

the **rise**
PARK RIDGE



where memories grow

From the very outset, Frasers Property Australia's planning for The Rise focused on creating a family friendly neighbourhood where everyone can enjoy an active, outdoor lifestyle. With its elevated views, fresh breezes and central parkland, The Rise is simply uplifting.

It's a place to be part of a new neighbourhood, enjoy the family, explore the central parklands and create new friendships.

It's a place where memories grow.



Artist impression - indicative only

be part of a bigger plan

Becoming part of The Rise means you are perfectly positioned to take advantage of the growing amenity, services and opportunities being delivered as part of the Park Ridge Planning Scheme Amendment. This plan underpins the evolution of the area, creating an integrated, well planned, well serviced urban community enriched by extensive environmental corridors, parks and waterway networks.

*Source: Park Ridge Planning Scheme Amendment.
These proposed initiatives are to be carried out by others and Frasers Property Australia makes no representations or warranties in relation to their timing or completion dates.

The Park Ridge Planning Scheme Amendment is the vision for a 25-year redevelopment plan - creating a vibrant, connected and sustainable future. This will be achieved through planned initiatives as outlined below.



Employment opportunities

An emerging population of 25,000 people

Creating a projected additional 8,000 – 13,000 employment opportunities

650 hectares incorporated in the masterplan designated for a Business Technology Centre, industrial, retail, commercial, community and other centres

Thriving central town centre and local employment opportunities close by

Surrounded by employment hotspots of Springfield, Logan City, Eight Mile Plains, Yatala and Ipswich



An active transport plan

The vision for Park Ridge is to create a community providing multiple transport options to reduce the reliance on personal vehicles. To achieve this, the following initiatives have been planned

Proposed extension of the bus commuter services south from Browns Plains

Walkways and cycleways to connect Park Ridge's community facilities

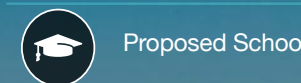
Efficient routes for commuting by car

Public transport services

Express bus service at Park Ridge Town Centre to Brisbane CBD

Park'n'Ride facility at Mt Lindesay Highway and Crest Road

Legend



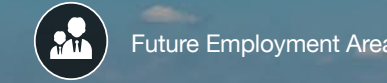
Proposed School



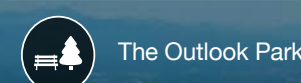
Future Residential



Future Retail



Future Employment Area



The Outlook Park



Proposed Parkland



Park Ridge Planning Scheme Amendment Area



The Rise

Brisbane CBD

the **rise**
PARK RIDGE

Brisbane 28km ↑

Pacific Motorway (M1) 12km →

Gold Coast - Surfers Paradise 46km ↓

Scenic Rim - Tamborine 20km ↘

← Proposed Town Centre

Artist impression - distances and images indicative only



Life-long learning

Provision in the masterplan for a number of childcare, primary, secondary and tertiary education facilities to support a growing community

Within easy travel distance of Griffith University's Logan campus, the Metropolitan South Institute of TAFE and Education City at the City of Springfield



Retail choices

A future plan for a new Town Centre, building on the established Park Ridge Village Shopping Centre including a dynamic mix of businesses, major retailers, boutique stores, entertainment venues and community services

Various retail convenience centres planned to be within walking and cycling distance



Looking after your health

The recently completed expansion and refurbishment to the Logan Hospital has taken it from a 48 bed community hospital to a 316 bed hospital catering for the growing resident population and making it a significant employer in the area

Mater Hospital and medical precinct under development at City of Springfield



Outdoor recreation

Linked areas of open space, parks and recreation reserves

Places with high conservation value, native vegetation and waterways

Every home within walking distance of open, natural spaces

Established parklands offering a wide range of sporting and recreational activities

green space is the focus of design

The 10,000m² centrally located, elevated park is the green focal point of The Rise, strategically designed to set a natural theme that flows throughout the community. Every home is connected to this one hectare, beautifully landscaped area featuring mature shade trees, space for ball sports, undercover picnic shelters and a state-of-the-art children's playground.

