

\$10million commercial venture announced at Caroline Springs

Caroline Springs is being cemented as a major commercial precinct in Melbourne's western corridor, with 70% of off-the-plan office space in the project's newest commercial building already sold.

The 3,000 square metre commercial building will include 28 corporate office suites over four levels, with space ranging from 48 to 135 square metres.

Caroline Springs Project Director Martin Gaedke said the project had emerged as a dominant commercial precinct in Melbourne's west with its growing population and large retail hub.

"With a total population of 23,000 expected on Caroline Springs' completion in 2013, the need for premises to house solicitors, accountants, and other professional services to serve the community is growing," Mr Gaedke said.

"The CGA Bryson building will satisfy the growing demand for professional services and put Caroline Springs on the map as a major commercial precinct in Melbourne's western suburbs."

Mr Gaedke said the demand for office space in Caroline Springs would continue to grow with over 2,000 jobs created by the project to date and more than 160 home-based businesses already operating at Caroline Springs.

"Delivering commercial office space is an important element of a master planned community. Central office space allows local business to better service the western region and reduces travel demand for many people providing increased life balance.

Office space is now selling from \$184,000 for a 48 square metre suite.



An artist's impression of the CGA Bryson building

An artist's impression of the Lulu Child Care Centre



From right to left, Bishop Philip Huggins, Cr Renata Cugliari - Deputy Mayor (and her daughter Emily), David Wagner - Aterlier Wagner Architects, Sally Petty - Anglican Archdiocese and Lynton Wade - Caroline Springs Parish

Sod-turning confirms Anglican Church at Caroline Springs

Construction on a new Anglican Church at Caroline Springs has commenced, with an official sod-turning held recently to confirm the project's place in western Melbourne's fast-growing community.

Caroline Springs Project Director Martin Gaedke said the commencement of the project marked five years of planning, and that the new church was a welcome addition to the community.

"This development reflects the growing needs of communities such as Caroline Springs and will provide an important meeting place for many residents," My Gaedke said.

Construction of the \$3 million project commenced last month, with completion of the Anglican Church expected by May 2008.

In addition to the construction of the new Anglican Church, the new Lulu Child Care Centre is expected to be completed within a similar time frame as the Anglican Church.

The Lulu Child Care Centre will be developed on an adjoining site to be leased from the Anglican Church and will offer 100 places for local children.

Completion of the Lulu Child Care Centre is expected to complement the new 120 place Pelican Child Centre which is to be constructed at Creekside by March 2008.

Located 22 kilometres west of Melbourne's CBD, Caroline Springs is an 800 hectare development encompassing 15 villages around Lake Caroline. It will be home to more than 23,000 people in 8,000 homes by around the year 2013.

Caroline Springs is being developed by Delfin Lend Lease, Australia's largest developer of masterplanned communities, with 16 trading projects nationally. 卐