



Attachment 3

Our Fairer Future Plan:

Council's Approach for New Housing in the Inner West

Map Book – Part 4

**HIA 2 – Parts of Leichhardt, Petersham,
Lewisham, Stanmore, Marrickville, Sydenham
and St Peters**

September 2025

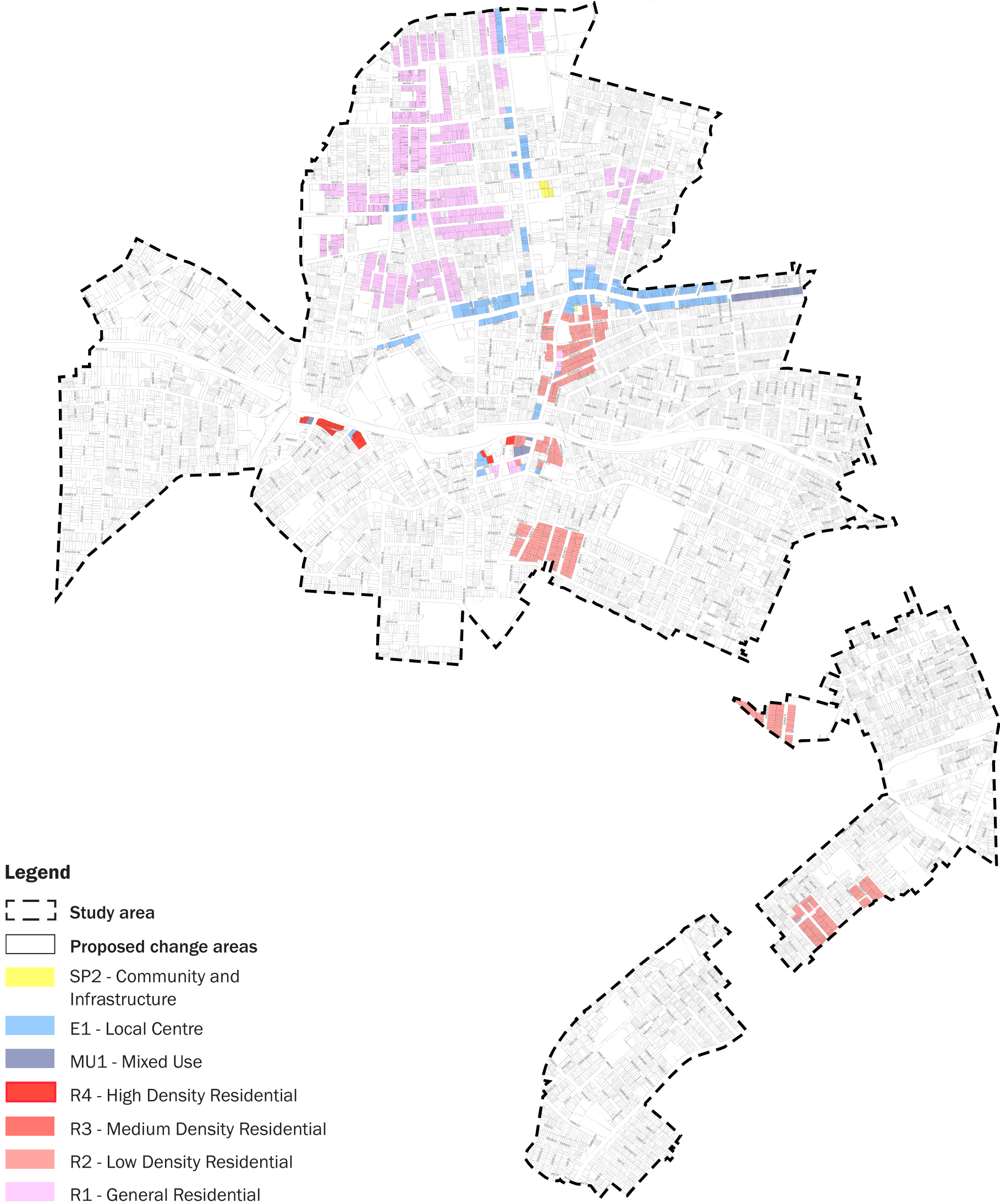
HIA 2 – Parts of Leichhardt, Petersham, Lewisham, Stanmore, Marrickville, Sydenham and St Peters

