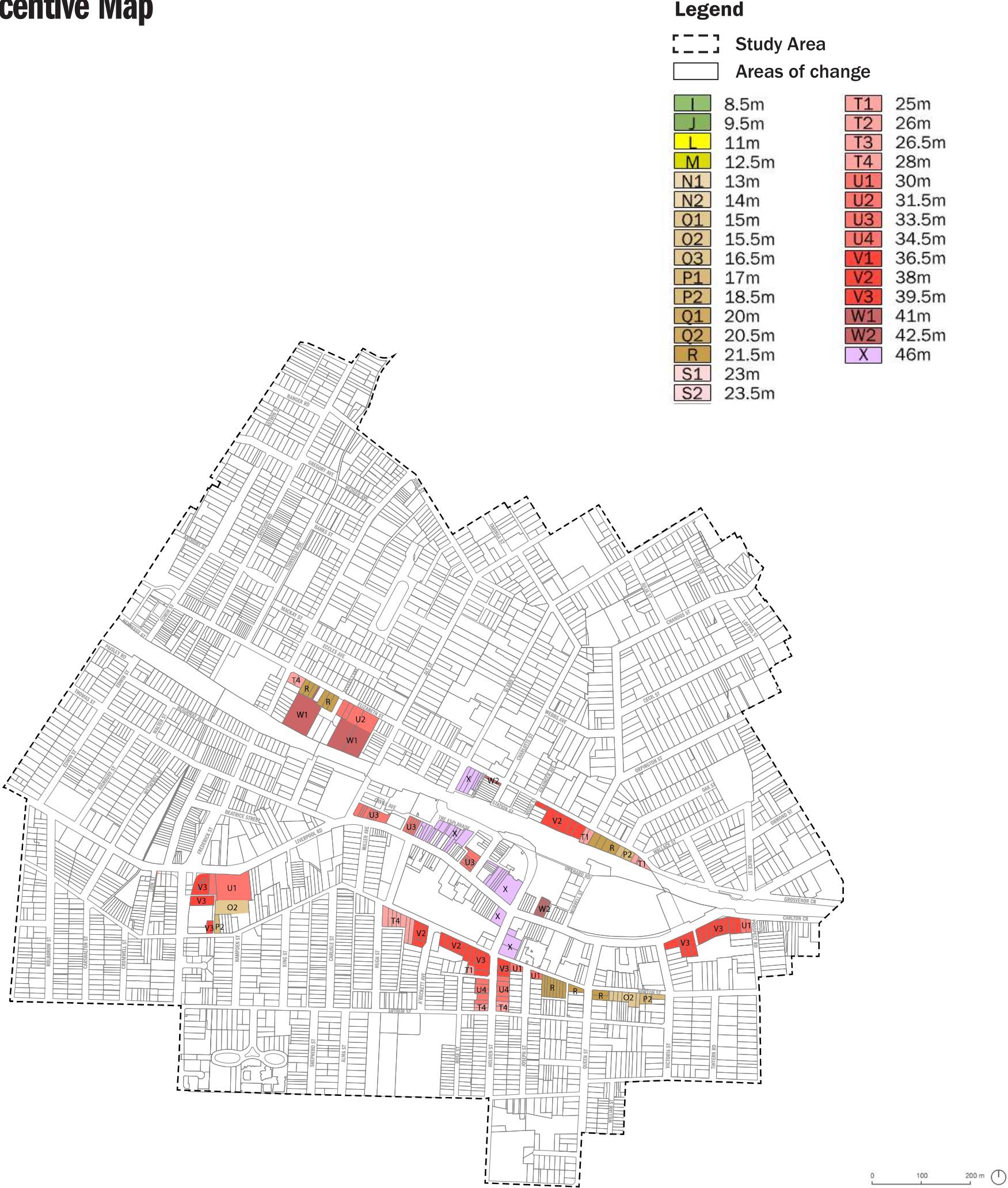
-  HIA 1A - Marrickville - Dulwich Hill Boundary
-  Cadastre
-  Public Realm Incentive -Mandatory