*at Park Ridge you can...
be part of a new neighbourhood
enjoy the family
explore the central parklands
create new friendships
& watch the memories grow...*



Artist impression - indicative only



legend

- | | |
|--------------------------|--|
| 1. LOOKOUT SHELTER | 6. WALKWAYS AND CYCLE PATHS SURROUNDING THE PARK |
| 2. PLAYGROUND | 7. PICNIC SHELTERS |
| 3. HALF BASKETBALL COURT | 8. ENVIRONMENTAL CORRIDOR |
| 4. PICNIC SHELTERS | 9. WALKING AND BIKE PATH |
| 5. KICK AND THROW AREA | * THE RISE SALES CENTRE |

Artist impression - indicative only

the choice is yours

At The Rise you have the perfect opportunity to buy your dream home – whether it's a single storey family home with a large backyard and plenty of room for a pool or play, or a double storey villa with a low maintenance backyard that's just right for a stylish, low maintenance courtyard. **The difference is real flexibility.**

*land
only*

Choose a lot and then find a reputable builder who will work with you to design and build your perfect home.

*home
+ land*

Select from a number of uniquely designed home and land packages. Each has been carefully put together to perfectly fit each lot.

The choice is yours, it's that simple.



lot size options



10m

Villa

A low maintenance lot size designed to suit a range of slimline home designs, for both 3 and 4 bed options.

12.5m

Premium
Villa

Comfortably fits a single storey 3 or 4 bedroom home with double lock up garage. For something bigger, simply build a double storey.

14m

Courtyard

A wider frontage for greater street appeal, plus more space for the family with an additional living space or bedroom.

15m

Premium
Courtyard

Numerous home designs are available to suit this lot. Enough backyard space to add your touch of individuality such as a large alfresco entertaining area and pool.

17m+

Traditional

Designed to fit the majority of single and double storey house designs offered by most builders. More flexibility to spread out and you could possibly fit a caravan or boat down the side.

Lot size blocks are artist impressions - indicative only



at the heart of it all

The Rise puts everything you need within easy reach. With education facilities, outdoor activities, retailers and entertainment options at your fingertips, you really are in the middle of everything.

Schools & Education

- | | |
|--|---|
| 1. St Bernadine's Catholic Primary School | 11. Edens Landing State School |
| 2. Goodstart Early Learning Boronia Heights | 12. Trinity College |
| 3. Park Ridge Early Childhood Centre | 13. Loganholme State School |
| 4. Park Ridge Preschool | 14. Griffith University Logan Campus |
| 5. Park Ridge Childcare and Preschool | 15. Kimberley Park State School |
| 6. Parklands Christian College | 16. Marsden State High School |
| 7. St Philomena School: Kindergarten to year 12 (walking distance) | 17. Marsden State Primary School |
| 8. St Francis College | 18. Browns Plains State High School |
| 9. Logan Reserve Primary State School | 19. Stretton State College |
| 10. Waterford State School | 20. Calamvale Community College |
| | 1. Grand Plaza Shopping Centre: Australia |

Shopping

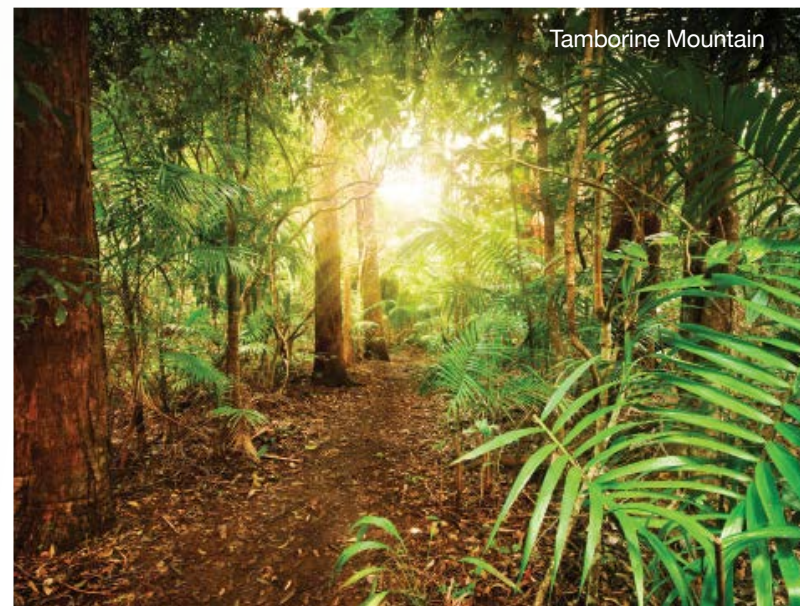
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| Post, Big W, Target, Kmart, Woolworths, Coles, Aldi and Event Cinemas plus over 150 specialty stores | 6. Logan Central Plaza |
| 2. Park Ridge Shopping Centre | 7. Marsden Shopping Centre |
| 3. Waterford Plaza: Coles, doctors and chemist plus specialty stores | 8. IKEA |
| 4. Holmview Central: Woolworths and specialty stores | 9. Moss Street |
| 5. Hyperdome Shopping Centre: Myer, Big W, Kmart, Hyperplex Cinemas, AMF | |