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HIA 2

LAND ZONING

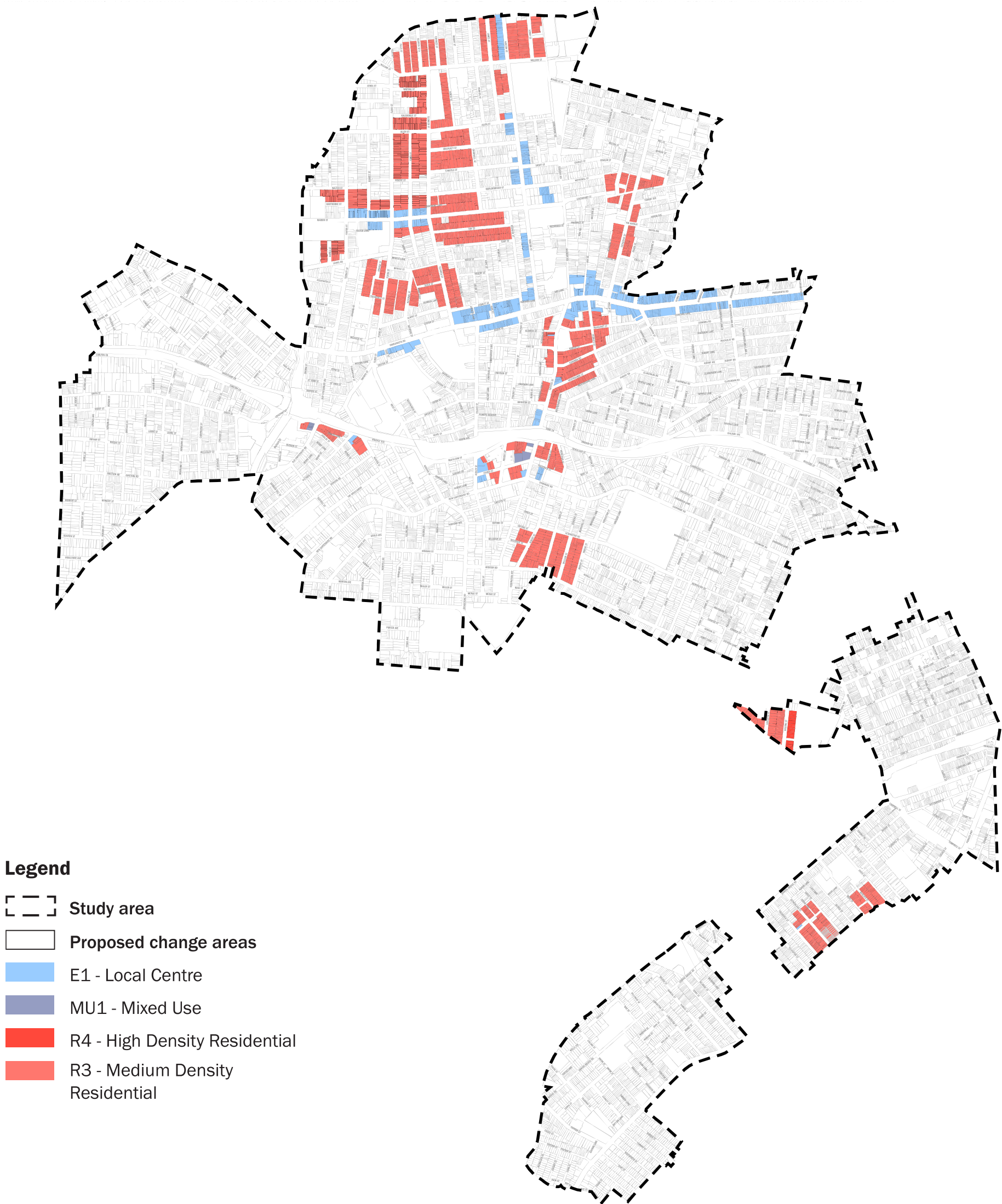
Existing



HIA 2

LAND ZONING

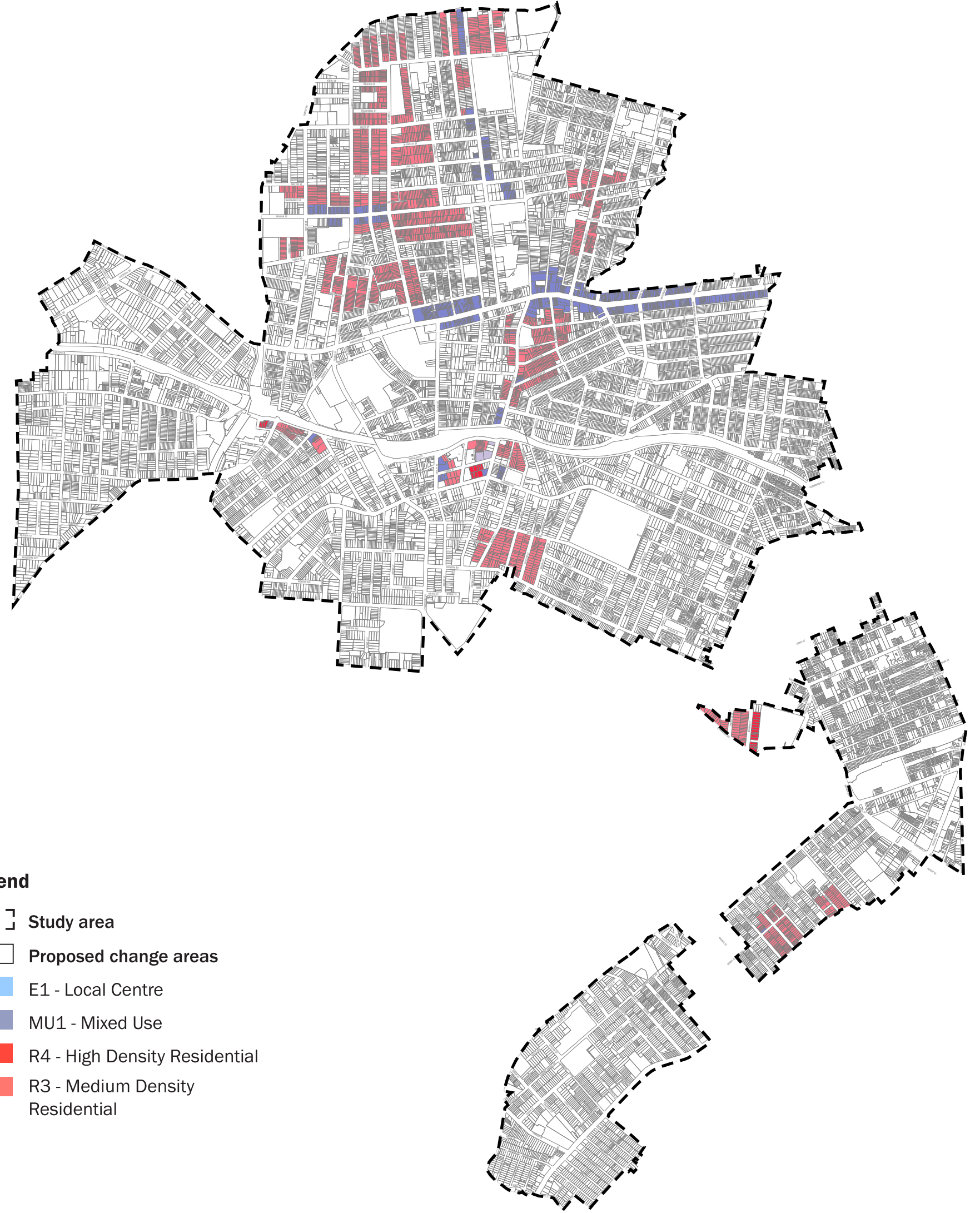
Exhibited



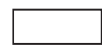
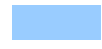
HIA 2