Public Realm Incentive-Mandatory FSR Incentive Map



ASHFIELD - CROYDON DEVELOPMENT INCENTIVES MAPS

Public Realm Incentive-Mandatory HOB Incentive Map

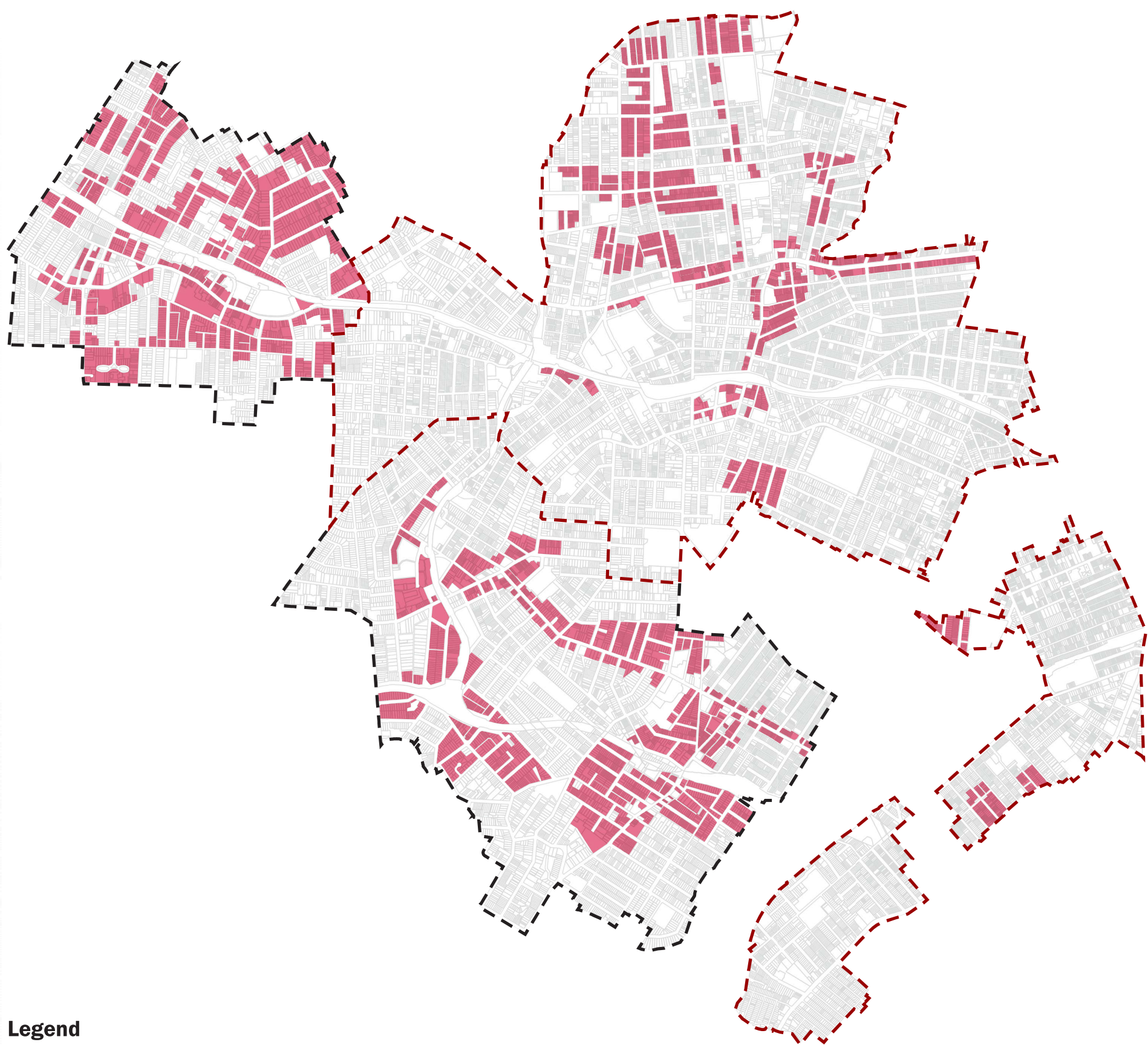


* This only applies to the properties where 'Public Realm Incentives - Mandatory' apply.

HIA

AFFORDABLE HOUSING CONTRIBUTIONS

Exhibited



Legend

-  HIA 1 Boundary
-  HIA 2 Boundary
-  Cadastre
-  Affordable Housing Contributions Required



HIA

AFFORDABLE HOUSING CONTRIBUTIONS

Post-exhibition

