



BIRLING

**Design & Landscape
Guidelines**

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VISION FOR BIRLING

South West Sydney's Home of Bright Futures

Birling is a beacon of dynamic growth, where visionary urban development meets harmonious natural surroundings. Integrating nature throughout the masterplan to create a distinctive green identity. As Birling evolves, it will exemplify how urban living can coexist with the natural environment, fostering a vibrant, resilient, and accessible community for generations to come.





02

The Purpose of our Design & Landscape Guidelines

The Birling Design & Landscape Guidelines (the 'Design Guidelines') help to create a beautiful new neighbourhood and make sure your home's value is protected. They ensure that your community has cohesive and attractive streetscapes with well-designed, complementary residences and consistent landscaping. You'll enjoy an environment that's aesthetically appealing and feels welcoming, living in a home that's part of a thoughtfully planned community that reflects our shared vision for Birling.

The Design Guidelines form part of the Contract of Sale for your block of land (lot) and are also included in the restrictions on title known as the 88B. They apply in addition to and not in lieu of other statutory requirements and approvals. Approval by Camden Council under the Growth Centres Precincts Development Control Plan (DCP) or by a Principal Certifying Authority (PCA) under the NSW Greenfields Housing Code (Complying Development) is still required.

The Birling Design Review Panel (DRP) will review all proposed home designs within Birling for compliance with these guidelines. Purchasers or their selected builders or designers must submit their house designs along with their landscape plans for review and approval by the Birling DRP prior to lodgement with Camden Council or a Principal Certifying Authority (PCA) for approval.

Purchasers are required to provide a compliance bond at the time of settlement of your lot purchase. This is noted in the contract under special conditions. The Design Guidelines Compliance Bond amount is \$5,000 for all lots except corner lots, for which it is \$10,000. If your home and landscaping are completed within 24 months (two years) of settlement of your lot, you will be eligible to receive a refund of your Design Guidelines Compliance Bond.

If you have any questions relating to these guidelines, please call or visit the Birling Sales and Information Centre. Alternatively you can email the DRP at: birlingdesignreview@birlingcommunity.com.au

03

Approval Process

➤ Step 01

PAYMENT OF COMPLIANCE BOND AND SETTLEMENT OF LAND

Payment of the Design Guidelines Compliance Bond must be paid at the settlement of the lot.

➤ Step 02

INFORM YOUR BUILDER ABOUT THE BIRLING DESIGN AND LANDSCAPING GUIDELINES

Provide your builder with a copy of the Design Guidelines, which are also available for download from the 'Build at Birling' page at birlingcommunity.com.au. Ensure your builder understands that compliance with the Birling Guidelines is a condition of your Contract of Sale and the Restrictions on Title in the 88B.

➤ Step 03

SEEK BIRLING DESIGN REVIEW PANEL APPROVAL

Before lodging your plans for approval with Camden Council (or an accredited Private Principal Certifying Authority), ensure that your house plans are approved by the Birling DRP. Complete the Birling Design and Landscaping Guidelines Application Checklist, which can be downloaded from the 'Build at Birling' page on the website, and submit it along with your building plans, material and colour palette, and landscape plan for approval. You, your builder, or designer can lodge the plans.

➤ Step 04

AUTHORITY APPROVAL

Lodge your plans with the Council (or Private Principal Certifying Authority) for approval after receiving approval from the Birling Design Review Panel (DRP).

➤ Step 05

COMPLIANCE BOND PROCESS

If you complete your home and landscaping within 24 months (two years) of settlement of your lot purchase and rectify any damage to the adjoining public street, including street trees, footpaths, or service utility fixtures, you can apply to receive a refund of your Design Guidelines Compliance Bond by lodging the application via our online form.

➤ Step 06

REFUND OF DESIGN COMPLIANCE BOND

Once you request a refund, a representative of the DRP will inspect your home and landscaping to verify that all works have been completed in accordance with the DRP-approved building and landscape plans and are otherwise consistent with the Design Guidelines. Once approved by DRP, the Design Guidelines Compliance Bond will be refunded to you within 14 business days.



What to Submit to Birling DRP for Approval

Your plans submitted to Birling DRP for approval must include house plans, materials and colour palette, landscape plan and a copy of our design guideline checklist.

HOUSE PLANS

The plans submitted for DRP approval must be the same plans being lodged for DA approval with Camden Council or Private Principal Certifying Authority.

MATERIALS AND COLOUR PALETTE

Your chosen materials and colours must comply with the Birling Material and Colour Palette.

LANDSCAPE PLAN

A landscape plan must be either separate to or show on the site plan.

DESIGN GUIDELINE CHECKLIST

You can download this checklist from the 'Build at Birling' page.

