

because
we create the best places



HOUSE & LAND
SELLING

— — —
belong
at a Lendlease
masterplanned
community



lendlease

communities.lendlease.com



Creating the best places

What is a Lendlease masterplanned community?

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.

For over 50 years, Lendlease has been dedicated to creating the best communities in Australia.

By developing aspirational addresses that foster a true sense of belonging, we enable our residents to feel connected, genuinely welcomed and a true sense of belonging.

Lendlease create places that are truly beautiful and designed to enrich the lives of current residents, as well as those for generations to come. The holistic urban design approach is to encourage environments that foster opportunities for people to choose the way they live, the way they work, the way they learn.

No matter where our communities are situated, every Lendlease community encourages a healthy and sustainable lifestyle where people are proud to call home.



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because your backyard doesn't stop at the fence

Nestled around a 900 hectares of regional park, the Jordan Springs 2014 UDIA Award winning community has been carefully designed with a balance of homes, shops, parks, hike & bike trails and many other community and learning resources and facilities to create a vibrant village atmosphere.

From the parklands to the walking trails and sports fields, from the village shopping and community centre to the wide range of land and housing options, it is uniquely suited to the modern Australian way of living in Sydney's Penrith Valley. Jordan Springs is defined by its outdoor lifestyle with a natural landscape of water, bushland and green space. Just 7 kilometres from the Penrith city centre, Jordan Springs is a beautiful new address in this popular area.

Upon completion, Jordan Springs will be a great place to live, home to a bustling community of 13,000 residents. Plus, with kilometres of cycling and walking paths, easy access to the M4 and Great Western Highway and an optic fibre connection for every home, Jordan Springs will be a well-connected community.



FAST FACTS

LOCATION

7 kilometres to Penrith city centre. Close to Penrith train station and commuter parking. Easy access to M4 and Great Western Highway.

POPULATION

Upon completion 4,800 homes and an estimated 13,000 residents.

OPEN SPACE

17 hectares of parks and open space throughout the community. 3 hectares lake at the heart of Jordan Springs and a proposed lake. Kilometres of cycling and walking trails. Sports ovals and basketball hardcourt.

TECHNOLOGY

Jordan Springs is the first fully fibre connected community in Penrith. Residents have access to high-speed broadband internet connection as well as telephone and Free to Air TV.

TRANSPORT

Car: Direct access to the M4 and Great Western Highways.











Train: Penrith train station is a short drive or bus ride from Jordan Springs, providing easy access to Sydney CBD and to Emu Plains.

Bus: The 783 bus operates a regular service between Jordan Springs and the Penrith Interchange. The bus services a number of stops within the community, connecting visitors and residents with Penrith train station and the city centre. Additional bus routes are accessible to the community, from outside Jordan Springs including routes 784 and 786 which both service the Penrith Interchange.

Jordan Springs masterplan



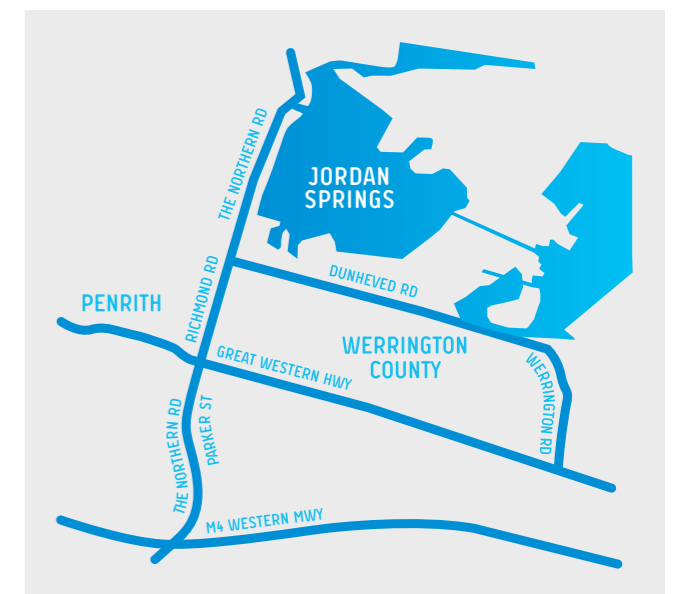
LEGEND

-  Neighbourhood centre
-  Sports fields (indicative only)
-  Open space
-  Conservation
-  Light industrial/commercial
-  Education
-  Water quality basin
-  Display Village
-  Access point to Wianamatta Regional Park
-  Future activation zone of the Wianamatta Regional Park

