

belong at  
Calderwood  
Valley

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[calderwoodvalley.com.au](http://calderwoodvalley.com.au) 1300 733 245



Calderwood Valley

Created by

**lendlease**



Lendlease's masterplanned communities are large-scale residential addresses that are purpose-built for individuals, couples and families to belong and protect their investment into their home. They are designed in harmony with the natural environment, provide the latest in lifestyle, essential and convenience amenities; showcase excellence in urban design, sustainability, engineering and landscaping and keep community engagement at their heart.

Calderwood Valley by Lendlease is set to be one of the largest masterplanned communities in the Illawarra region. Upon completion, the 609-hectare site will provide around 5,000 homes for an estimated 12,500 residents and feature sweeping views of the iconic Illawarra escarpment, closeness to Johnsons Spur and Macquarie Rivulet, schools, childcare centres, a community centre, parks, playgrounds, sportsgrounds, a village centre and town centre, as well as an extensive network of bike and walking trails.

Calderwood Valley is also registered for Green Star – Communities PILOT rating and targeting a 6 Star Green Star rating. The Green Star – Communities rating by the Green Building Council of Australia (GBCA) will recognise Calderwood Valley for leadership in design, liveability, environment, innovation, economic prosperity and governance.

Providing a comfortable lifestyle and low maintenance living at an affordable price, at Calderwood Valley you can build your dream home at a place like no other.



be proud

because the lifestyle you want begins on your doorstep



The only masterplanned community of its kind in the Illawarra and just a 20-minute drive from Shellharbour beaches. Upon completion, Calderwood Valley will feature sweeping views of the iconic Illawarra escarpment, closeness to Johnsons Spur and Macquarie Rivulet, schools, childcare centres, parks, playgrounds, sportsgrounds, a village centre and town centre, as well as an extensive network of bike and walking trails.

Be surrounded by natural beauty, be close by to everything you need, be part of a community. Belong at Calderwood Valley.

### LIFESTYLE

Upon completion Calderwood Valley will offer the best of the great Australian outdoor lifestyle, with over 200 hectares of open space, a number of neighbourhood parks and playgrounds, sportsgrounds, walking paths, cycling trails and a district park that will be a destination within the Illawarra.

### EDUCATION

In addition to a range of nearby childcare centres and schools, including the Illawarra Christian School and Tullimbar Public Primary School, Calderwood Valley plans to have its own primary schools for children between kindergarten and year 6, a high school for year 7 to year 12 students and a childcare centre.

### SHOPPING

Up to 25,000m<sup>2</sup> of Calderwood Valley has been dedicated to developing a landmark village centre and a town centre that can provide a range of essential and professional services, convenience and retail shopping, eateries, cafés and restaurants, as well as places to relax and enjoy.

### COMMUNITY

Calderwood Valley residents can enjoy a sense of community from the time they move in, with Lendlease set to provide a community facility and services, meeting space for Calderwood Valley residents, as well as run community events, support local groups and businesses.

### CONNECTIVITY

In a first for masterplanned communities in the Illawarra, Calderwood Valley will deliver an ultra-high speed Fibre to the Premises (FTTP) network. Future residents can expect to be connected to some of the fastest internet speeds available in Australia, enjoying immediate access to a reliable, cost effective service with unrivalled internet speeds, as well as access to Free to Air and Pay TV without the need for antennas or satellites.

### LIVING OPTIONS










From traditional family homes close to modern amenities to low maintenance lots with views of Johnsons Spur, Calderwood Valley offers an enviable selection of lot types, house and land packages and residential addresses to suit a range of budgets, housing preferences and lifestyles.

### ENVIRONMENT

From its water sensitive urban design to its revegetation programs, Calderwood Valley will lead the way in sustainable family living. Working in partnership with builders, we'll show you how easy it is to be green when designing your new home to reduce your household running costs and minimise your impact on the natural environment.