Online Resources

All online forms, checklists and frequently asked questions can be found at the 'Build at Birling' page on our website:

birlingcommunity.com.au

Facade Design & Articulation

The facade of a home expresses its identity and defines its integration with the surrounding environment. Articulation to the front of a home, including thoughtful variations in depth, materials, and design elements, plays a key role in achieving this. We place great importance on creating homes that complement the surrounding residences and enhance the unique Birling aesthetic, ensuring a visually harmonious streetscape that you can be proud of.



4.1 – Front Facade

PRIMARY STREET

- Your home must have a front door which is visually prominent and covered with a porch, portico or verandah to allow for passive surveillance. The front facade must include articulation and a minimum of two complementary finishes, such as a blend of feature brick, masonry, bagged or smooth renders, stack stone, paint or lightweight cladding. The materials and colours on the front facade must wrap around the corners and return a minimum of 1m on both side facades on non-corner lots.
- Parapet wall elements are allowed if they are not excessively dominant, cover less than 50% of the facade width if the dwelling is single-storey and are finished in colours that complement the rest of the facade.
- Full parapet facades may be considered for double-storey homes only, provided that the prominence of the walls is reduced through additional articulation and changes in colour or material.
- No sliding windows are permitted on front facades. Awning or double-hung windows are permitted.
- Front facades of single-storey homes must have a minimum of 25% of the area of walls or masonry columns as painted masonry or cladding.
- Single-storey homes can have up to a maximum of 75% of front facade wall area as cladding.
- Garage doors must be sectional or panel-lift type garage doors. Roller doors are not permitted.

Single storey wall cladding maximum 75% of the front facade.

All homes require a visually prominent front door and covered front porch, portico or verandah.



Front facade (primary street) – single-storey.

All windows visible from the street must be awning or double hung windows only.

All homes must provide front facade articulation and mix of colours and materials.



Front facade (primary street) – double-storey.

4.2 – Secondary Street Facade

CORNER LOT SECONDARY STREET

- Homes on corner lots must address the secondary street and include articulation, facade elements, colours and materials that wrap around the corner from the primary facade to the secondary facade. These must be the same as or complement the primary street facade.
- No sliding windows are permitted on the secondary street facade. Awning or double-hung windows are permitted.
- A ground-floor habitable room window must be included, facing the secondary street frontage and positioned forward of the fence line.
- No sliding doors are permitted on the ground floor forward of the fence line.
- Garage doors must be sectional or panel-lift type garage doors. Roller doors are not permitted.
- For corner lots, the maximum length of an uninterrupted wall break on the secondary street frontage is 12m. To provide articulation, a step of at least 480mm must be incorporated into the wall for a minimum length of 3m. Blank walls will not be permitted.

Homes on corner lots must address the secondary street and include articulation, facade elements, colours and materials that wrap around from the primary facade.

Secondary street frontage wall step minimum 480mm.



Secondary street facade – corner lot.

Double storey parapet prominence must be reduced through additional articulation and changes in colour and materials.



Full parapet facade – double-storey.

Roofs & Eaves

We believe in the importance of creating a cohesive look that respects the Birling style and acknowledges contemporary design trends. Roofs and eaves are not merely functional elements but play a crucial role in defining the character and charm of our homes, ensuring that they complement the aesthetic requirements of our community. Thoughtfully designed roofs can enrich architectural appeal and contribute to energy efficiency. Our guidelines provide direction on acceptable roof design and pitches.

5.1 - Hip and Gable Roofs

The classic hip and gable roofing styles are strongly encouraged within Birling for their enduring appeal, helping to create an aesthetic that will stand the test of time.

- Where roofs are pitched, the minimum roof pitch is to be 22.5 degrees for double-storeys and 25 degrees for single-storeys.

