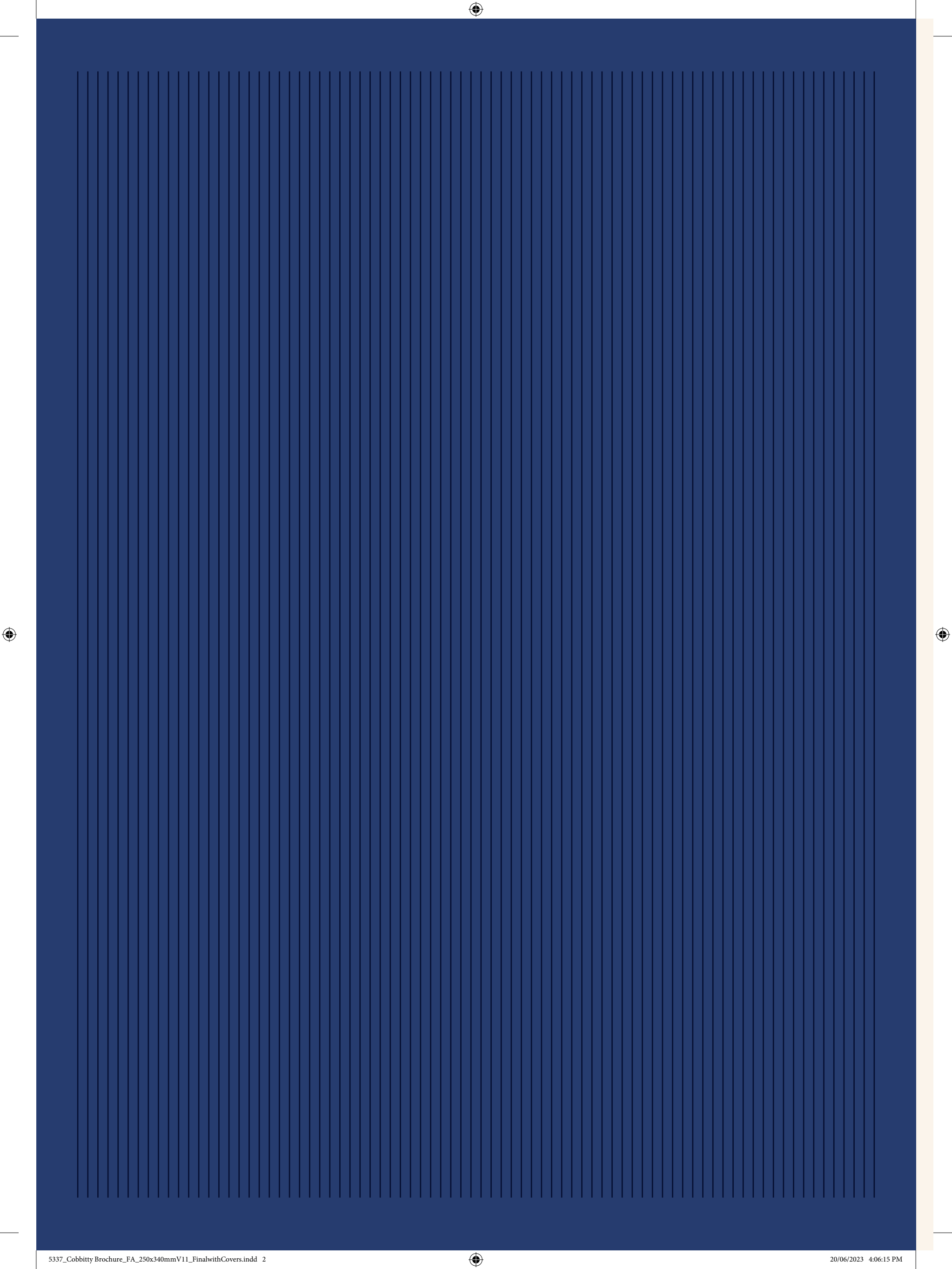
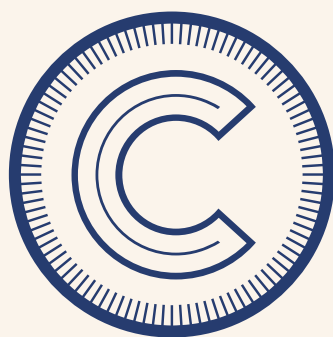


FOR THE CHAMPIONS
OF THE GOOD LIFE



COBBITTY
by mirvac





A little bit country.
A little bit city.

