

A PLACE TO CALL HOME



Calderwood Valley



Welcome Home



Create your
ideal future in
the Illawarra

Welcome to Calderwood Valley, where scenic beauty and a sense of belonging combine to create a community you'll be proud to call home. This unique development is set to be one of the largest master-planned communities in the Illawarra region, with 609 hectares providing around 4,800 homes for an estimated 12,500 residents. Calderwood Valley offers a lifestyle that will inspire you to thrive. With sweeping views across the Illawarra escarpment, you're only a short drive from Shellharbour's city centre and beaches of the Illawarra; everything else will be on your doorstep.

Your community will contain everything from parks, playgrounds, shops and restaurants, to schools, childcare and community centres, inspiring a sense of connection to your neighbourhood that's reminiscent of simpler times. The natural environment, combined with an extensive network of cycling and walking trails promotes a healthy, active life. At Calderwood Valley, there are all the ingredients for you to create the life you choose. Here, your home is your haven; a place to relax, make memories and enjoy an enviable lifestyle, in a beautiful part of the world.

Life the way
you choose



The panoramic views across the iconic Illawarra escarpment are just your first clue that life here is as scenic as it is satisfying. Beautifully located close to Johnsons Spur and Macquarie Rivulet, you'll find the pristine beaches of Shellharbour a short a 20-minute drive away. This is a community that delivers everything required for a fulfilling life. Future planned schools, childcare, parks, playground, sports facilities, walking paths, cycling trails and a village and town centre ensure convenience and comfort. You'll have everything you need in a setting where natural beauty surrounds you.

Life the way you choose



Lifestyle

Wide open spaces; parks and playgrounds; cycle and walking paths – everything about Calderwood Valley inspires appreciation of an active lifestyle. Upon completion, this purpose-built community will represent the best of Australia's iconic lifestyle. With over 200 hectares of open space as well as a district park that has become a notable destination in the Illawarra, getting back to nature will be as simple as leaving the house.



Education

With two Primary Schools (Kindergarten to Year 6), High School (Years 7 to 12) and a childcare centre set to be established in Calderwood Valley, parents can feel reassured that their children will have excellent educational support. That's in addition to the existing childcare centres and schools nearby, including Albion Park Primary School, Illawarra Christian School and Tullimbar Primary School.



Shopping

Whether your interests include exploring new restaurants, perusing the shops or sipping a coffee in peace, Calderwood Valley's landmark village and town centres will deliver. Up to 25,000m² of land has been dedicated to this space, which will provide a range of essential and professional services. Expect convenience and retail shopping, cafes and restaurants, as well as places to relax, reflect and socialise.



Community

From the moment you move to Calderwood Valley, you'll feel that you belong. One of the most unique and rewarding aspects of community life is enjoying the ease of social interaction. With dedicated community facilities and services, meeting spaces for residents, as well as community-run events, this is a place designed to celebrate bringing people together, strengthening bonds and confirming Calderwood Valley as a place where you will feel right at home.



Environment

Lendlease was founded on environmentally ethical values and Calderwood Valley is a true representation of that. From its environmentally sensitive urban design to its revegetation programs, Calderwood Valley will lead the way in sustainable family living. Working in partnership with our builders, we'll show you the simplicity of green living when designing your new home. Reduce your household running costs and minimise your impact on the natural environment. Sounds like a win-win.



Connectivity

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



Living options

No matter your stage in life, you'll find a place at Calderwood Valley to suit your needs, from traditional family homes to low-maintenance lots with views of Johnson's Spur. Calderwood Valley has an impressive choice of lot types and house & land packages that cater to a range of budgets, housing preferences and lifestyles.