Now selling at Jordan Springs

To receive updates on land and house and land packages as they become available, please register your interest online or call or visit the Jordan Springs Sales and Information Centre. For land and house and land packages that may be currently available, visit the For Sale section of the Jordan Springs website:

communities.lendlease.com/jordan-springs





Calderwood Valley

because the lifestyle you want begins on your doorstep

Calderwood Valley 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. 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 taken away by beautiful surroundings, be close by to everything you need, be part of a community, belong at one of the best places in the Illawarra.

belong at Calderwood Valley

FAST FACTS

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, sports grounds, walking paths, cycling trails and a regional 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 Primary School, Calderwood Valley plans to have its own primary school for children between kindergarten and year 6, a high school for year 7 to year 12 students and a childcare centre.

SHOPPING

Up to 25,000m² 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 and community group 'Sprout' set to provide a community facility and service. Sprout Calderwood Valley will offer a café and indoor and outdoor meeting space for

Calderwood Valley residents, as well as run community events, support local groups, businesses and not for profits.

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.

ENVIRONMENT

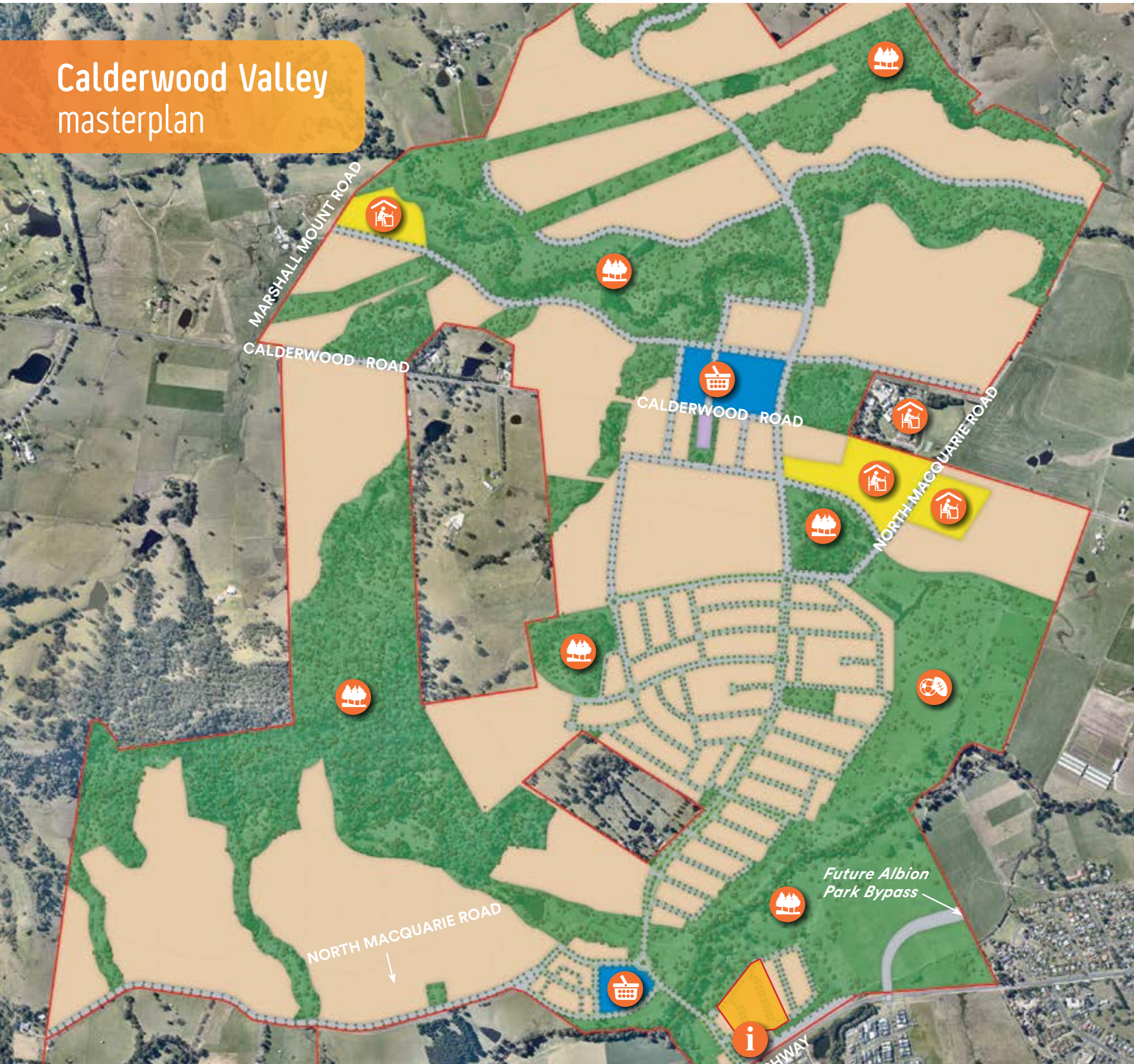
From its water sensitive urban design to its land rehabilitation programs, Calderwood Valley will lead the way in sustainable family living. Working in partnership with builders, we'll show you how easy it is to be green when designing your new home to reduce your household running costs and minimise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