LAND ZONING

Post-exhibition



Legend

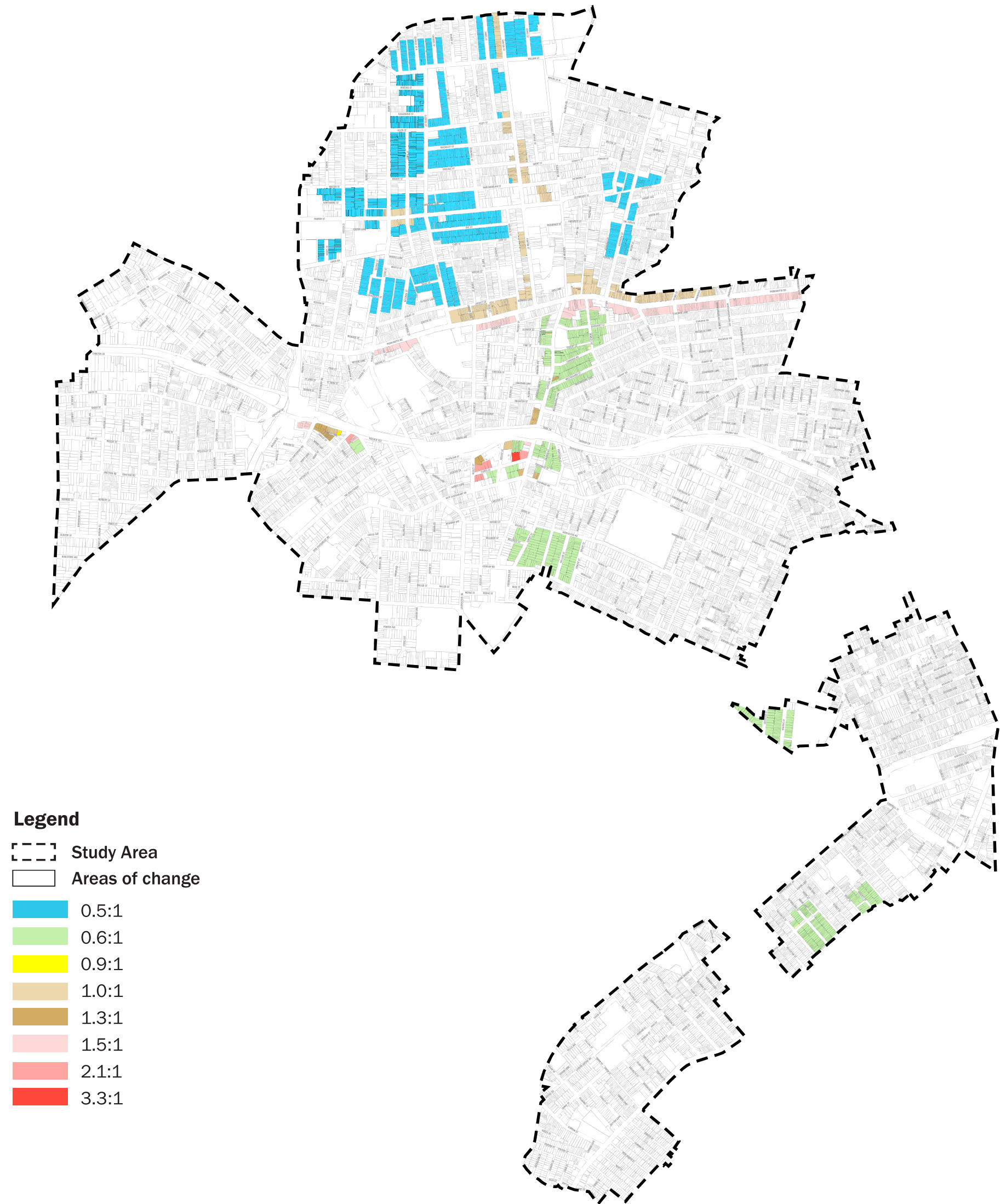
-  Study area
-  Proposed change areas
-  E1 - Local Centre
-  MU1 - Mixed Use
-  R4 - High Density Residential
-  R3 - Medium Density Residential

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HIA 2

FLOOR SPACE RATIO MAP

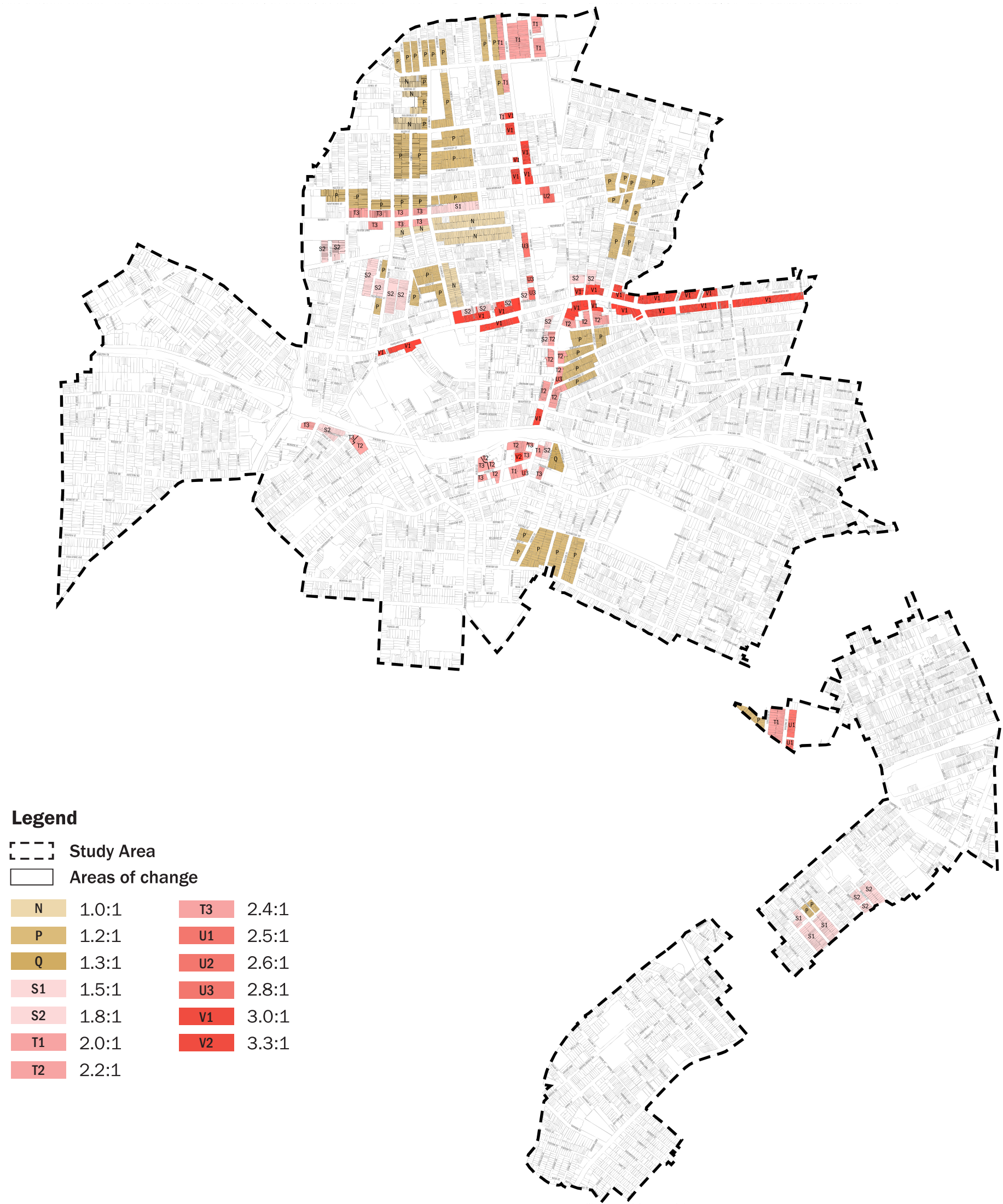
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HIA 2

