

FREE

THE MILLBRIDGE MERCURY

Spring 2005 Edition



MillBridge
Private Estate

Bridging the Gap - Millars Creek

Design of the bridge across Millars Creek has been completed and its construction cost is being tendered. It is anticipated that construction works will commence shortly to allow for works to be undertaken during the Summer, when Millars Creek is at its lowest level. The bridge will accommodate the extension of MillBridge Boulevard across Millars Creek to service the eastern part of the Estate.

The structure will span 66 metres and cross approximately 5 metres above the creek, providing spectacular views of the creek corridor.



Urban Development Institute of Australia Awards for Excellence

MillBridge Private Estate is a Finalist in the 2005 UDIA State Awards for Excellence. These awards cover a diverse range of criteria including planning, design, streetscape, landscaping, Environmental Best Practice, conservation, protection and enhancement of natural water systems. The Winners will be announced in late November 2005.



Second Display Village to Open mid 2006

A second Display Village will commence construction shortly. Located on MillBridge Boulevard, opposite the Land Sales and Information Centre, the Display Village will include homes by **Content Living**, **Summit Homes** and **Scott Park Homes** featuring the very latest designs and innovations in the housing industry.

Quadbike to the Rescue

MillBridge Private Estate has donated a \$14,000 Honda TRX 500 4x4 4-wheeler and trailer to the Shire of Dardanup which will be used to assist with the control of mosquitoes and midges in the Shire. The spray program will commence shortly to provide the needed control during the warmer months. We congratulate the Shire on being so proactive in their approach to environmental and health issues.



Everything you've wanted



MillBridge
Private Estate

From David's desk....



The term "Sustainable Development" or now just "Sustainability" has quickly become part of every Community's consciousness.

It means different things to different people, but I like to think of the concept as promoting a balance between environmental, social and economic considerations when it comes to making decisions about residential development.

At MillBridge, it has been an integral part of the planning for the subdivision, especially the environmental treatments to the Millars Creek valley and treatment of water services within the Estate.

As the community grows, we look forward to assisting the residents further enhance their community spirit and pride in their new address through a number of initiatives. Nominating the project in this year's UDIA Awards for Excellence is just one of those because after all, it is the community itself that adds to the new suburb's "sense of place".

Until next time...

David Lantzke, General Manager, Ardross Group of Companies, developers of MillBridge Private Estate.

MillBridge Mercury Now on the Internet

You can now view the latest MillBridge Mercury as well as previous editions online by visiting www.millbridge.com.au



Stages 1-6 All gone!

Stages 1 through 6 comprising over 280 Lots have been sold .

Stage 7 (comprising 47 Lots) including 7 Creekside Lots is due to be released in mid November 2005.

Stages 8, 9, 10, 11 and 12 have just been cleared and are being earthworked. - Pre-Selling is expected to commence early in 2006.

New home construction is well under way in Stage 3 with numerous plans approved for building in Stages 4A and 4B.

Stage 7 Now Selling !



e-wire Broadband Internet services are available through the same underground cable connection that delivers your free to air TV service. As of May 2005, e-wire has launched its new 'XLR8' plans, delivering up to 2Mbps (up to 8 times faster than standard broadband) from only \$34.50 per month. e-wire's standard 512 kbps speeds (still twice as fast as standard broadband) are also available, starting from \$29.50 per month.

Costs for connecting to e-wire Broadband Internet are minimal, potentially nil if opting for an 18-month contract!

To subscribe, call e-wire on 1300 135 231 or e-mail sales @e-wire.net.au.

Got some news?

If you have an event in your club calendar that you would like promoted through the MillBridge Mercury or our website www.millbridge.com.au please give John or Jane a call on 97 250 500 during office hours and we will be only too happy to assist you.

Project Manager's Update

Construction activity is high at the moment with construction work being undertaken across the Estate, in 8 different stages comprising over 260 lots!

Landscaping of Stage 4's Parkland is now underway and due for completion before the end of the year.



Stage 5 and 6 subdivisional works are due for completion late November with Stage 7 following close behind.

Stages 8 - 12 earthworks have commenced (north of Stage 3) to create 140 prime lots close to Millars Creek Foreshore.