LIVING OPTIONS








From traditional family homes nearby 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 villages to suit a range of budgets, housing preferences and lifestyles.



Calderwood Valley masterplan



LEGEND

-  Neighbourhood centre
-  Sports fields (indicative only)
-  Open space
-  Future Display Village
-  Conservation
-  Education
-  Future Sales and Information Centre

Now selling at Calderwood Valley

To receive updates on land and house and land packages as they become available, please register your interest online or call or visit the Calderwood Valley Sales and Information Centre. For land and house and land packages that may be currently available, visit the For Sale section of the Calderwood Valley website:

communities.lendlease.com/calderwood-valley



because a life of leisure begins on your doorstep

Bingara Gorge is the 'Best Residential Community in NSW' by the Urban Development Institute of Australia 2015. Featuring an 18-hole golf course with 9-holes now open, over 200 hectares of open space, parks and playgrounds, walking paths and waterways, a primary school and childcare centre, shops and cafés, as well as a resident-only leisure centre with a gym, swimming pools and tennis courts; it's no wonder Bingara Gorge is regarded as THE lifestyle and leisure community of the burgeoning south-west Sydney. Upon completion, Bingara Gorge will also provide cycling trails, a restaurant, bar & bistro and function centre.

**be active, be comfortable, be proud.
belong at Bingara Gorge.**



FAST FACTS

LIFESTYLE

Upon completion Bingara Gorge will feature 18 kilometres of walking and cycling trails, stunning waterways, parks, playgrounds, and off-leash dog areas. The Bingara lifestyle and leisure heart currently provides resident-only swimming pools, tennis courts, a gym, café and will also have a restaurant, bistro and function centre.

GOLF COURSE

With beautiful fairways wrapped around spectacular gorges, panoramic views of the Razorback Ranges from elevated tees and stunning waterfalls that make every game a scenic tour, the 18-hole, par 72 Bingara Golf Course designed by Graham Marsh is the jewel in the crown of the lifestyle community at Bingara Gorge. The first 9-holes are now open for residents.

EDUCATION

In addition to a range of nearby schools and childcare centres, Bingara Gorge is home to the Big Fat Smiles childcare centre, which provides long day care for children aged 0-5 years and preschool for children aged 3-5 years; as well as the Wilton Primary School, which caters for kindergarten to year six students.

SHOPPING

The Village Centre includes a bakery, restaurant, liquor store, café, medical centre, chemist, as well as ample parking. A mini-mart is also expected in the near future.