FLOOR SPACE RATIO MAP

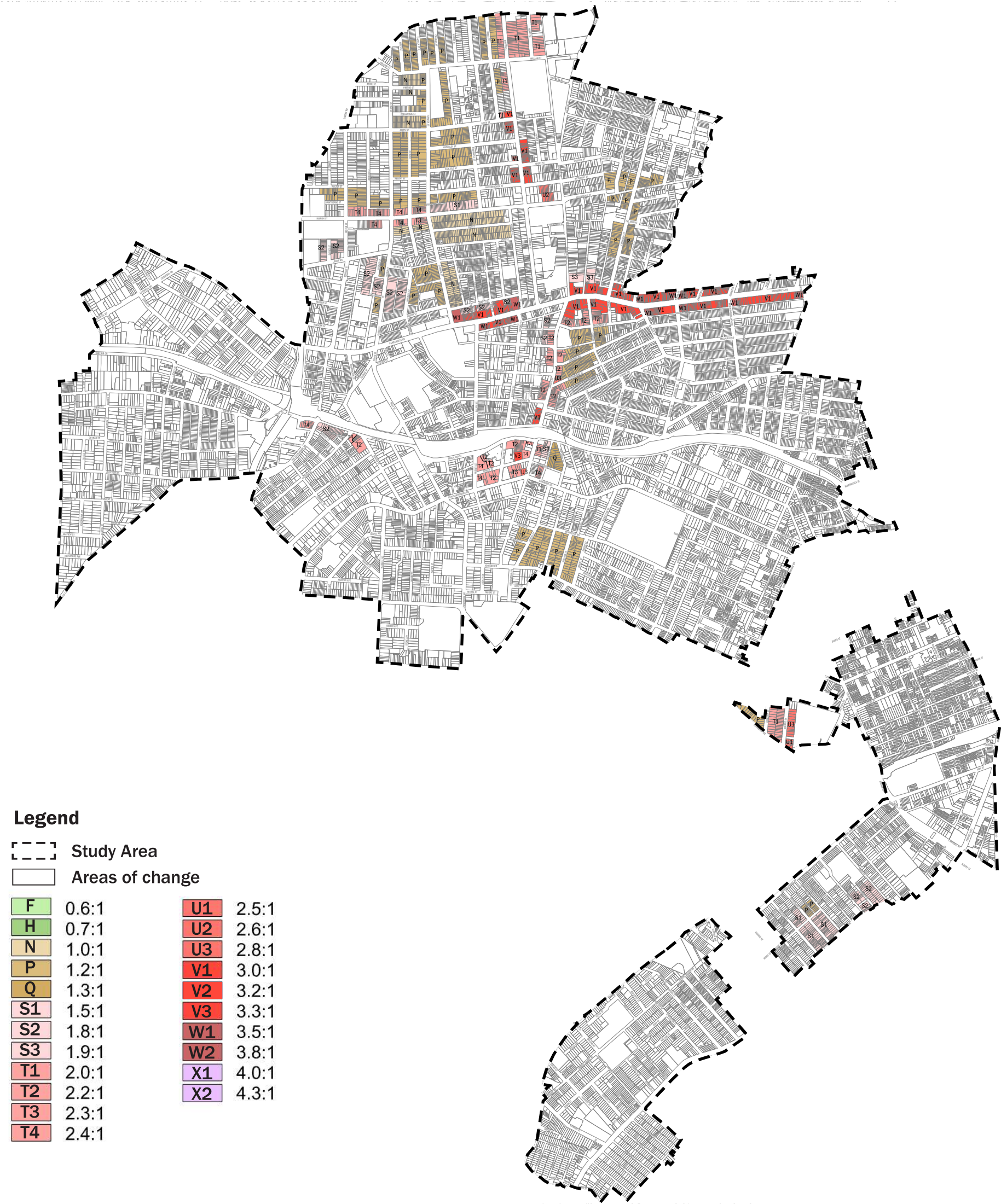
Exhibited



HIA 2

FLOOR SPACE RATIO MAP

Post-exhibition

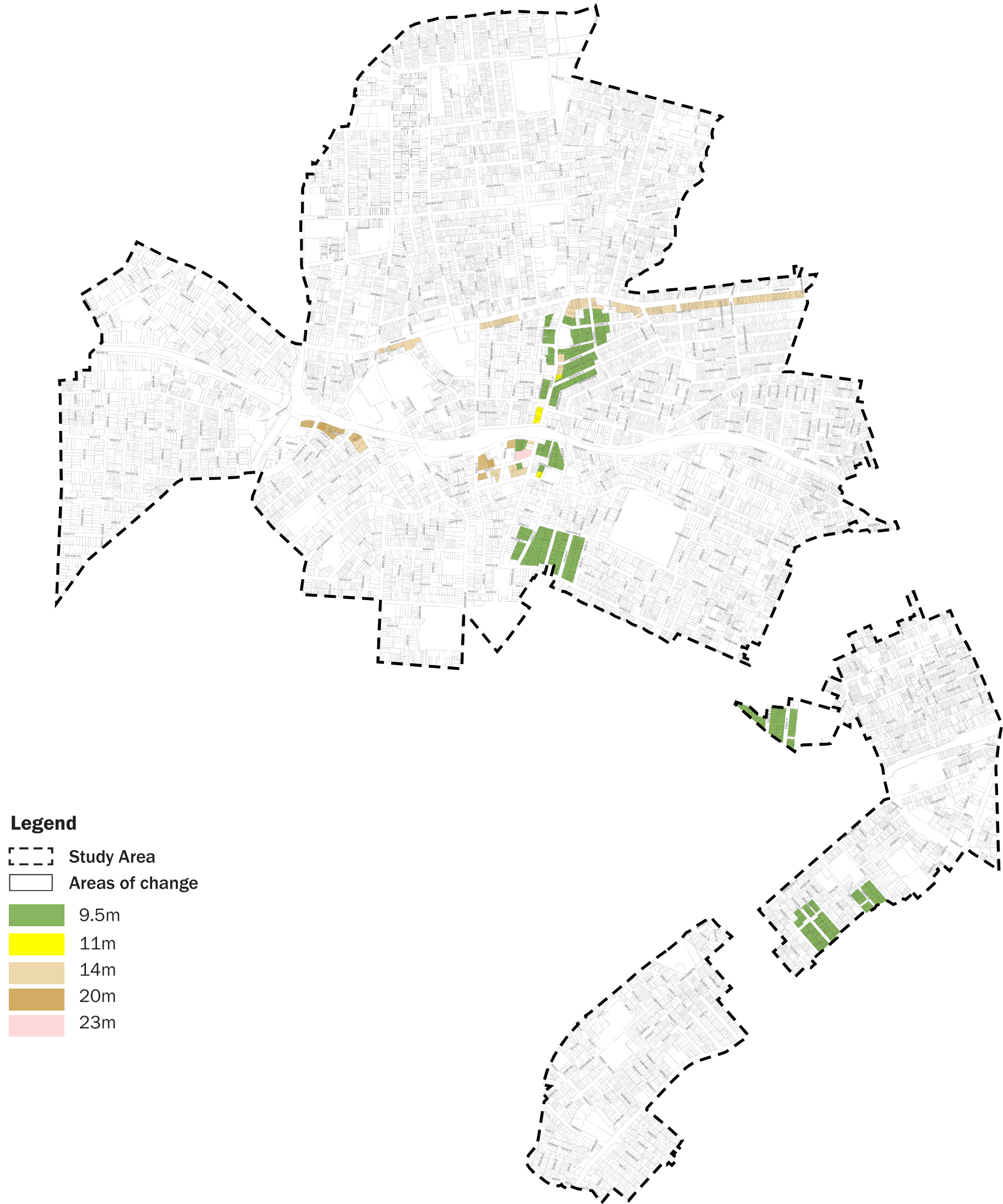


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HIA 2