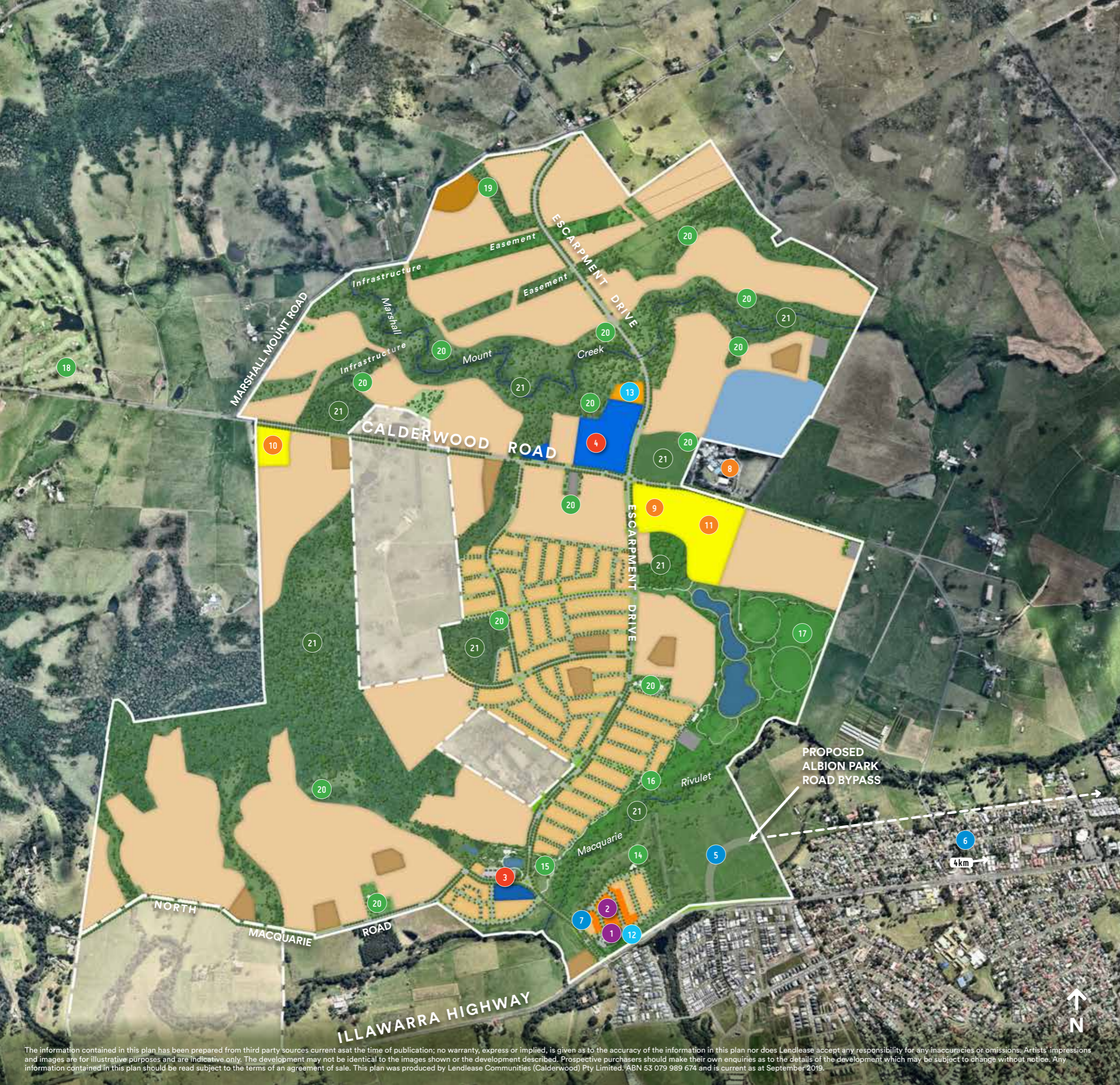


Calderwood
Volley

Calderwood Valley Masterplan

Legend

-  **CALDERWOOD VALLEY**
 - 1. Sales & Information Centre
 - 2. Display Village
 -  **RETAIL**
 - 3. Proposed Village Centre
 - 4. Proposed Town Centre
 -  **TRANSPORT**
 - 5. Proposed Albion Park road bypass
 - 6. Albion Park train station (4km)
 - 7. Bus stop for route 75 (future bus stop locations to be determined)
 -  **EDUCATION**
 - 8. Calderwood Christian School K-12
 - 9. Proposed Government primary school
 - 10. Proposed Government primary school
 - 11. Proposed Government high school
 -  **COMMUNITY**
 - 12. Sprout Hub (temporary community centre & cafe)
 - 13. Proposed permanent community centre
 -  **RECREATION**
 - 14. Flame Tree Park
 - 15. District Park
 - 16. Pine Tree Park
 - 17. Proposed Recreation Precinct
 - 18. Calderwood Valley Golf Course
 - 19. Heritage Park (adjacent to Marshall Mount Homestead)
 - 20. Proposed Park
 -  **NATURE**
 - 21. Conservation land
-
-  Display Home Village
 -  Current Residential
 -  Future Residential
 -  Proposed Retail
 -  Proposed Education
 -  Proposed Retirement living
 -  Non-Lendlease Development
 -  Private Lands
 -  Infrastructure
 -  Proposed Future Community Centre



The information contained in this plan has been prepared from third party sources current as at the time of publication; no warranty, express or implied, is given as to the accuracy of the information in this plan nor does Lendlease accept any responsibility for any inaccuracies or omissions. Artists' impressions and images are for illustrative purposes and are indicative only. The development may not be identical to the images shown or the development described. Prospective purchasers should make their own enquiries as to the details of the development which may be subject to change without notice. Any information contained in this plan should be read subject to the terms of an agreement of sale. This plan was produced by Lendlease Communities (Calderwood) Pty Limited. ABN 53 079 989 674 and is current as at September 2019.

Stunning views that don't cost the earth

The high life: The benefits of split-level living

From the distinct sense of space to their elevated position, there are more than a few reasons why split-level homes are so sought after.



The view from the top

Waking up to a stunning view, day after day, is undeniably life-affirming. Your split-level home will showcase the greenery of Calderwood Valley and the natural beauty of the escarpment.

An entertainer's dream

Expansive alfresco decks, large balconies and attractive terrace gardens are just a few of the unique features that elevated lots can provide, perfect for hosting friends and family or enjoying your space in privacy.