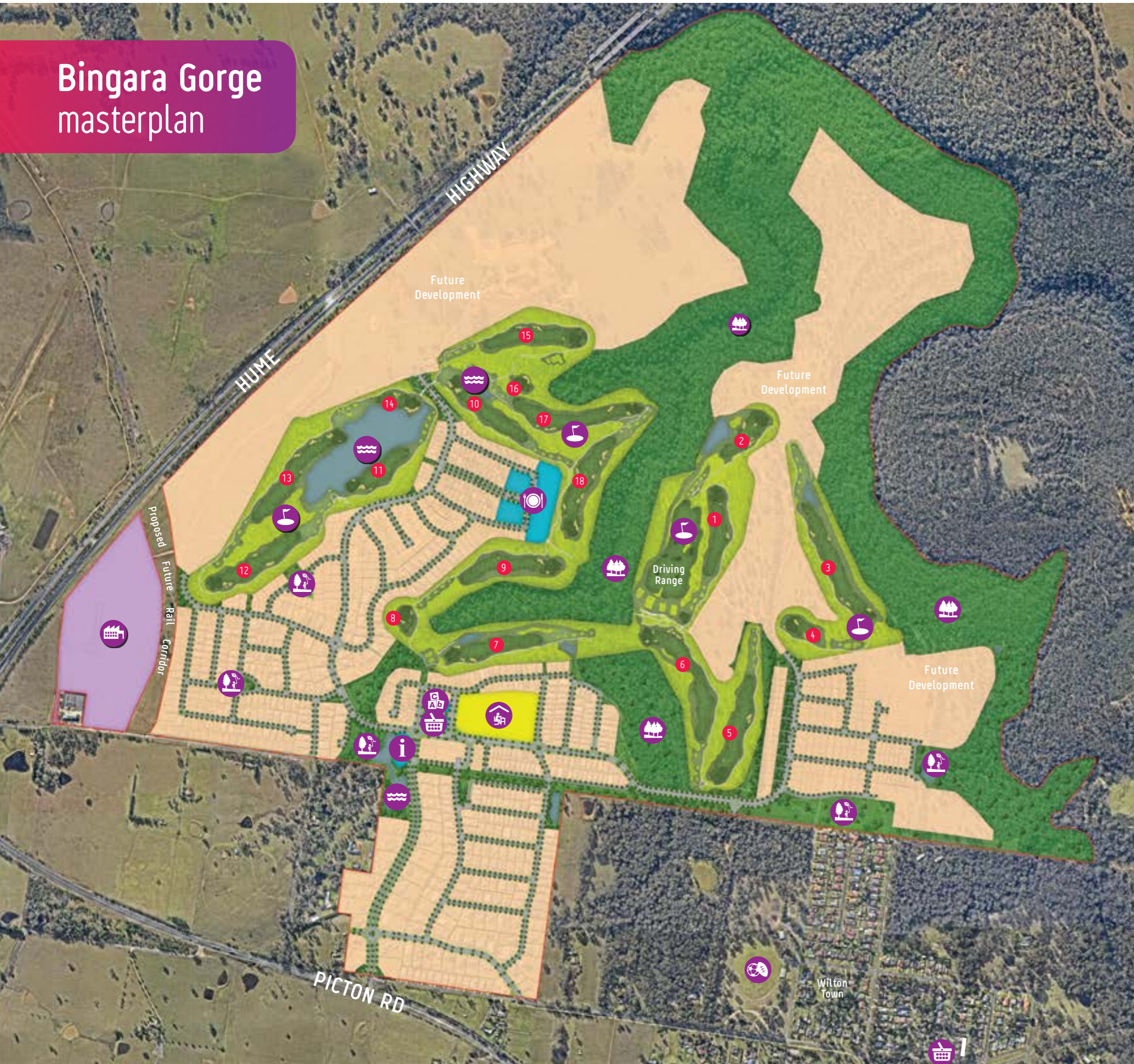
ENVIRONMENT

Bingara Gorge is the Housing Industry Association's first Green Smart Advanced Estate, using environmentally friendly design and building techniques to minimise the impact on the natural environment. Homes also use 50 per cent less potable water than standard homes through the advanced Water Cycle Management Strategy, which recycles water for use in the community.