HEIGHT OF BUILDING MAP

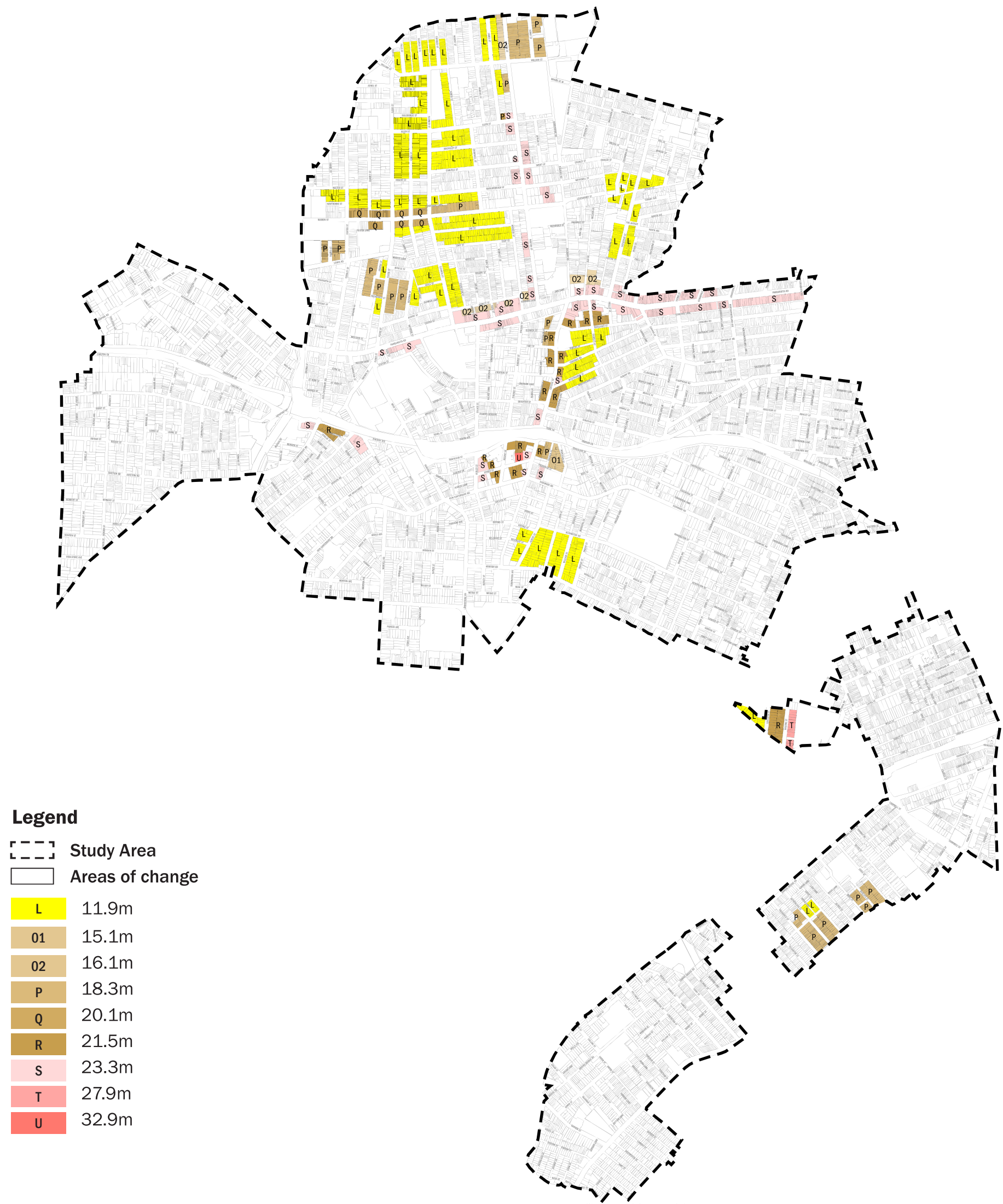
Existing



HIA 2

HEIGHT OF BUILDING MAP

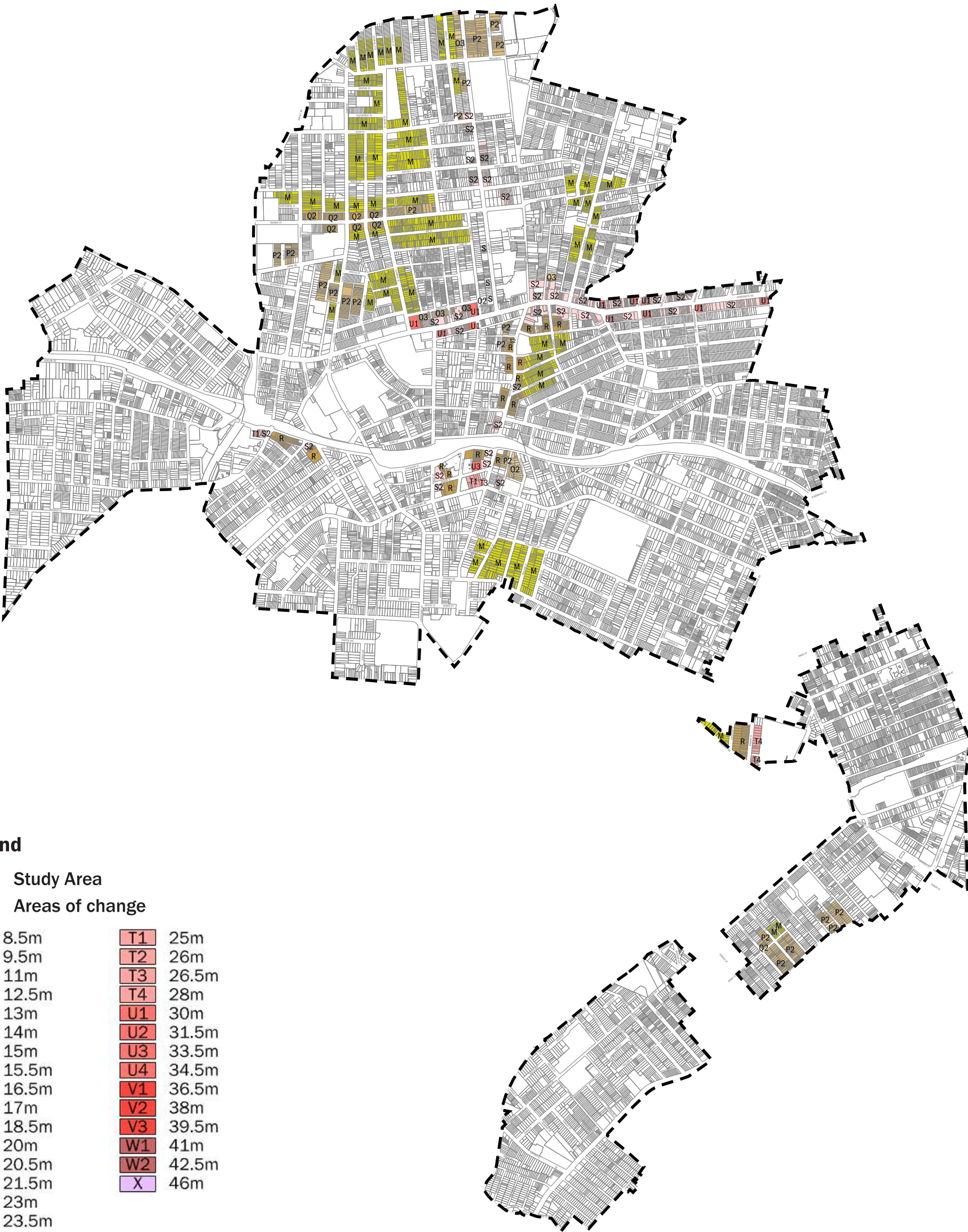
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HIA 2