Hip roof



Gable roof



5.2 - Skillion Roofs

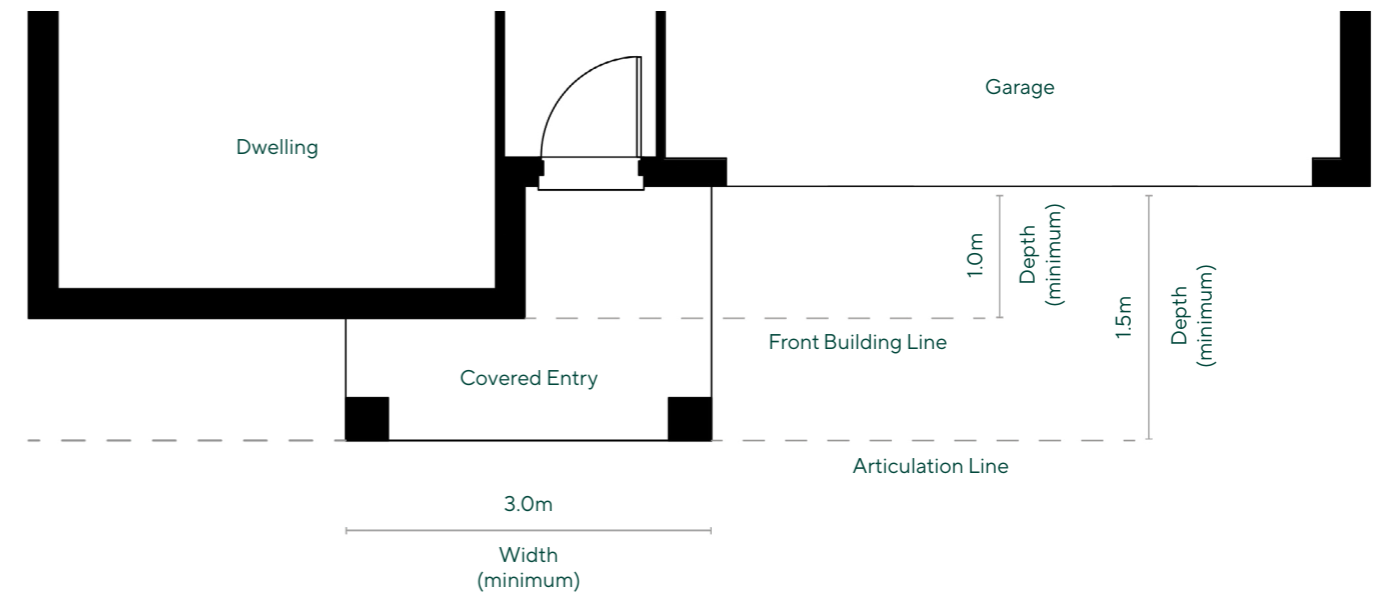
A strong architectural design feature in its own right, a skillion roof can add a bold contemporary look and clean, modern lines to your home.

- Skillion roofs are permitted on double-storey dwellings only and must have a minimum 15 degree pitch.

Skillion roof



Covered Entry minimum facade requirement



5.3 - Other Roofs

Other roof forms may be considered and assessed based on design merit, provided they complement the streetscape and the surrounding architectural styles.

- No flat or low-pitched roofs are to be visible from the street. They are only permitted behind parapet wall elements.
- Minimum 450mm eave width is required on the front façade and secondary street frontage where classic roof forms are used. (ie: hip, gable or skillion) With the exception for homes built along zero lot lines.

Example of other roof forms may be considered



5.4 - Single Storey Homes

ENTRY FEATURE

The front facade of your home must include either:

- A** Classic roof form entry verandah element (min 3m wide and 1.5m deep)



- B** Gable element contemporary facade entry



Colour Palette

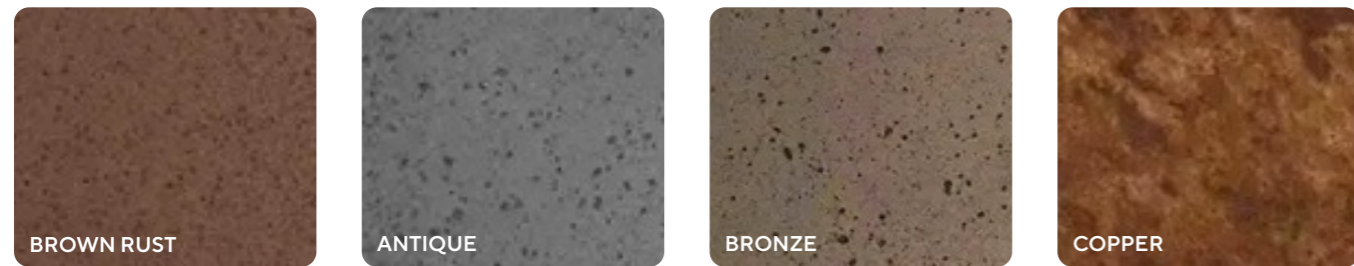
Main Body Note: Colour codes reference Dulux colour range. Colours from alternative suppliers are also permissible.