COMMUNITY

At Bingara Gorge, you will enjoy peace of mind knowing you have built your home in a safe and friendly environment and have a say in your community. Being part of a Community Scheme, Bingara Gorge land owners have freehold title (Torrens Title) over their specific lot, as well as shared ownership of common facilities and spaces, giving them greater protection of their investment.

Bingara Gorge masterplan



LEGEND

-  Village Centre
-  Clubhouse Leisure Precinct
-  Golf Course
-  Open Space
-  Conservation
-  Education
-  Employment Area / Recycled Water Facility
-  Sales and Information Centre
-  Child Care Centre
-  Lake / Waterbody
-  Sports Oval
-  Golf hole

Now selling at Bingara Gorge

To receive updates on land and house and land packages as they become available, please register your interest online or call or visit the Bingara Gorge Sales and Information Centre. For land and house and land packages that may be currently available, visit the For Sale section of the Bingara Gorge website:

communities.lendlease.com/bingara-gorge





the new
Rouse Hill

BELONG TO A COMMUNITY THAT LINKS PEOPLE, PASSION AND PLACES



The New Rouse Hill is a thriving new community in Sydney's beautiful Hills District.

A region that offers great opportunity for business, employment and lifestyle, The Hills Shire is one of the fastest growing areas of Sydney. The New Rouse Hill residents enjoy exclusive access to recreational facilities including a community pavilion with tennis and multi-use courts, swimming pool and gym. Parks and open spaces are conveniently located throughout the community within walking distance of each home.

Residents are able to enjoy the benefits that The New Rouse Hill has to offer. Whether you want to shop

at Rouse Hill Town Centre, catch up with friends for dinner, or have a picnic in one of the many parks, it's all there for you to enjoy. Residents have exclusive use of a swimming pool, gym, tennis court, multi-use court and Community Pavilion. Residents also have a number of parks and playgrounds to choose from throughout the community. Getting to work is a breeze with the T-Way located nearby with direct services to the Sydney CBD, Blacktown and Parramatta and the Sydney Metro Northwest train line is under construction.

THE NEW ROUSE HILL FAST FACTS

Experience a great lifestyle

Location

The New Rouse Hill is located off Windsor Road, 40 kilometres northwest of the Sydney CBD in The Hills Shire.

The New Rouse Hill is a joint venture between Lendlease and The GPT Group in partnership with Landcom and the NSW Department of Planning & Environment.

Size & Population

The New Rouse Hill will become home to approximately 4,500 residents upon completion.

Open Space & Recreation

Approximately 32 hectares of the 122 hectare community has been devoted to open space, including parks, playgrounds, Caddies Creek, walking and cycling trails. These are conveniently located throughout the community so that each home positioned within walking distance of a park or open space.

Exclusive residents' facilities include a pool, tennis and multi-use court and community pavilion with gymnasium and meeting rooms.

Education

Ironbark Ridge Primary School, Our Lady of the Angels Primary School and Rouse Hill High School are within a convenient walking distance. Childcare is also close by at Playdays Pre-school and Long Day Care Centre.

Shopping & Lifestyle

Rouse Hill Town Centre is a short stroll away and you can find major retailers including Target, Coles, Woolworths, Big W and over 200 specialty stores. Plus there's office space and various public spaces including the Town Square and The Secret Garden. There is also a nine screen Reading Cinema complex and vibrant restaurant precinct. You'll never be short of something to do.

Transport

Public transport to local destinations and to Sydney is effortless for residents living at The New Rouse Hill. Close access to the T-Way and future Rouse Hill train station means residents will be even more connected.