HEIGHT OF BUILDING MAP

Post-exhibition

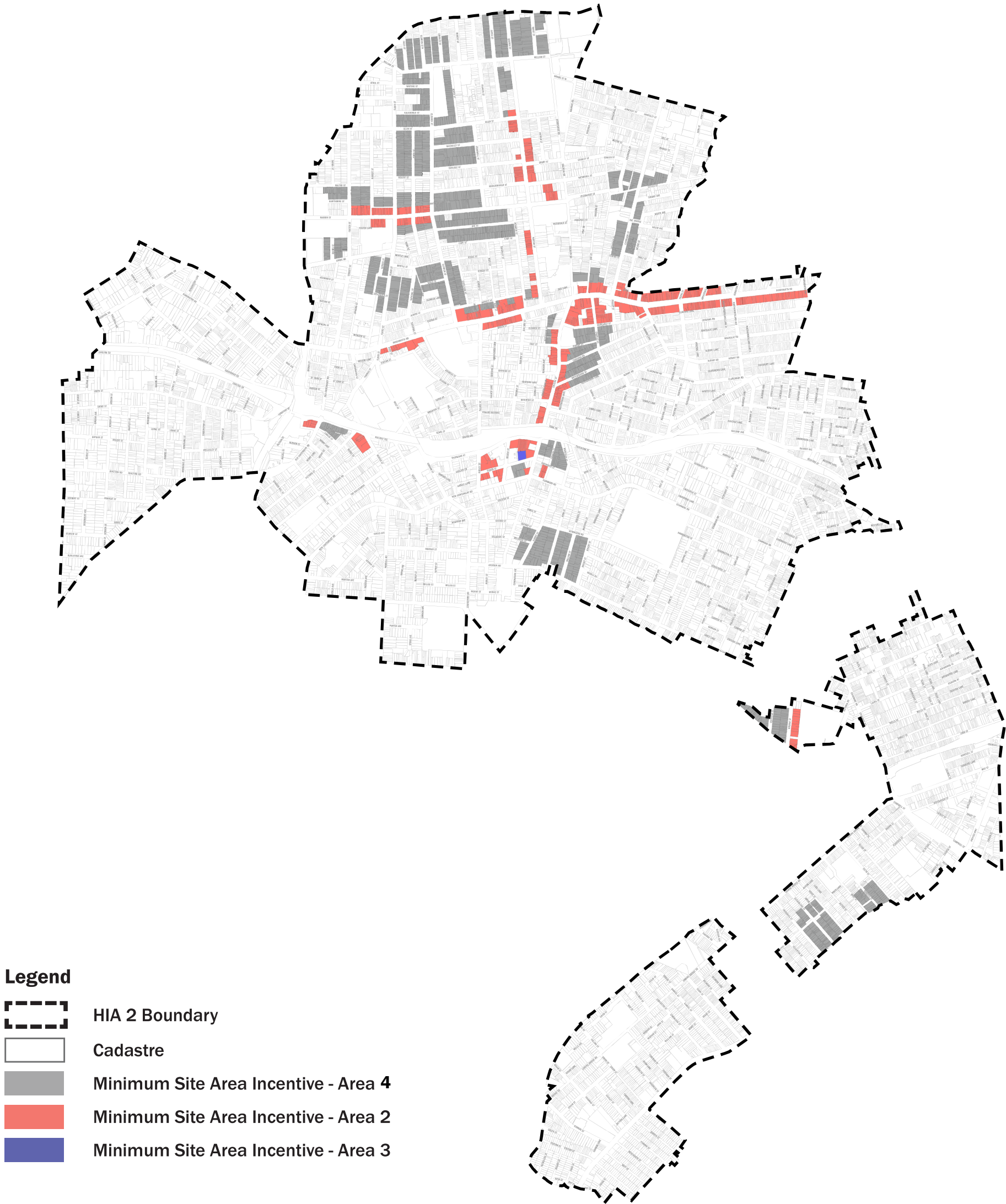


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HIA 2

DEVELOPMENT INCENTIVES MAPS

Minimum Site Area Incentive Exhibited



HIA 2

DEVELOPMENT INCENTIVES MAPS