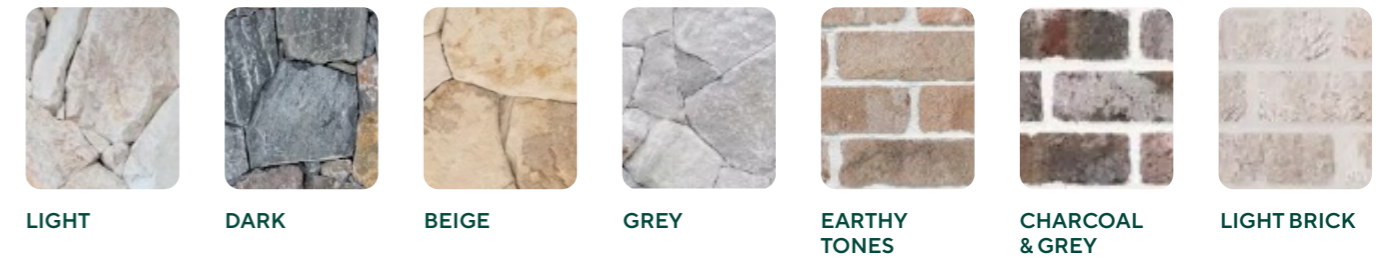
Trim & Accent Colours



Accent Materials – Garage Door Feature Only



Feature Material Only



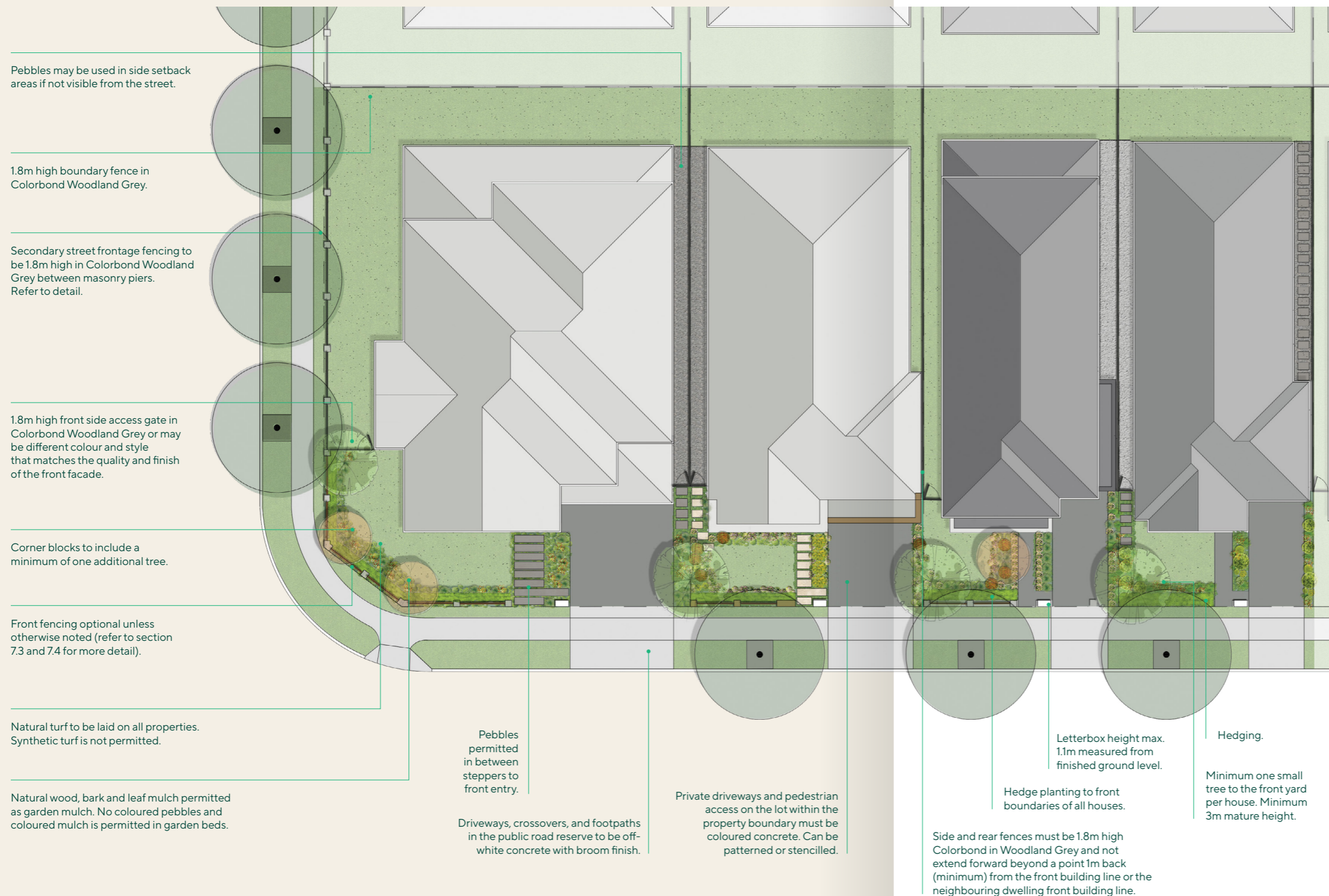
Powder Coated Finishes – Roof, Windows & Garage Doors