A lot like the home you
always dreamed of.

COBBITTY

by mirvac

We acknowledge the Dharug, Tharawal and Gundungurra people as the Traditional Owners of the land upon which Cobbitty by Mirvac will be built and offer our respect to Elders past, present and emerging.

FOR THE CHAMPIONS OF THE GOOD LIFE

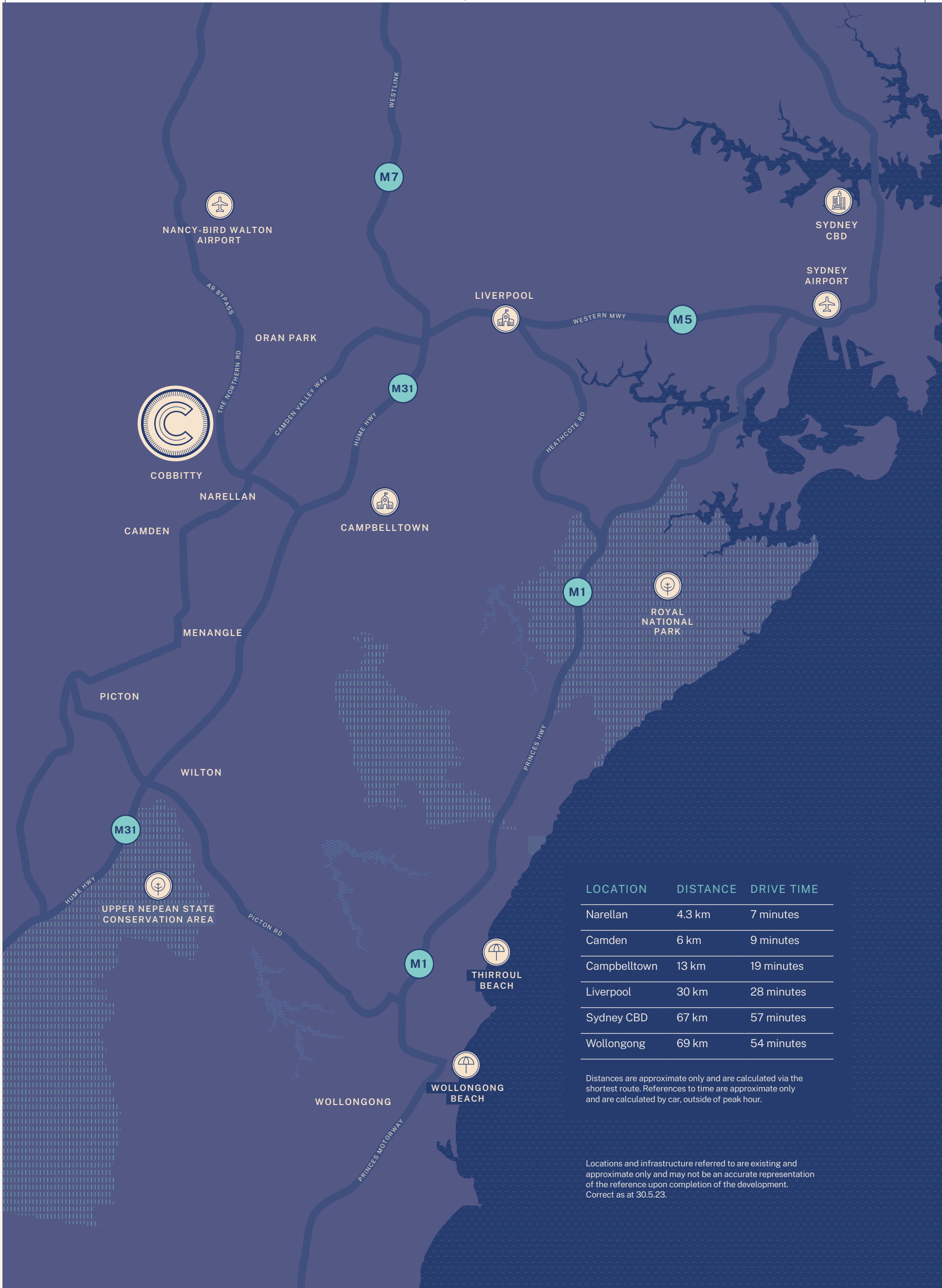
A new community within a town steeped
in history, beckoning you to that happy
place that sits within all of us. Home.

Location image

BETWEEN CITY AND COUNTRY

Cobbitty is a rare opportunity
to live happily between two worlds.