# Calderwood Valley masterplan

## LEGEND

-  Village centre
-  Sports fields
-  Open space
-  Golf course
-  Conservation land
-  Education precinct
-  Sales and Information Centre
-  Display village
-  Residential

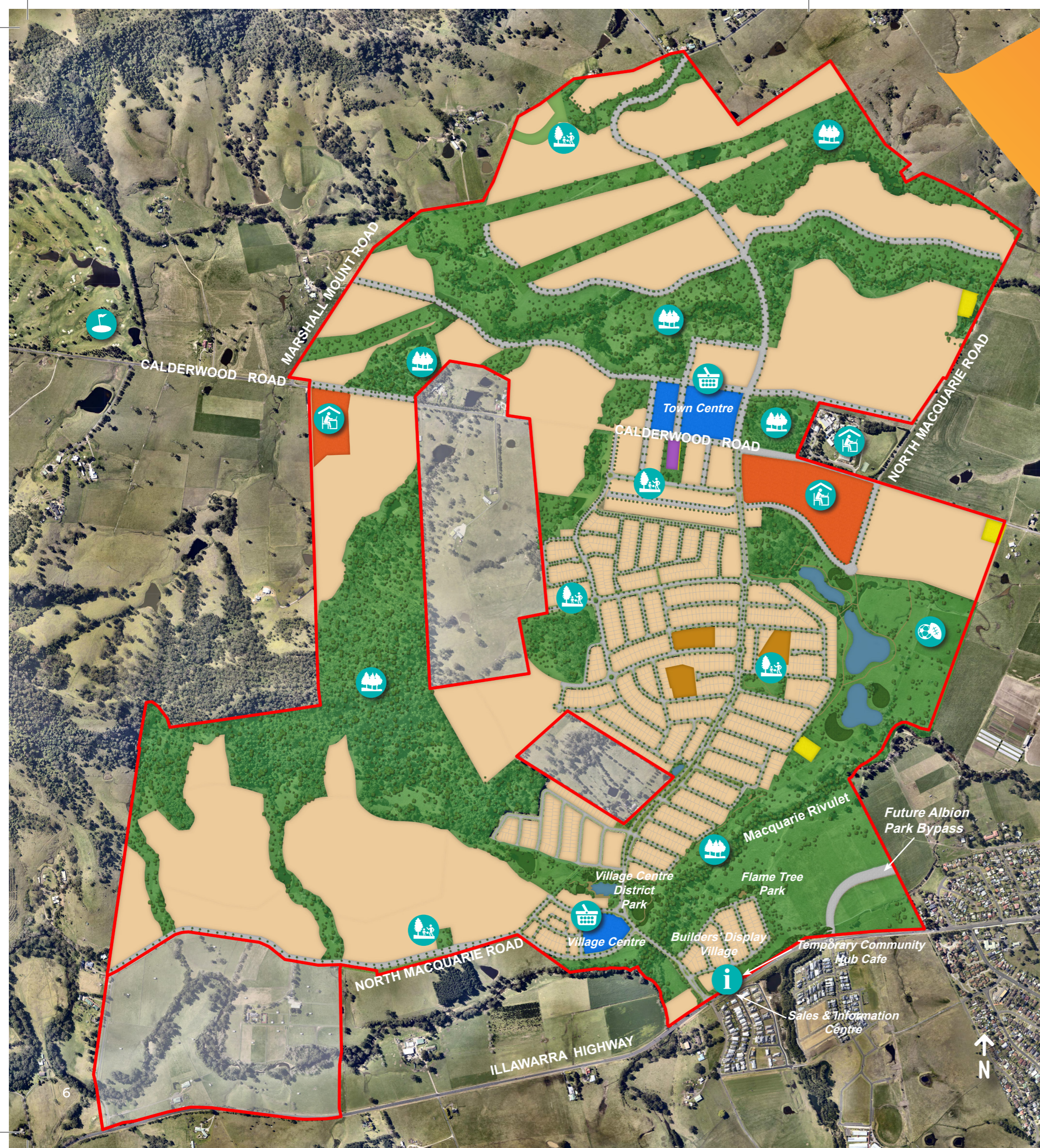
15-min drive to Shellharbour City Centre