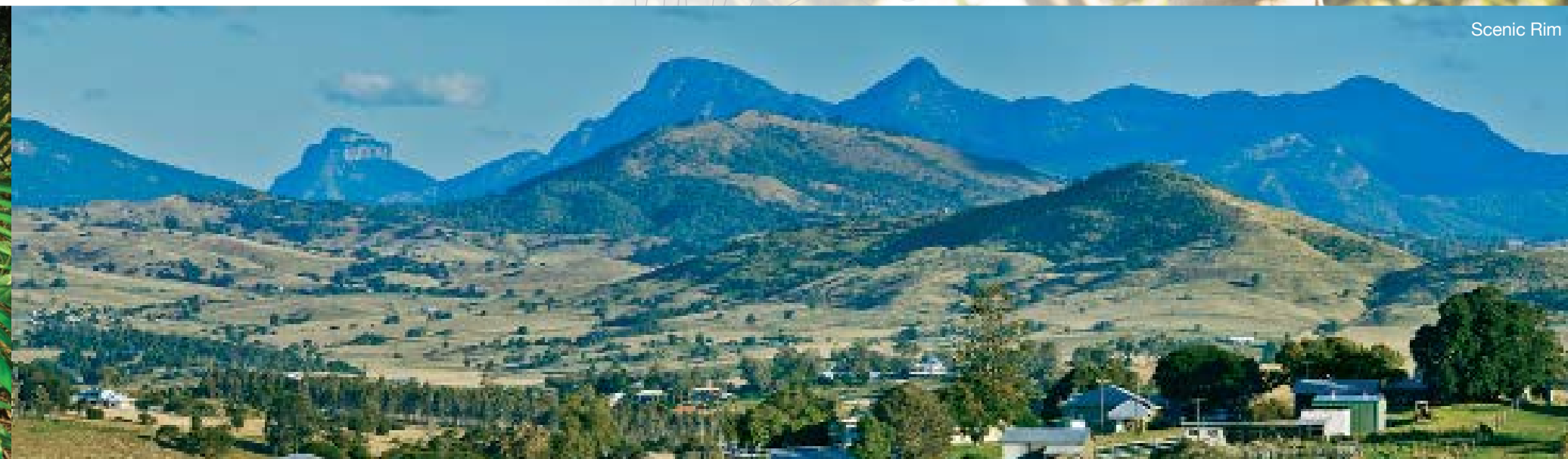
*a diverse
lifestyle
opportunity*



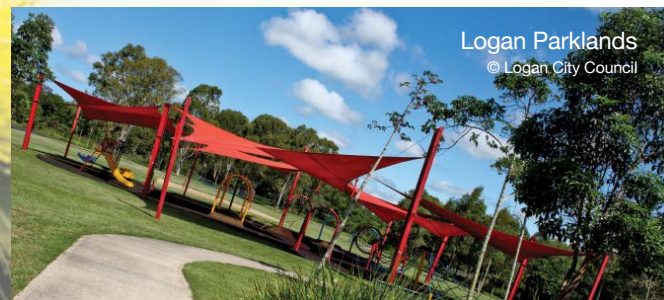
Gold Coast Theme Parks



Tamborine Mountain



Scenic Rim



Logan Parklands
© Logan City Council



Kingston Park Raceway



Grand Plaza Shopping Centre



St. Philomena School



IKEA, The Mega Centre



Marsden Shopping Centre



Berranba Wetlands
© Logan City Council



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THE DIFFERENCE IS REAL

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With S\$23 billion in assets across more than 80 cities around the world via our parent company Frasers Centrepoint Limited, you can be confident that we have the strength and experience to deliver what we promise, and we're fixing our sights on making a contribution to important issues such as sustainability and liveability into the future.

At Frasers Property, we understand the human side of property. It's our greatest asset. Our service focuses on making things simpler and easier for real people, because everything we do is about making a real difference to people's lives and caring deeply about how they will benefit.

The difference is real.



The difference is real



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theriseparkridge.com.au

Visit The Rise Sales Centre
Corner of Mount Archer Rd
& East Beaumont Rd,
Park Ridge, Qld, 4125

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