Timbers



Landscaping, Fences, Paths, Letterboxes & Driveways

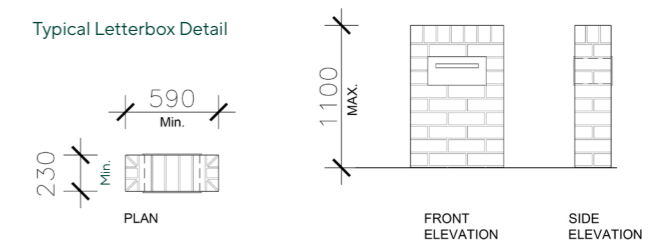


Landscaping creates a welcoming and visually appealing environment, increasing street appeal and providing outdoor recreational space. Fences offer privacy, security and define property boundaries while letterboxes serve as both a practical and decorative element. Well-designed pedestrian paths ensure safe and easy navigation around the community and driveways provide convenient and secure parking. Together, these elements contribute to the overall harmony, usability and attractiveness of a home and neighbourhood, making them more inviting and enjoyable for residents and visitors alike.

7.1 – Primary Street Front Yard

- Private driveways and pedestrian access on the lot within the property boundary can be coloured concrete (colour must be selected from the Birling Colour Palette). All driveways and pedestrian paths in the front yard (private land) must be plain, patterned, stencilled or stamped concrete in one colour only.
- A separate pedestrian access path must be provided from the front boundary to the front of the home, independent from the driveway. Can be coloured to match the driveway or landscape steppers to complement the design of the home. Minimum width 0.9m.
- Driveways, cross-overs and footpaths in the public road reserve (verge areas between the kerb and the front boundary) must be plain, off-white concrete with a broom finish.
- Retaining walls visible from the street must be masonry, face brick / block retaining wall, either rendered or painted to match the house. Acceptable masonry blocks include concrete blocks with smooth or rock faces in charcoal or light natural earth colours and tones, with matching capping blocks.
- No timber retaining walls or concrete sleeper retaining walls are permitted to be visible from street.
- All letterboxes must be constructed in either face brick or bagged/rendered and painted in a colour that complements the house. Height 0.9m to 1.1m measured from finished ground level with a minimum width of 0.59m.
- Where a front fence is constructed, the height of the letterbox should align with the height of the front fence.
- A planted hedge in a garden bed is required along the front boundary. Hedging to be planted every 0.5m maximum to ensure minimal visibility of mulch within two years (minimum 300mm pot size).
- Front yard landscaping must include a minimum of one small tree (minimum 75 litre pot size with minimum mature height of 3m) and natural turf to be laid.
- Synthetic turf is not permitted.
- Side and rear fences must be 1.8m high Colorbond in Woodland Grey and not extend forward beyond a point 1m back (minimum) from the front building line or the neighbouring dwelling front building line (refer to fence profiles for more information).
- Coloured pebbles and coloured wood mulch are not allowed as garden mulch. Only natural wood, bark and leaf mulch are permitted.
- Pebbles may be used in side setback areas if not visible from the street (i.e. behind a fence) and between paving slabs for entry pathways, provided they are not the dominant element.
- Where street trees are provided on the road verge they must be maintained and protected during construction. If damaged during construction, it is the purchaser's responsibility to replace the tree of the same size / species.

Typical Letterbox Detail



7.2 – Secondary Street Frontage (Corner Lots)

