

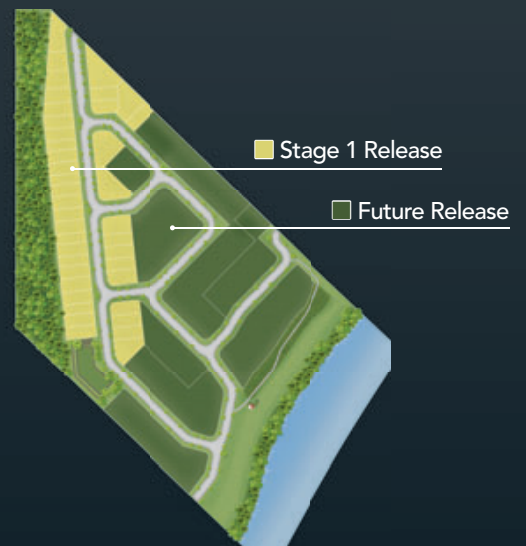


RIVERSIDE STAGE 1

Elevated on and above the banks of the Pine River, Riverside offers premium riverfront living beyond compare. An exclusive enclave of just 120 level homesites, this will only ever be home to a select few.

Indulge yourself and build the home of your dreams. Create a luxurious retreat from the every day. Immerse yourself in a place where you can escape the bustle of the city, but never be far from being connected when you need.

MASTER PLAN



NEVER BEFORE NEVER AGAIN

An irreplaceable riverfront location offering an exquisite blend of waterfront and parkside living with urban connectivity.

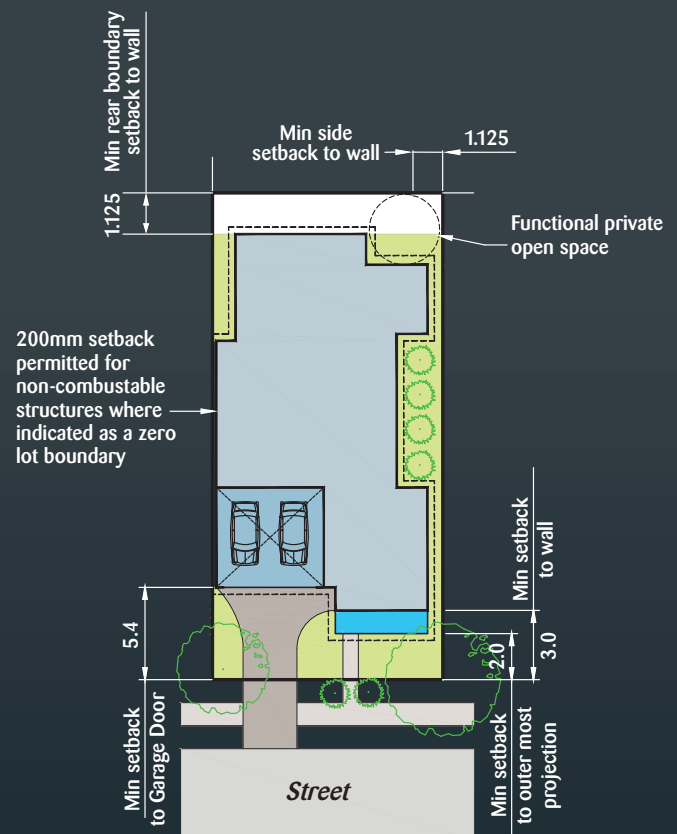
- ▶ 25 minutes to Brisbane CBD
- ▶ 5 minutes from Westfield North Lakes, IKEA and Costco
- ▶ Close to schools, transport and local amenities
- ▶ A park fronting the North Pine River
- ▶ Adjacent to 90ha Griffin Sports Complex
- ▶ 1.3km Dohles Rocks boat ramp
- ▶ 10km to Redcliffe
- ▶ \$150 million M1 upgrade to local intersection
- ▶ 10 minutes to USC Petrie Campus (2020)

Key covenant criteria

- ▶ Primary external cladding to be rendered, or bagged, and painted – no face brick
- ▶ Roofing to be profiled metal or low profile glazed concrete roof tiles
- ▶ Landscaping to include 2 x 2m plants and 4 x 1m plants to front yard
- ▶ Functional private open space assessable directly from the dwelling
- ▶ Fencing is required to side and rear boundaries prior to occupation
- ▶ Clothes lines to be erected and garbage bins are to be stored out of site from the street

Siting your home

- ▶ Minimum setback primary frontage outer most projection 2m
- ▶ Minimum setback primary frontage wall 3m
- ▶ Minimum setback primary frontage covered car parking 5.4m
- ▶ Build to boundary walls no more than 200mm from side boundary
- ▶ Minimum setback side boundary 1.125m as per QDC
- ▶ Minimum setback rear boundary 1.125m as per QDC
- ▶ Site cover 70% of lot size



Example of Setback Controls for a 301-400m² lot with 12.5m frontage (single storey)

For enquiries call 1300 725 549

Riverview Parkway, Griffin (entry off Dohles Rocks Road)

www.griffinpocket.com.au



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