20-min drive to Shellharbour beaches

20-min drive to Wollongong

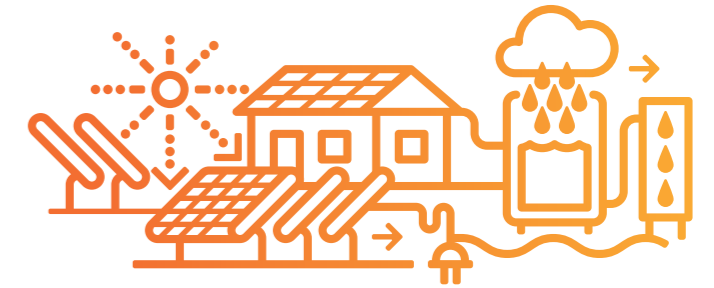
90-min south of Sydney

The preparation of this sales brochure is based on current information, however items could change pending final authority approvals and construction restrictions. This information has been prepared to indicate, at the date of preparation, Lendlease's intended development of the project. No warranty is given that the completed development will reflect this information. Prospective parties are advised to carry out their own investigations as to all aspects which are important to them and should read Lendlease's contractual rights to vary the development before they sign any contract. Lendlease reserves the right to alter selling terms and lot prices at any time. Images and renders are indicative only. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease. Printed April 2017.



because stunning views don't have to come at stunning prices

## benefits of split level homes



Here is your opportunity to build a unique-design split-level home with inspired features and stunning views at a place like no other.

### **BREATHTAKING VIEWS**

Elevated positioning means your home embraces the magnificent natural escarpment views and rolling hills of Calderwood Valley all day, everyday.

### **AMAZING LIFESTYLE**

Due to the nature of elevated lots, your home design incorporates some really unique features that enhance day-to-day living, such as expansive alfresco decking and balconies, stunning terraced gardens and more.

### **STUNNING NATURAL LIGHT**

Designs that feature large windows effectively capture natural light and make efficient use of the sun.