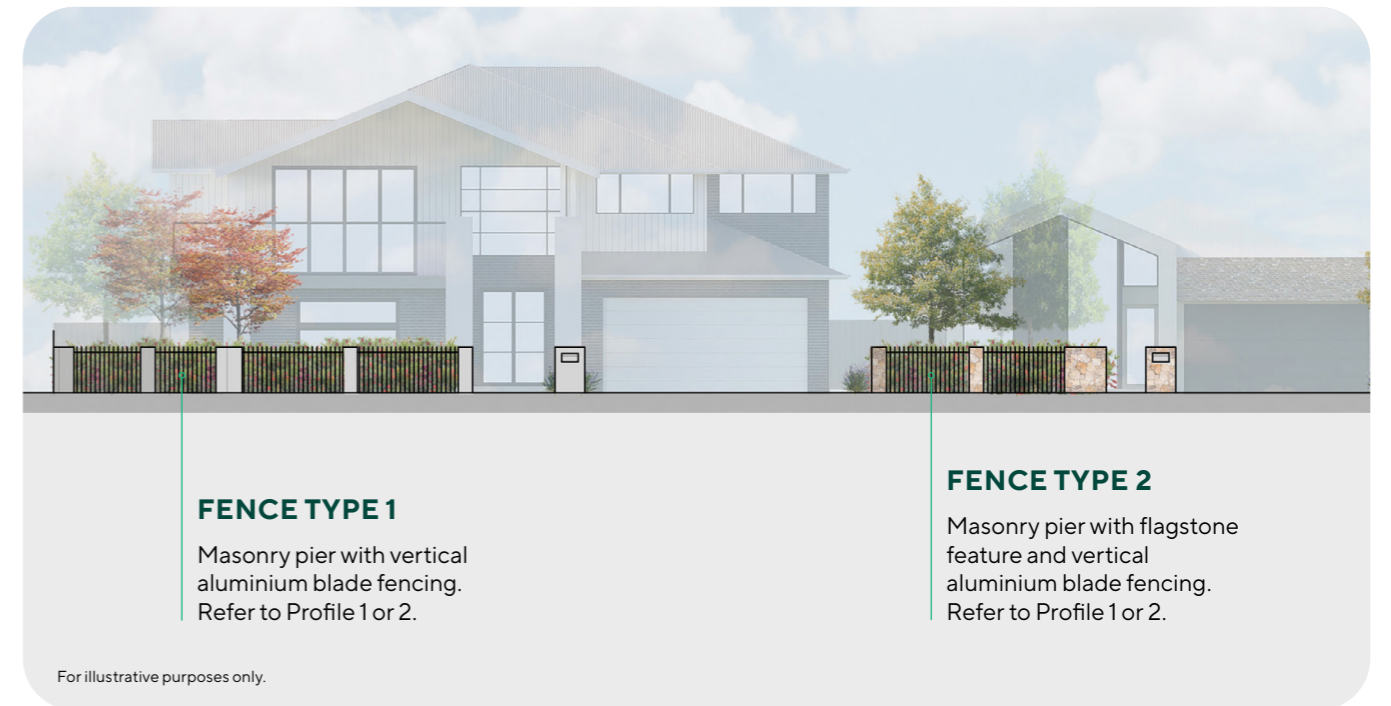
- Front side yard landscaping to the secondary street must include a minimum of one additional small tree (minimum 75 litre pot size with minimum mature height of 3m), hedge plants to the front part of the secondary street boundary (minimum 300mm pot size) and natural turf to be laid.
- The section of fence abutting the secondary street enclosing the rear or side yard is to be 1.8m high Colorbond Woodland Grey fence panel between masonry piers (minimum 0.35m x 0.35m) in a face brick or bagged and painted in a colour that complements the house colour palette. Maximum distance between secondary street masonry piers is 4.8m. Refer to Fence Type 4 for detail.
- The secondary street frontage side gate must be located a minimum distance of 4m behind the front building line.
- Retaining walls visible from the street must be either rendered and painted masonry to match the house, or masonry blocks including concrete block, smooth or rock face in charcoal or light natural earth colours and tones with matching capping blocks.
- No timber retaining walls or concrete sleeper retaining walls are permitted to be visible from the street.
- All fencing and walls must be constructed horizontally, stepping to suit any landform slope and maintain minimum / maximum height.
- Where specified in your contract (88B instrument), Fence Type 3 is mandatory in addition to Fence Type 4.

