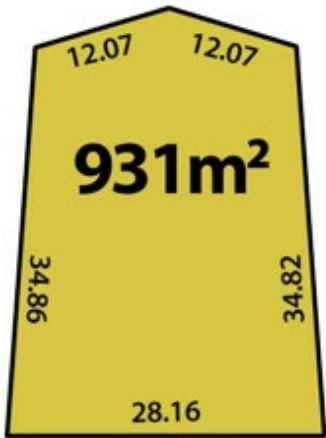



3 MINILYA STREET INNALOO



OPPORTUNITY KNOCKS
MULTIUNIT DEVELOPMENT SITE

As shown in figure 12 is subject to council processes.

3.2.1 Character statement
Residential buildings (3 – 5 storeys) in a landscaped setting with setbacks to all boundaries to create space for tree planting between buildings.



Setback	Front	Min 3.0m
Rear ground	Min 6.0m	
Rear upper floors	As per Figures 13 and 14	
Side	As per Figures 13 and 14	
Public Open Space	Min 3.0m	
Public Access Way	Min 1.5m	
All Floors	Urban Residential	

Location of Land Use Category	Minimum Storeys	2 storeys
Building Height	Maximum Storeys	As per Figure 14
Maximum Wall Height	As per Figures 12, 13, and 14	
Maximum Roof Height	As per Figures 12, 13, and 14	
Lot Size	Minimum	1000m²
Maximum	Maximum	5000m²
Lot Frontage	Minimum	15m
Maximum	Maximum	75m
Preferred location	As per Figure 13	

3.2.3 Special Provisions
• Each new development shall construct new visitor bays in the verge at the developer's cost where possible.

The provisions for setbacks for the required minimum lot size do not apply to proposed development. Minimum required to go to proposed dwelling as per the R80 provisions of the Residential Design Codes.



FOR SALE

DEVELOPMENT OPPORTUNITY KNOCKS ...

Prime Development Opportunity – 3 Minilya Street, Innaloo

Thinc Real Estate is pleased to present an exceptional development opportunity in the heart of highly sought-after Innaloo. This 931 sqm property includes a 3-bedroom, 1-bathroom home with a 3-car capacity, offering holding income potential while you plan your future project.

- With a blank canvas for development, this site presents a range of exciting possibilities, including:
- A 4-story residential complex (up to 12m, or potentially higher with the imminent rezoning to R80)
 - A boutique townhouse project.
 - Aged-care villas or other high-demand residential developments.

All development is subject to council approvals.

- Key Features**
- Land Size: 931 sqm
 - Strategic Location:** Surrounded by key amenities, transport links & lifestyle attractions
 - Zoning:** Part of the **Innaloo Detailed Area Plan (City of Stirling)
 - Future Growth Potential:** Strong investment appeal in a high-demand precinct .

Method of Sale.

3 BED | 1 BATH | 2 CAR

PRICE:
From \$1,6m

OPEN FOR INSPECTION:
N/A



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