For more information about the future Sydney Metro Northwest, visit www.nwrail.transport.nsw.gov.au



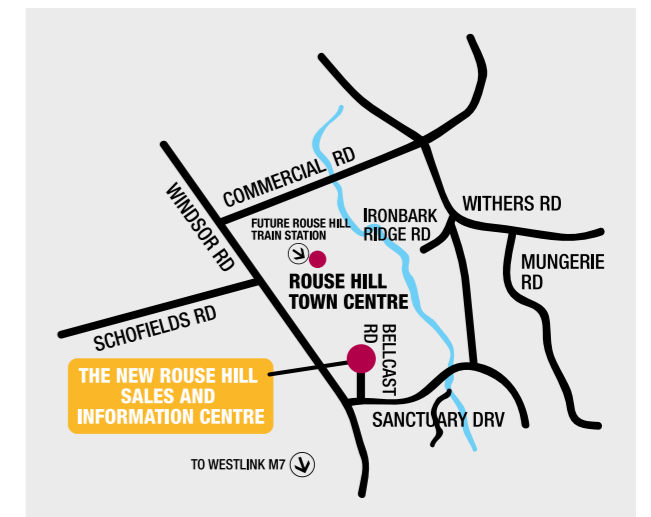
THE NEW ROUSE HILL MASTERPLAN



NOW SELLING at The New Rouse Hill

To receive updates on land and house and land packages as they become available, please register your interest online or call or visit the The New Rouse Hill Sales and Information Centre. For land and house and land packages that may be currently available, visit the For Sale section of the The New Rouse Hill website:

communities.lendlease.com/the-new-rouse-hill



because your dream home is built especially for you



OPTION ONE



Buy a block of land and build

This is the most flexible option, where you choose your own builder and home design. You can select from one of the builders featured in a Lendlease Display Village or any builder of your choice.

If you choose to buy land and build and you are ready to buy, you are encouraged to register for the next land release.

By registering on our database, you will be among the first to know about new land releases.

OPTION TWO



Buy a house and land package

Here, a builder has already secured the land and prepared a house design that's suited specifically to that block. Lendlease then sells the house and land package on behalf of the builder. With this type of purchase, you will typically enter into two contracts to buy the land and another contract with the builder to build the house. Where possible you can change finishes inside and out, but not the floor plan. This can make the process simpler by giving you a head start towards planning your new home and reducing the number of decisions you need to make.

OPTION THREE



Buy a brand new home

Sometimes referred to as Turn Key packages, brand new homes can be sold before the build begins, during construction or once they are finished.

Lendlease sells a range of brand new homes on behalf of builders that come complete with everything you need to move straight in.

If you're looking for a brand new home, want a no-fuss option and would like to move in quickly, this option could be for you.

Contact us



BINGARA GORGE Sales & Information Centre

31 Pembroke Pde,
Wilton NSW
Opening hours:
Monday, 1pm to 5pm,
Tuesday to Friday, 9am to 5pm,
Saturday & Sunday, 10am to 5pm

bingaragorge.com.au
1800 647 155

CALDERWOOD VALLEY Sales & Information Centre

211 Lake Entrance Rd,
Shellharbour NSW
Opening hours:
Monday, 1pm to 5pm,
Tuesday to Friday, 9am to 5pm,
Saturday & Sunday, 10am to 5pm

calderwoodvalley.com.au
1300 733 245

JORDAN SPRINGS Sales & Information Centre

Lakeside Pde & Jordan Springs Blvd
Jordan Springs NSW
Opening hours:
Monday, 1pm to 5pm,
Tuesday to Friday, 9am to 5pm,
Saturday & Sunday, 10am to 5pm

jodansprings.com.au
1800 086 656

THE NEW ROUSE HILL Sales & Information Centre

'Mungerie House' 16 Bellcast Rd,
Rouse Hill NSW
Opening hours:
Monday, 9am to 5pm,
Thursday to Friday, 9am to 5pm,
Saturday & Sunday, 10am to 5pm

thenewrousehill.com.au
1800 200 902

Artists impressions of buildings, waterways, parks and landscaping contained in this brochure are examples only. The actual appearance, style, configuration, and quality of the elements of the development will vary, and may not be identical or similar to the images shown. The Town Centres will be developed by parties other than Lendlease, are subject to planning approvals and economic conditions, and may be delivered over a number of years. Lendlease does not warrant or guarantee that the proposed element in the Town Centre will be delivered by a particular time, or at all. The delivery of Community Centre, childcare and schools is subject to planning approvals and Council and State commitment. The information in this brochure is current as at 17 February 2016.

lendlease