7.3 – Front Fencing

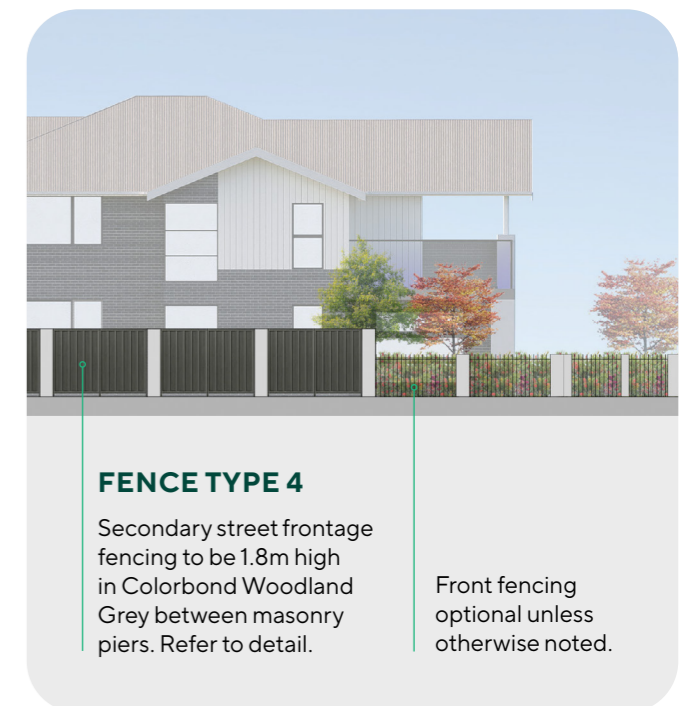
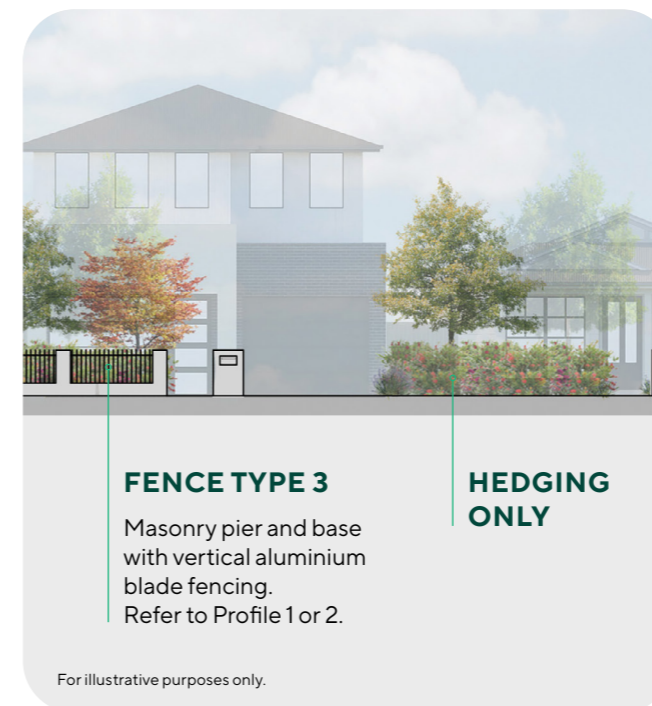
To maintain a cohesive streetscape and consistent character across Birling, mandatory front fencing requirements apply in nominated locations. These locations have been carefully selected to enhance presentation to high visibility location such as parks, corners, and boulevard lots. In these cases, specific fencing types are mandated under your contract in the 88B instrument. Front fencing is otherwise optional but if proposed must follow these guidelines.

- Where front fencing is mandatory, it will be specified in your contract and / or 88B instrument, and must be Fence Type 3.
- Where front fencing is mandatory or proposed, it must be constructed from masonry and vertical aluminium powder-coated infill panels. (Masonry must be in a colour that complements the architectural style of the home). Vertical aluminium blades must be black, monument or white, to also complement the home.
- Front fence piers:
 - Minimum size: 0.35m x 0.35m
 - Maximum width: 0.72m x 0.35m
 - Maximum distance between piers: 3m
 - Must terminate with a pier
 - Not necessary to return down the side boundary
 - Maximum height 1.1m
- Base: No minimum requirement, however if proposed, must be constructed integral with the piers and of the same finish. The maximum base height is to be no greater than 0.35m.
- No horizontal slats or timber infill panels permitted in front fence detail.
- Vertical fence blades shall include suitable separation to ensure visibility through the fence. Refer to Section 7.5.
- All fencing and walls must be constructed horizontally, stepping to suit any landform slope and maintain minimum / maximum height.