Natural light

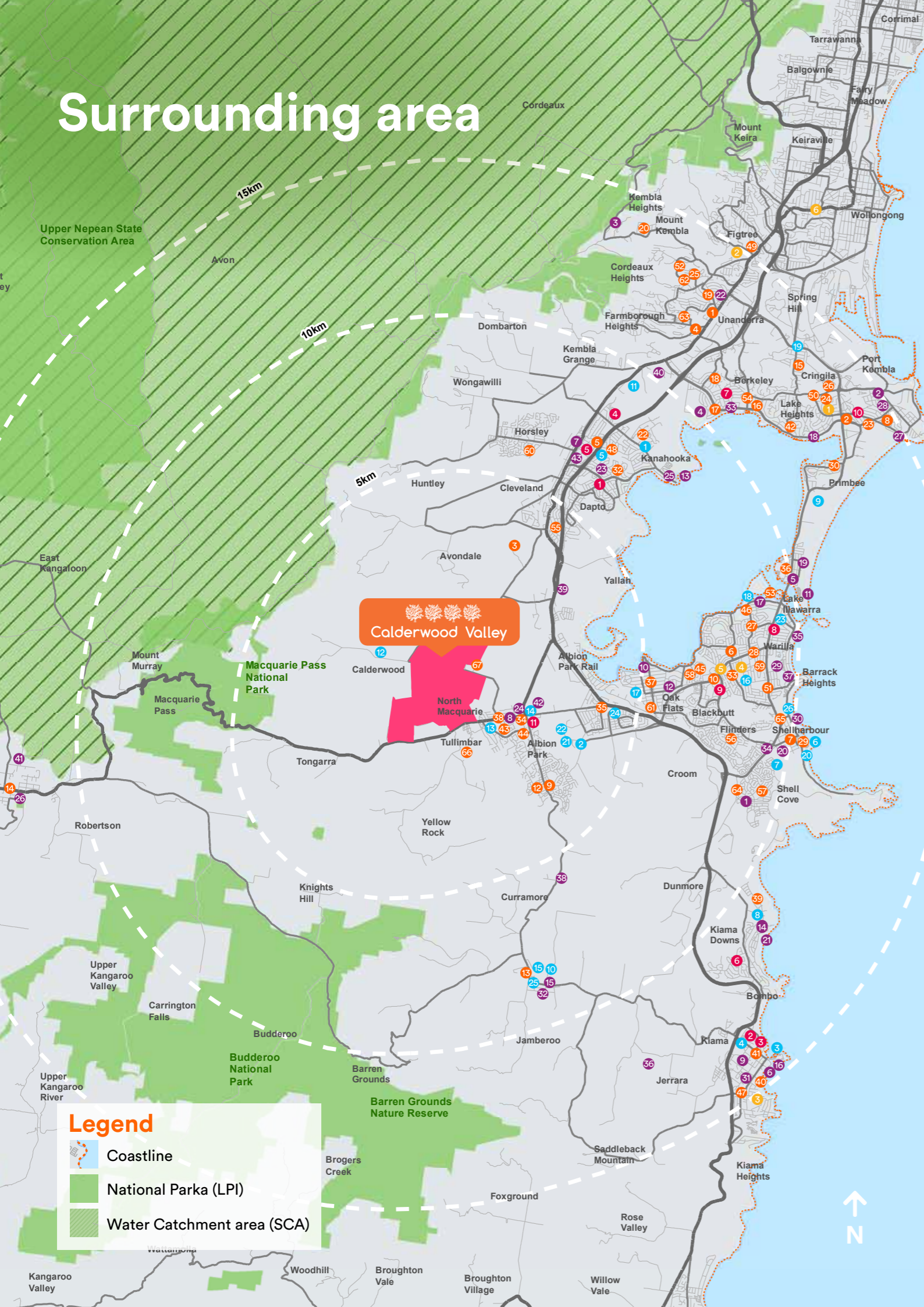
Large windows and clever design will ensure your home feels bright and spacious, by taking advantage of natural light in the most illuminating way possible.

Separate living areas

The layout of split-level homes provides a distinct sense of space. The efficient use of natural light and cross-flow ventilation is conducive to environmentally sustainable living.



Surrounding area



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

Steps to purchasing a new home



Get started

- With your preferred lender or broker, establish your budget and how much you can spend.
- Choose your land and secure with a deposit.
- Review contract with your solicitor or conveyancer.



Choosing your home & finance

- Choose builder and start designing a home to suit you.
- Pay deposit to builder to secure construction contract.
- When land release is nearing completion, formal home loan approval is required through your preferred lender or broker.



Construction & moving in

- Land registers and you can settle, commence building your new home.
- Make progress payments to builder throughout stages of the build.
- Handover with builder and move in. Congratulations!



When founder, Dick Dusseldorp established Lendlease in 1958, his vision was to create a company built on a foundation of integrity, innovation and sustainability.

For more than 50 years, Lendlease has dedicated itself to creating some of the best communities in Australia. They're more than just places to live, but environments that inspire you to flourish. A sense of belonging is inevitable, and life is what you make it.

Our communities are safe and secure, diverse and inclusive, environmentally-conscious and resident-focused. We provide all the ingredients for an active, sustainable and fulfilling lifestyle – the rest is up to you.


Calderwood Valley

 **lendlease**