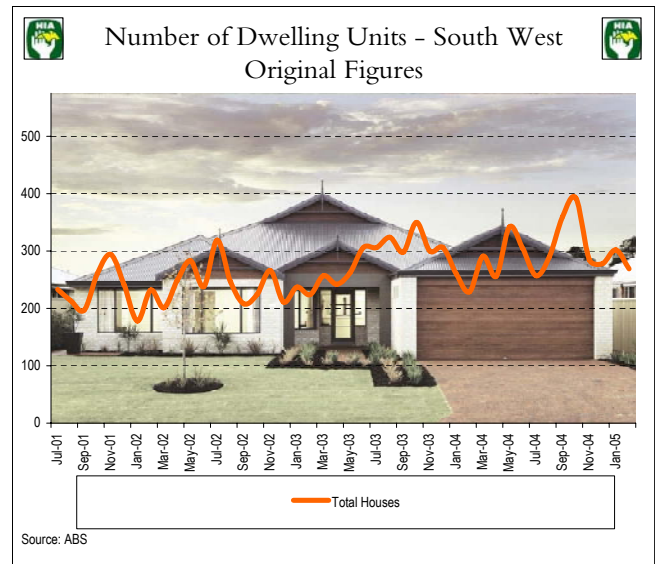
Preliminary design has commenced on Stages 14 and 15, situated on the eastern side of the Estate. These stages will be constructed in tandem with the Millars Creek bridge.

The MillBridge Land Sales and Information Centre situated on MillBridge Boulevard is open:

Monday, Wednesday, Friday, Saturday and Sunday from 12 noon - 5 p.m

or by appointment at other times

New home numbers doubled in South-West



Eaton Tavern Commences



The long awaited and highly debated Eaton Tavern got underway last week with the first stages of construction commencing. The expected completion date is mid 2006. The Tavern located on the corner of Eaton and Recreation Drives

opposite Eaton Fair, will have 2 restaurants and bars as well as "drive through" facilities.

MillBridge Photographic Competition

Win a Digital Camera valued at \$ 1,000



Feel like winning yourself a Digital camera from Harvey Norman valued at \$1000?

All we need from you is a photograph in film or digital medium of MillBridge. You can be as artistic as you like, have a family group photo, maybe even a photo of the wildlife that abound on the Estate. There are literally dozens of landscape shots, river and creek scenes to be had so get snapping and send your entries to: *MillBridge Photo Shoot, PO Box 7133, Eaton, WA, 6232* or drop them in at the office at 6 MillBridge Boulevard, MillBridge.

Closing Date - 31 January 2006.

The competition will be judged by The Shire of Dardanup CEO, Mark Chester in February 2006.



MillBridge Sponsored Teams

Basketball

Congratulations to the Eaton Basketball Association on their success at this year's Country Week Carnival. All age groups were represented in the finals with wins for the U15's girls team.



Cricket

The Eaton Cricket Club had a mixed year with good overall results and have an impressive line up of juniors coming through the ranks. Good luck for next season, we are proud to support your club.



SoftBall

MillBridge Private Estate is now sponsoring the MillBridge Mustangs Ladies SoftBall team and we wish them every success for the season ahead



Put a note in your diary for this fantastic community event. 16,000 people attended the festival last year and all the proceeds go to the P & C associations of the Eaton and Glen Huon Primary Schools. If you wish to hold a stall or even donate some time to assist the volunteers please call the Festival Coordinator Christine Barten on 9725 2908.

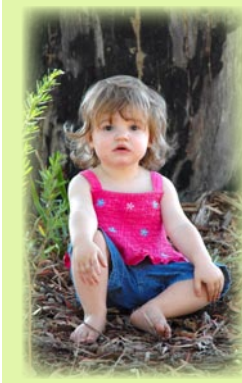
MillBridge Weddings

Congratulations to all the happy couples who, like Ian and Jenny from Nicolas Ristorante, chose to hold their wedding day in the spectacular location adjoining Millars Creek.

If you wish to host your wedding in one of the many locations in MillBridge please contact John or Jane at the MillBridge Sales Office on 08 97 250 500 We already have a number of Saturdays booked for early 2006 so be in early to book your spot!



Our Growing Community



As at the first of September we have 63 Families now living on the Estate and our community is growing daily. The parks and nature walks are being well used and the atmosphere is fantastic. The sizzle of the steak and sausages on the BBQ, and the sound of children laughing is a pleasure to hear on the weekends. We welcome our new residents to the MillBridge Community and wish them well for the future.

Learn to Read

MillBridge Private Estate was approached by the Eaton Community Library for assistance to their early learning program, called *Better Beginnings*. We liked the idea of their program so much we have chosen to be the major sponsors. All babies born in the Eaton/MillBridge location will receive a package from the Library and a book from MillBridge to welcome them to the community and encourage learning.



MillBridge Private Estate Land Sales and Information Centre

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Another development by
ARDROSS GROUP OF COMPANIES
REAL ESTATE DEVELOPERS



100% recycled