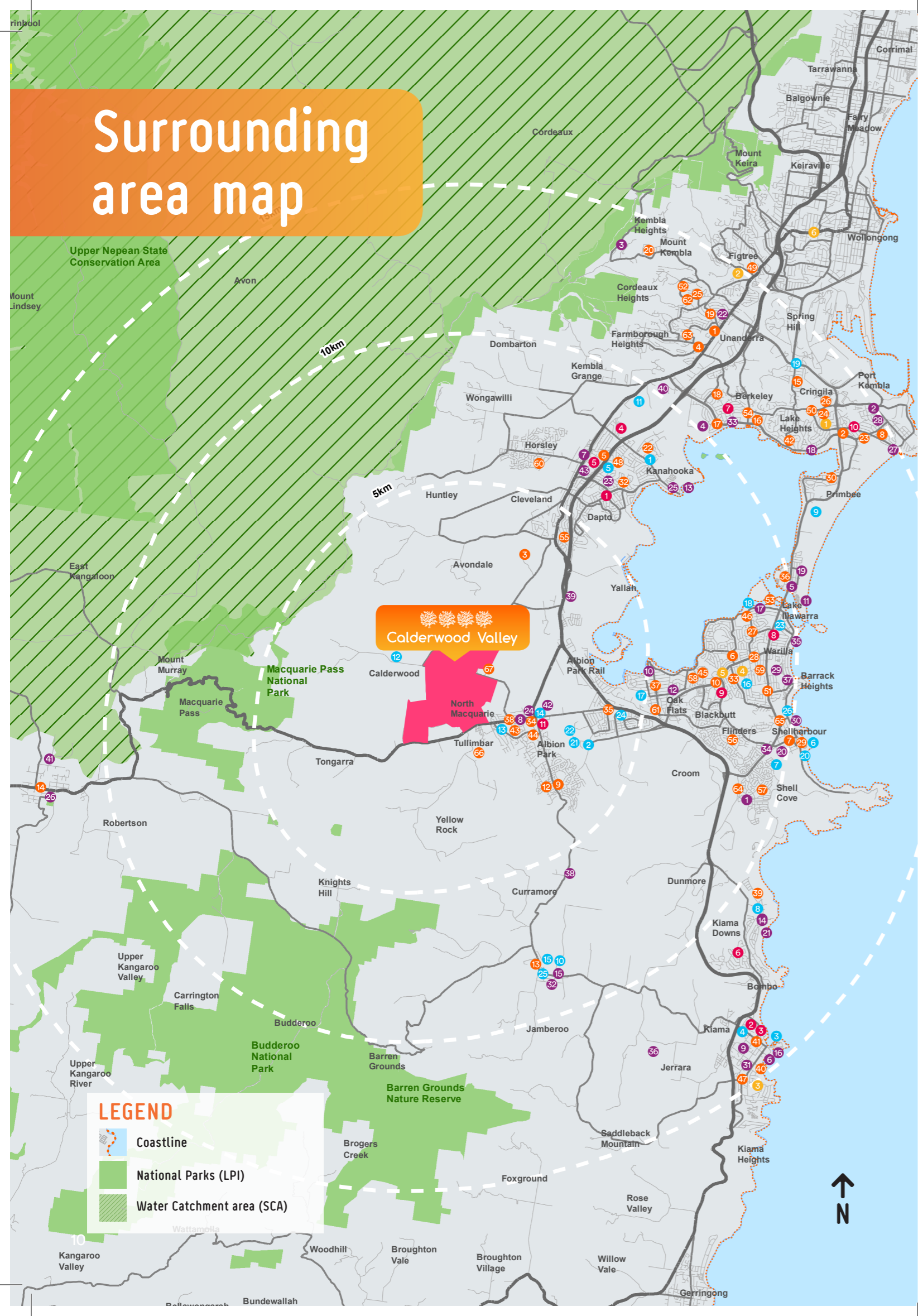
### **SEPARATE LIVING AREAS**

Multi-level living, means that living spaces can be separated from the bedrooms and study, reducing any noise that comes from high-traffic family areas.

### **ENERGY EFFICIENT**

On an elevated lot, your energy options can be maximised, including better access to natural light and natural cross-flow ventilation, as well as other environmentally sustainable products.

# Surrounding area map



## Schools & Learning

- 1 Unanderra Branch Library
- 2 Warrawong District Library
- 3 TAFE Illawarra Institute Yallah Campus
- 4 Farmborough Road Public School
- 5 St Johns Catholic Primary School
- 6 Mount Warrigal Public School
- 7 Shellharbour Public School
- 8 St Patrick's Catholic Primary School
- 9 Mount Terry Public School
- 10 Tafe Illawarra Institute Shellharbour Campus
- 11 Tafe Illawarra Institute Dapto Campus
- 12 Mount Terry Pre-school
- 13 Jamberoo Public School
- 14 Robertson Public School
- 15 Cringila Public School
- 16 Berkeley Public School
- 17 Berkeley South Public School
- 18 Berkeley West Public School
- 19 St Pius X Catholic Primary School
- 20 Mount Kembla Public School
- 21 Wollongong Private Hospital
- 22 Hayes Park Public School
- 23 Kemblawarra Public School
- 24 Warrawong Public School
- 25 Unanderra Public School
- 26 St Francis Of Assisi Catholic Primary School
- 27 Warilla North Public School
- 28 Warilla Public School
- 29 Stella Maris Catholic Primary School
- 30 Primbee Public School
- 31 Lakelands Public School
- 32 Koonawarra Public School
- 33 Barrack Heights Public School
- 34 Albion Park Public School
- 35 Albion Park Rail Public School
- 36 Windang Public School
- 37 Oak Flats Public School
- 38 St Paul's Catholic Primary School
- 39 Minnamurra Public School
- 40 St Peter & Paul Catholic Primary School
- 41 Kiama Public School
- 42 Lake Heights Public School
- 43 St Joseph's Catholic High School
- 44 Albion Park High School
- 45 Oak Flats High School
- 46 Lake Illawarra High School
- 47 Kiama High School
- 48 Kanahooka High School
- 49 Figtree High School
- 50 Warrawong High School
- 51 Warilla High School
- 52 Illawarra Christian School Cordeaux Campus
- 53 Lake Illawarra South Public School
- 54 Illawarra Sports High School
- 55 Mount Brown Public School

