

# NEVER BEFORE NEVER AGAIN

griffin pocket  
— RIVERSIDE —

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

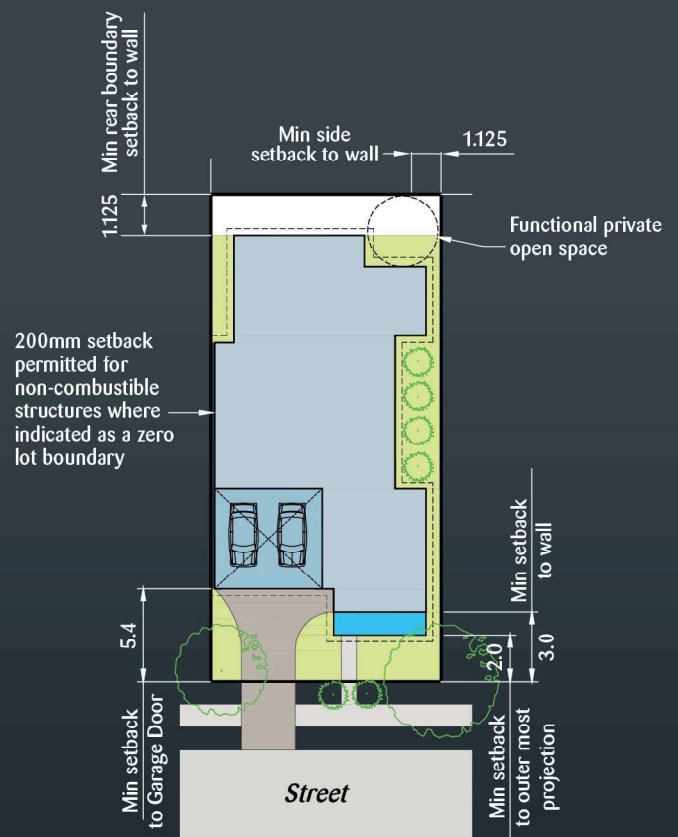
- ▶ 25 minutes to Brisbane CBD
- ▶ 5 minutes from Westfield North Lakes, IKEA and Costco
- ▶ Close to schools, transport and local amenities
- ▶ A park fronting the North Pine River
- ▶ Adjacent to 90ha Griffin Sports Complex
- ▶ 1.3km Dohles Rocks boat ramp
- ▶ 10km to Redcliffe
- ▶ \$150 million M1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

## Key covenant criteria

- ▶ Cladding to primary frontage 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 accessible 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 sight 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 301-400m<sup>2</sup> 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](http://www.griffinpocket.com.au)



This document provides general information only. Individuals should not rely on it for their own circumstances, about which they should take their own professional advice. No warranty or promise is made in relation to any of the information provided herein. The details of this document are expressly excluded from all and any legal documents. Photographs, lot plans, landscaping plans and illustrations are indicative only and may have been digitally enhanced. Lot plan configuration may differ from that shown once completed. Future development is subject to final approval by government authorities. Neither the owner, nor its agents, accept any responsibility for changes, errors or omissions. For exact dimensions see relevant registered plans of survey, November 2019.