Minimum Site Area Incentive

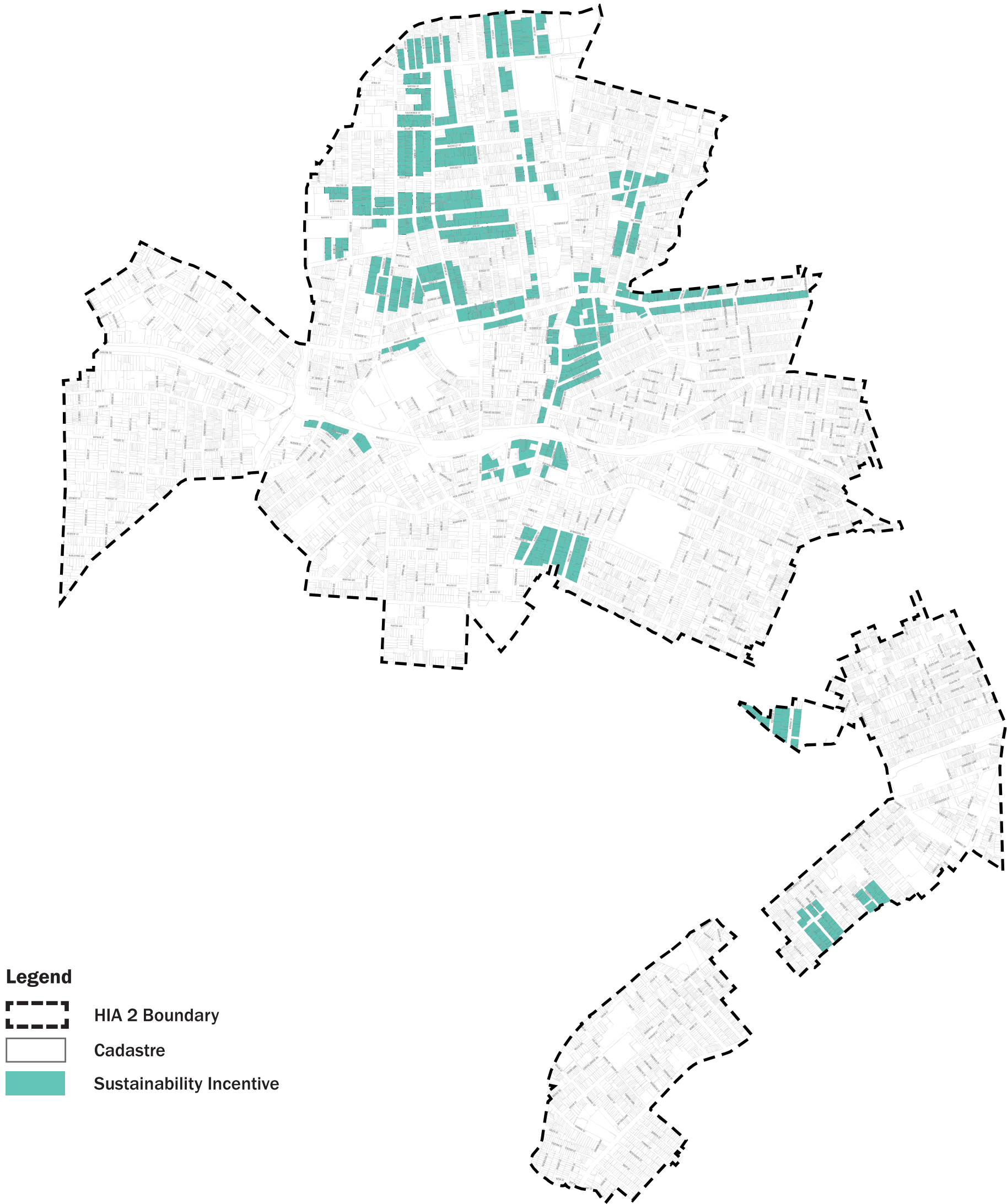
Post-exhibition



HIA 2

DEVELOPMENT INCENTIVES MAPS

Sustainability Incentive Exhibited

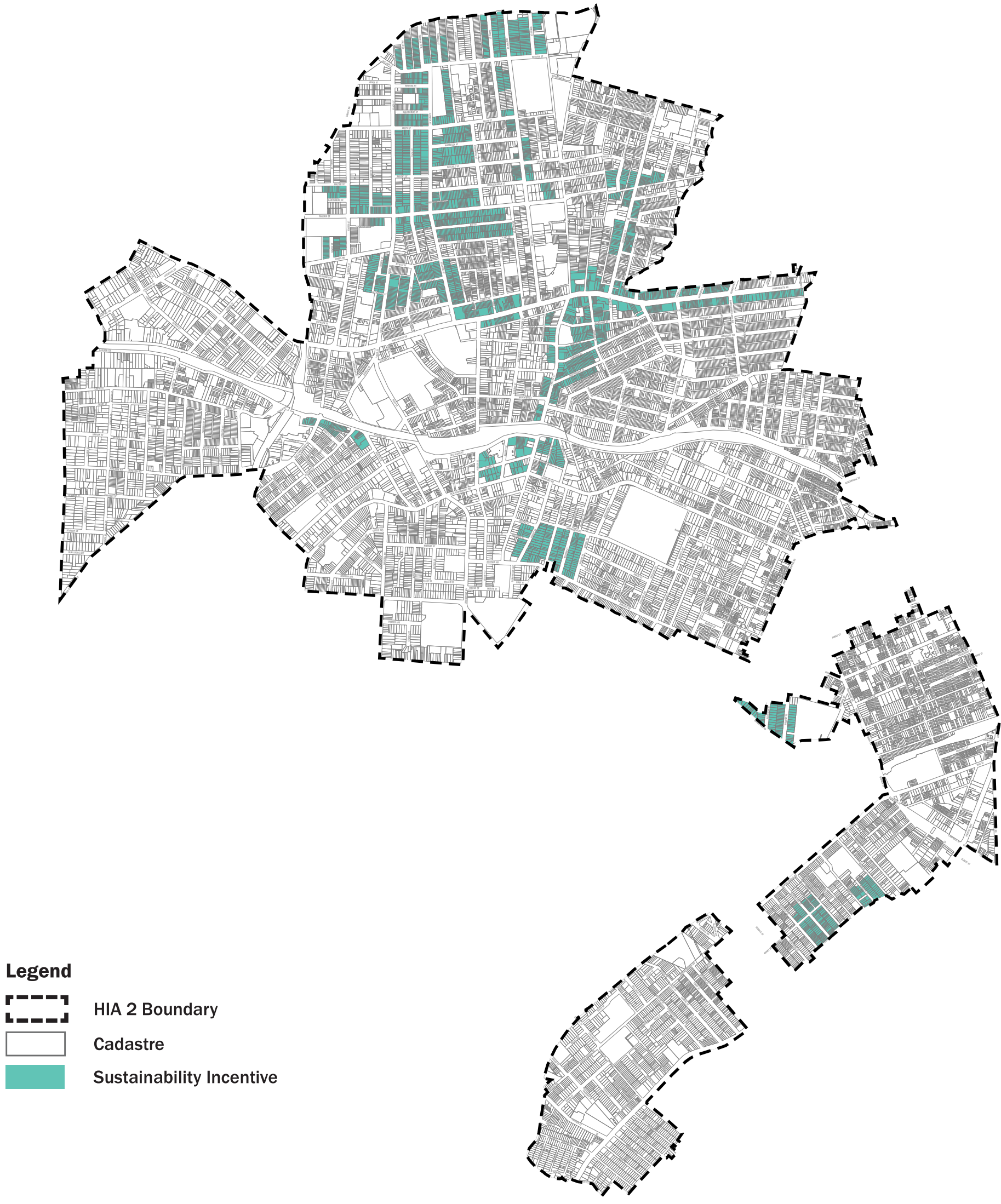


HIA 2

DEVELOPMENT INCENTIVES MAPS