## Sports & Recreation

- 1 Lakeside Leisure Centre
- 2 Shellharbour City Stadium
- 3 Pheasant Point Baths
- 4 Kiama Quarry Leisure Centre
- 5 Dapto War Memorial Pool
- 6 Beverley Whitfield Pool
- 7 Shellharbour Golf Course
- 8 Kiama Golf Course
- 9 Port Kembla Golf Course
- 10 Jamberoo Golf Course
- 11 The Grange Golf Course
- 12 Calderwood Valley Golf Course
- 13 Keith Barnes Oval
- 14 Keith Grey Oval
- 15 Irvine Oval
- 16 Jock Brown Sportsfield
- 17 Geoff Shaw Oval
- 18 CEC Glenholmes Oval
- 19 Cringila Oval
- 20 Ron Costello Oval
- 21 Croom Regional Sporting Complex
- 22 Croom Cricket Oval
- 23 Howard Fowles Sports Oval
- 24 Albion Oval
- 25 Kevin Walsh Oval
- 26 Scout Willoughby Oval

## Shopping

- 1 Parkside Plaza
- 2 Kiama View Shopping Centre
- 3 Kiama Trading Centre
- 4 Dandaloo Village Shopping Centre
- 5 Dapto Mall Shopping Centre
- 6 Gainsborough Shopping Centre
- 7 Berkeley Shopping Centre
- 8 Warilla Grove Shopping Centre
- 9 Stockland Shellharbour
- 10 Warrawong Plaza
- 11 Albion Park Shopping Centre

## Entertainment

- 1 Shellharbour Links
- 2 Port Kembla Leagues Club
- 3 Kembla Heights Bowling & Recreation Club
- 4 Berkeley Eagles Baseball Club
- 5 Windang Bowls Club
- 6 Kiama SLSC
- 7 Dapto Leagues Club
- 8 Albion Park Bowling Club
- 9 Kiama Tennis Club
- 10 Oak Flats Sailing & Rowing Club
- 11 Windang Surf Life Saving Club
- 12 Oak Flats Bowling & Recreation Club
- 13 Koonawarra Bay Sailing Club
- 14 Kiama Golf Club
- 15 Jamberoo Golf Club
- 16 Kiama Rugby Football Club
- 17 PCYC Facility
- 18 Illawarra Yacht Club
- 19 Windang Senior Citizens Centre
- 20 Shellharbour Bowls & Recreation Club
- 21 Kiama Downs SLSC
- 22 Wests Illawarra Leagues Club
- 23 Dapto Citizens Bowling Club
- 24 Albion Park RSL Memorial Club
- 25 Illawarra Aquatic Club
- 26 Robertson Bowling Club
- 27 Port Kembla SLSC
- 28 Port Kembla Senior Citizens Centre
- 29 Warilla Sports Club
- 30 Shellharbour SLSC
- 31 Kiama Bowling & Recreation Club
- 32 Jamberoo Bowling & Recreation Club
- 33 Berkeley Sports & Social Club
- 34 Shellharbour Workers Club
- 35 Warilla-Barrack Point SLSC
- 36 Zone 22 Pony Club
- 37 Warilla Bowls & Recreation Club
- 38 Jamberoo Action Park
- 39 Yallah Roadhouse
- 40 Kembla Grange Racecourse
- 41 Robertson Showground
- 42 Albion Park Showground
- 43 Dapto Showground

## Hospital

- 1 Port Kembla Hospital
- 2 Figtree Private Hospital
- 3 Kiama Hospital & Community Health Service
- 4 Shellharbour Private Hospital
- 5 Shellharbour Hospital
- 6 Wollongong Private Hospital

This masterplan render is indicative only. Specific uses, road alignment, boundaries, setbacks and building layout shown may vary due to detailed design consideration and regulatory approvals. No warranty is given that the completed development will reflect this information. Prospective parties are advised to carry out their own investigations as to all aspects which are important to them and should read Lendlease's contractual rights to vary the development before they sign any contract.



For over 50 years, Lendlease has been dedicated to creating the best communities in Australia. Aspirational addresses that foster a true sense of belonging, where people feel connected and genuinely welcomed.

Places that are truly beautiful and set about to enrich the lives of our residents, as well as those for generations to come.

Our holistic urban design approach is to encourage environments that foster opportunities. Where you can choose the way you live, the way you work, the way you learn. No matter where they are situated, every Lendlease community encourages a healthy and sustainable lifestyle where people are proud to call home.

## Calderwood Valley

### Sales & Information Centre

Cnr Escarpment Drive  
& Brushgrove Circuit,  
Calderwood NSW 2527

### Opening Hours

Mon, 1pm–5pm  
Tue – Fri, 9am–5pm  
Sat & Sun, 10am–5pm

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