A pocket of peace and tranquility whose rural town
character is cherished and protected, yet connected
to Camden and Narellan, among the fastest growing
localities in Australia.



LOCATION	DISTANCE	DRIVE TIME
Narellan	4.3 km	7 minutes
Camden	6 km	9 minutes
Campbelltown	13 km	19 minutes
Liverpool	30 km	28 minutes
Sydney CBD	67 km	57 minutes
Wollongong	69 km	54 minutes

Distances are approximate only and are calculated via the shortest route. References to time are approximate only and are calculated by car, outside of peak hour.

Locations and infrastructure referred to are existing and approximate only and may not be an accurate representation of the reference upon completion of the development. Correct as at 30.5.23.



Locations referred to are approximate only and may not be an accurate representation of the reference upon completion of the development. Correct as at 04.11.22.

The suburb of Cobbitty stands to benefit from multi-billion dollar infrastructure investment in Sydney's south-west, spurred by development of the new Nancy-Bird Walton Airport and Western Sydney Aerotropolis.

On the edge of the South West Growth Area, extensive planning is underway to deliver road and rail improvements to support future economic and social opportunity.

Already, the major employment centres of Narellan, Smeaton Grange, Oran Park and Leppington are within easy driving distance of Cobbitty. The future Nancy-Bird Walton Airport, due for completion in 2026*, and Western Sydney Aerotropolis are approximately 20 minutes* by car.

Investment has also been directed into improved health facilities for the growing population. A \$632 million* upgrade of Campbelltown Hospital is nearing completion and a new specialist maternity and paediatric facility is set to open in 2023* within the Health and Wellness precinct in Gregory Hills.

MAJOR INFRASTRUCTURE AND DEVELOPMENT PROJECTS



NANCY-BIRD WALTON AIRPORT

On track for takeoff in 2026*, Sydney's second airport has already generated thousands of jobs in construction and is set to deliver more when it becomes operational. The airport will provide international, domestic and freight services and together with the Bradfield Aerotropolis, is expected to support 28,000 direct and indirect jobs by 2031*.

20 MINUTES[^]



WESTERN SYDNEY AEROTROPOLIS

The Western Sydney Aerotropolis is set to become Sydney's new centre of innovation, fuelling further investment and economic growth in diverse areas such as advanced electronics, manufacturing and engineering. The initial focus on aerospace, aviation and defence industries will extend to include an Agribusiness Precinct to support Australian imports and exports.

20 MINUTES[^]



CAMPBELLTOWN HOSPITAL

The second stage of the \$632 million redevelopment of Campbelltown Hospital is timed for 2023*. Many of the services have already been delivered including the new clinical services building which opened in June 2022. Other improvements include new women's health services, additional operating theatres, intensive care units, mental health units and cancer treatment services.

22 MINUTES[^]



TRANSPORT INFRASTRUCTURE UPGRADES

Completion of the \$1.6 billion* Northern Road upgrade has delivered faster and safer travel within Western Sydney. The upgrade is part of a \$4.1 billion joint State and Federal Government Western Sydney Infrastructure Plan* to improve Western Sydney roads and capitalise on the economic opportunities presented by the Nancy-Bird Walton Airport. Future major road and rail infrastructure projects are under investigation including the Outer Sydney Orbital and a proposed North South rail link connecting the South West Growth Area and the Greater Macarthur region to the Western Sydney Aerotropolis.

[^] References to time are approximate only and are calculated by car, outside of peak hour.
* Proposed amenity is being delivered by the NSW Government and is subject to development approvals, statutory approvals and construction.
The proposed amenity will not be owned or managed by Mirvac and timings and outcome (including the alignment of the Outer Sydney Orbital) are outside of Mirvac's control and subject to change and delay.

STEEPED IN HISTORY



08

The town of Cobbitty, with its general store, café, post office, historic church and heritage listed homes, comes alive on market day when local makers and growers take over the Cobbitty Public School grounds for a monthly gathering now in its 40th year.

All the other days of the week you will find the locals keeping Cobbitty Bakehouse busy, treated to artisan baked cakes, tarts, savoury pies and sumptuous high teas, to eat there or at home.

Local artists and crafters operate the Cobbitty Gallery just behind the Bakehouse, offering a range of artworks, antique, collectables and crafts, along with workshops for like-minded creatives.



Clockwise from top left;
St Paul's Anglican Church;
Cobbitty Bakehouse;
Cobbitty Village Markets;
Cobbitty.