Sustainability Incentive

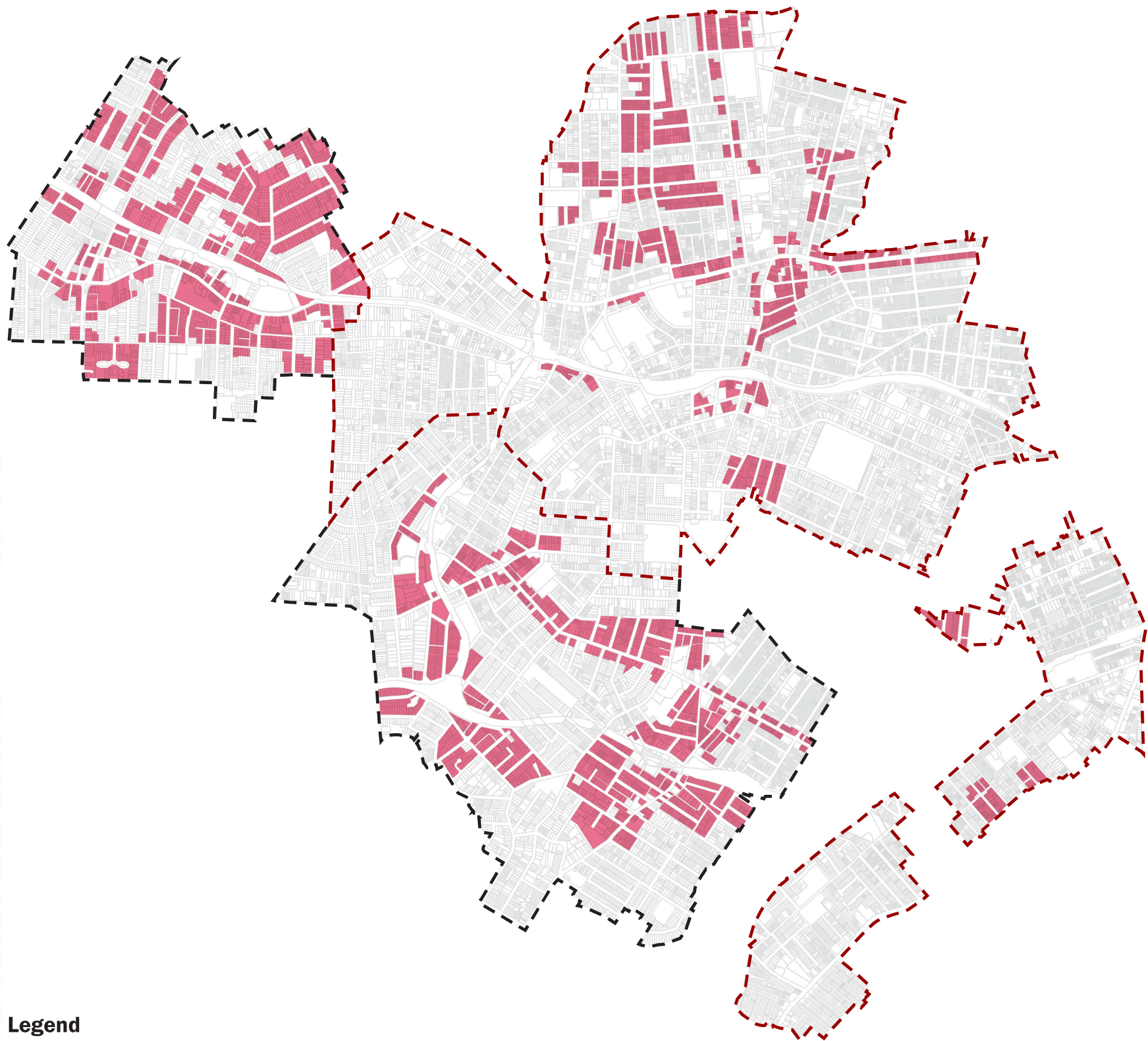
Post-exhibition



HIA

AFFORDABLE HOUSING CONTRIBUTIONS

Exhibited



Legend

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



HIA

AFFORDABLE HOUSING CONTRIBUTIONS

Post-exhibition

