



# COBBITTY

by mirvac

## MASTERPLAN



### LEGEND

								
PROPOSED FUTURE RESIDENTIAL	COBBITTY CREEK	RIPARIAN CORRIDOR	SITE BOUNDARY	STREET TREES	BASIN	PEDESTRIAN BRIDGE	UNDERCOVER AREA	BUILT VIEW MOUNDS
								
ELECTRICAL SUBSTATION	SEWER LINES	DRAINAGE LINES AND PITS	RETAINING WALL	PEDESTRIAN AND SHARED PATHWAYS	EASEMENT FOR SUPPORT, MAINTENANCE, AND ACCESS			

This masterplan was prepared on 24.3.23 for the information of prospective purchasers only and is subject to change. Utility Services and Infrastructure - The location of roads, roundabouts and drainage structures, utility services, including sewer lines shown on the plan are based on design information only. The final position of utility services 'as constructed' may vary from these locations and is subject to approval of authorities including Council. Landscaping and Embellishments - The depiction of Proposed Lake, Proposed Sporting Field (and accompanying amenities block), landscaping, footpath paving, street tree planting, the embellishment of parks, playgrounds, undercover areas, pedestrian bridge, basin and alike on the plan is indicative only and are subject to change. The location and depictions on the plan do not necessarily reflect final designs which require the input and approval of various authorities including Council. The areas noted as Proposed Neighbourhood Centre and Possible School are/may not be developed by Mirvac and instead may be delivered by third parties including Council, Schools Infrastructure NSW and the Department of Education. In this regard, their delivery including design and timing for delivery are outside of Mirvac's control. Purchasers should make their own enquiries in relation to the delivery of these items. The masterplan is being delivered in stages and the delivery of the Utility Services and Infrastructure, Landscaping and Embellishment and the Proposed Neighbourhood Centre and Possible School may be ongoing at time of settlement of your lot. Purchasers must make and rely on their own enquiries. The NSW Government is investigating options for a possible future motorway and freight rail line between the North West and South West growth areas (Outer Sydney Orbital or OSO). The OSO will not be owned or managed by Mirvac and the alignment of the OSO and associated timing and outcomes are outside Mirvac's control. Mirvac is aware that one proposed alignment for the OSO sits approximately 200m from the north west boundary of this masterplan. The purchaser must make and rely on their own enquiries in relation to the OSO. To the extent of inconsistency between this masterplan and the conditions of the Contract for Sale of Land relating to the lots, the Contract for Sale takes precedence in all instances. Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. This document is not binding on Mirvac and is not intended to be relied upon. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons.

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