EVERYTHING YOU NEED, LOCALLY



Nearby are the fast growing centres of Camden and Narellan, with an abundance of cafés, restaurants, schools, medical facilities and opportunities for employment.

Barely 10 minutes^{*} away, Narellan Town Centre offers supermarkets, specialty retail, cafés, commercial space, a primary school and high school, complementing Cobbitty Public School down the road and Macarthur Anglican School right next to Cobbitty by Mirvac.



^{*}References to time are approximate only and are calculated by car, outside of peak hour.



Clockwise from top left;
Macarthur Anglican School;
Narellan Town Centre; Argyle
Street, Camden; Cobbitty
Public School.



YOUR FUTURE LIES STRAIGHT AHEAD

Like a picture book of treasured memories, an avenue of trees welcomes you.

All lending shade and sanctuary, tracing the path to a lake against a backdrop of distant hills.





* Artist's impression as at 27.10.22. Produced prior to all planning approvals being in place and prior to commencement of development, and is therefore subject to change. The information, images and artist's impression depicting landscaping, threshold, footpaths, amenity etc. are intended only as a guide and are not to be relied on as a representative of the final product.



FOR THE GOOD LIFE

Nature takes centre stage, woven into the streetscapes, walking trails and parklands, offering shade, shelter and a natural playground for residents. A proposed playing field[^] will double as the Village Green providing a ground for sport and cultural events while the proposed lake[^] with adjacent neighbourhood centre[#] will form the natural heart of the Cobbitty by Mirvac community.

Linking houses and humans, nature is all around, a green oasis that quiets the soul, quells the concerns of the everyday. An emblem of abundance, life and belonging.

^{*} Artist's impressions as at 21.10.22. Produced prior to all planning approvals being in place and prior to commencement of development, and are therefore subject to change.
The information, images and artist's impressions depicting landscaping and other amenity are intended only as a guide and are not to be relied on as a representative of the final product.
[^] The delivery of the lake, playing field and associated amenity are subject to Council approval and are subject to change.
[#] The scope, composition and timing for delivery of the neighbourhood centre has not been finalised and is also subject to receipt of planning and statutory approvals and is subject to change. Mirvac or a third party may be responsible for undertaking the delivery of the neighbourhood centre. If the neighbourhood centre is not owned or managed by Mirvac, the timings and outcome will be outside of Mirvac's control and subject to change and delay.



The Cobbitty by Mirvac masterplan provides for a variety of lot sizes from around 225m² to over 1,000m², meeting the aspirational desires of the future community. With an extensive network of pathways, residents will be easily connected to the vast green open space and community amenity.



BECOME A CHAMPION OF THE GOOD LIFE



It takes many people to build
a community. At Cobbitty
by Mirvac, we are laying
the groundwork for the
champions who make the
good life great.

Picture yourself here.

THE COACH





Coaching her team to be top of their game is a whole lot easier with a playing field close to home.



PLAYING FIELD

With a proposed area for a playing field and associated amenity*, it is easy to be active and healthy, whether you are an aspiring athlete or just a social player looking for friendship and fun as much as fitness. The grounds will double as the Village Green, a venue for holding events that bring the community together.

* The delivery of the playing field and associated amenity are subject to receipt of planning and statutory approvals and are subject to change.



WALKING PATHS

Get out, get moving and experience the healthy glow that comes from being able to walk to everything within your neighbourhood. A network of tree-shaded walking paths will link homes to the proposed parks, playgrounds and playing field*, the perfect way to get fit and social with newfound friends.



CENTRAL LAKE

There is nothing like water to soothe the soul and excite the imagination of children. On a warm summer's day, the proposed stream-fed lake* at the heart of Cobbitty by Mirvac will provide a delightful backdrop to activities on the shore. A network of paths surrounding the picturesque lake will provide the opportunity to stop and enjoy the view from many vantage points.



Count on them
to welcome
newcomers with
open arms and
fill your calendar
with playdates.

* The delivery of the walking paths, playing field and central lake are subject to receipt of planning and statutory approvals and are subject to change.

THE SOCIAL COMMITTEE



THE MINDFUL ONE





With an abundance of green open space there is a perfect place to stretch and flex.



OPEN GREEN SPACE

Think of it like a big backyard that you share with others – big green open spaces with expanses of lawn where you can kick a ball, bowl a few overs and work on your yoga or Tai Chi moves. And not just one patch of lawn but a continuous ribbon of green threading its way through the creeks, playgrounds, parks and homes.



Even the most fastidious party host will find a venue to achieve picnic perfection.



* The scope, composition and timing for delivery of the neighbourhood centre has not been finalised and is also subject to receipt of planning and statutory approvals and is subject to change. Mirvac or a third party may be responsible for undertaking the delivery of the neighbourhood centre. If the neighbourhood centre is not owned or managed by Mirvac, the timings and outcome will be outside of Mirvac's control and subject to change and delay.

THE HOST



THE GREEN THUMB





Green thumbs
are in their natural
habitat, receiving
praise and green-
eyed envy.



NEIGHBOURHOOD PRIDE

When everybody wants to have the best house in the street, it is a source of pride for every resident. Tree-lined streets and beautifully landscaped public places designed by Mirvac set the standard, providing inspiration for gardeners to let their botanical instincts blossom and tend their gardens and lawns with meticulous care.



THE FRIENDLY NEIGHBOURS

Knowing your
neighbours – and
their pets – gives
everyone within
the community
peace of mind.



SAFE AND SECURE

Mirvac's Welcome+ community-building program is designed to create a neighbourhood where people know your name and look out for each other. It is the best form of security that helps both people and property to be safe along with the many social benefits that come from having a familiar and friendly face next door.



ACTIVE KIDS

The next generation of teens and tweens who call Cobbitty by Mirvac home will grow up in an environment that encourages an active outdoor lifestyle. With a playing field for kicking a ball around and hard courts* for social games, there is plenty of incentive to disengage from screens and engage in the real world with real friends having really good fun.

* The delivery of the hard courts, playing field and associated amenity are subject to receipt of planning and statutory approvals and are subject to change.

THE GOAL SETTER



Having a goal is what
it is all about, eyes
on the ball, too busy
playing to play up.

SETTING THE BENCHMARK



THE HOUSE PROUD
CONNOISSEUR



Our Design Guidelines have been created to ensure every home at Cobbitty by Mirvac achieves the high level of design excellence that will make it a neighbourhood you will be proud to call home.

With the benefit of 50 years of creating communities with enduring appeal and value, Mirvac has crafted design guidelines so that you can express your personal style while setting a blueprint for sustainable homes sympathetic to the beautiful rural environment of Cobbitty.

Inspiration can be found on every corner when homes have been designed to the highest standard.

The guidelines are intended to promote a cohesive streetscape appeal, with consideration for materials, colour, roof form, fencing and landscaping, reinforcing the community as a desirable place to live while enhancing the investment and future value of homes. Residents will have the opportunity to experience life in perfect balance – a new home that reflects a modern and comfortable lifestyle within a serene rural setting.



* Artist's impressions were produced prior to planning approval, statutory approval and commencement of construction and are subject to change. The information, images and artist's impressions depicting interiors, exteriors, landscaping and fencing are intended only as a guide and are not to be relied on as representative of the final product. Upgrade options shown. Landscaping and fencing may not be included. Furnishings not included. Prospective purchasers must refer to the building contract, which is subject to change in accordance with the terms of the contract.

DESIGNED FOR YOUR FAMILY

You can choose to engage your own builder or make your selection from a special range of Homes by Mirvac, designed to comply with the Design Guidelines and built to the quality standard that has been Mirvac's hallmark for 50 years.

Our Cobbitty Collection includes homes for a variety of lifestyles, offering seamless connection to the outdoors and layouts to meet the ever-changing needs of your family. Every little detail has been considered in the planning of the Cobbitty Collection to provide you with the best house on the street.



The Village, Menangle
Display Home



THE BAKER

Every culinary creation is bound to be a success when cooking in a quality designed kitchen.



The Village, Menangle
Display Home



My Ideal House, Gledswood Hills



CREST by Mirvac, Gledswood Hills



Googong, NSW



The Village, Menangle

Quality and care in every little detail

THE MIRVAC DIFFERENCE



For over 50 years we have been reimagining urban life in Australia – creating exceptional living experiences through the pursuit of quality and care in every little detail.

800+ AWARDS WON



BECOME A CHAMPION OF THE GOOD LIFE



COBBITTY

by mirvac

The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams and artist's impressions depicting interiors, exteriors and indicative views are a guide only. The information provided in this brochure, including those images, is believed to be correct at the time of printing but will change as the development and planning approvals proceed. Changes will also be made during the development of the project and specifications, details and fittings may be changed without notice. Purchasers must rely on their own continuing enquiries. To the extent permitted by law, this brochure is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person. The information provided herein is believed to be correct as at 19.06.23 V2.