7.4 – Acceptable Front Fence Types



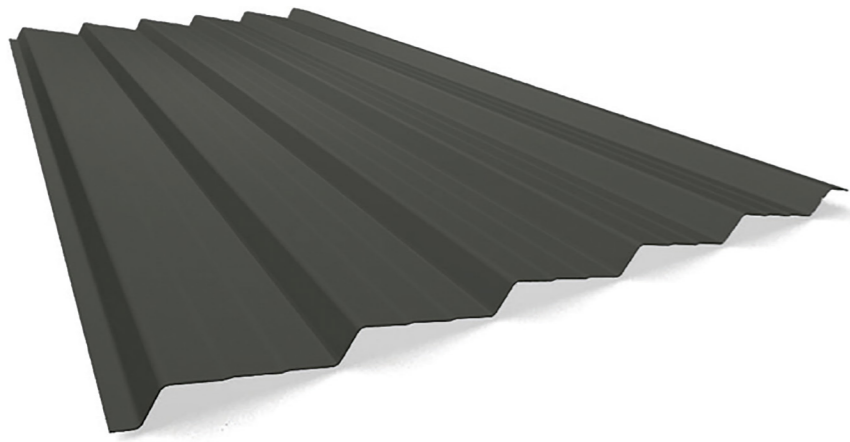
Secondary Street Frontage Fence



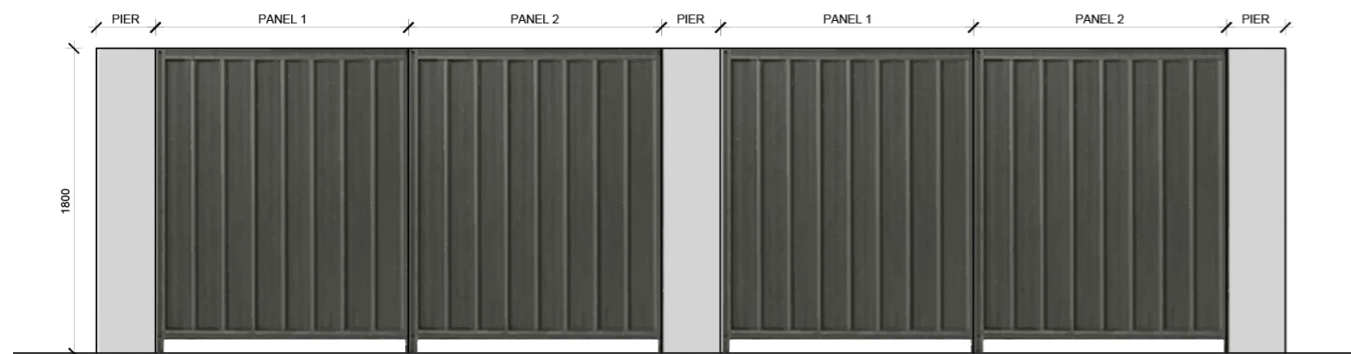
7.5 – Fence Profiles

COLORBOND FENCING SIDE AND REAR BOUNDARIES

All Colorbond fencing profiles must be 'Sawtooth / Zig Zag' profile.



Typical fence detail for secondary street frontage.

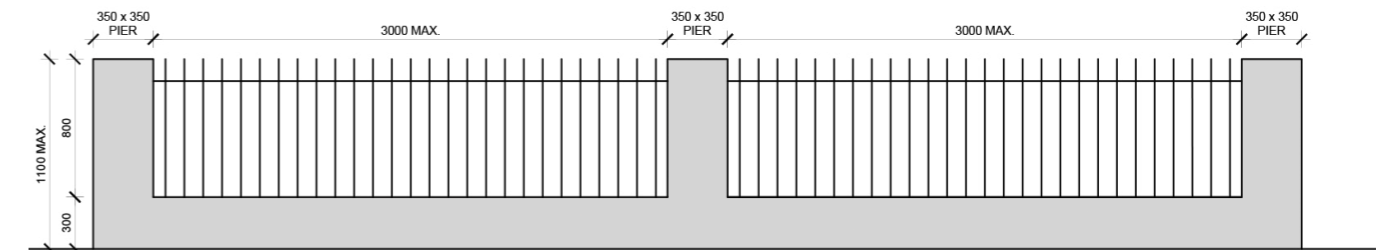


Note: Masonry base constructed and finished in the same material as the piers, accepted where level difference occurs between lot and road.

VERTICAL ALUMINIUM BLADE FENCING FRONT BOUNDARY

Vertical aluminium blade fencing is a sleek and durable option that provides privacy while enhancing the modern architectural character of your home. This fencing style is preferred for its clean lines, low maintenance, and compatibility with both masonry and lightweight construction.

Typical detail front fence



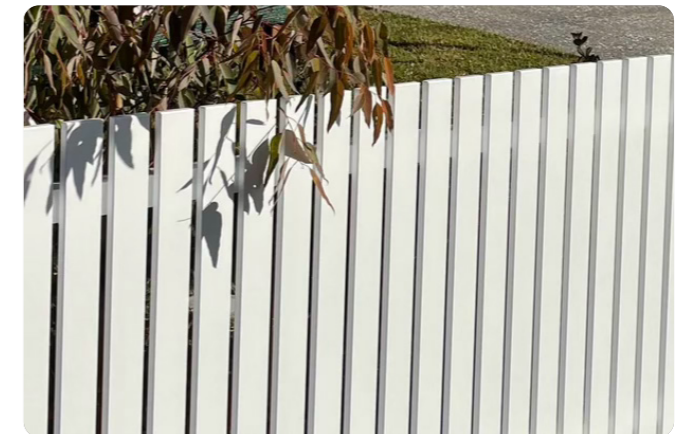
PROFILE 01

- Blade size: 65x16mm aluminium blades.
- Spacing: Standard 50mm gaps between blades.
- Orientation: Vertical installation only.
- Horizontal support: 50x16mm aluminium support located 100mm below top of fence blade.
- Mounting options: Panel mounts or brick brackets, depending on application.
- Finish: Powder coated in approved colours: black, monument, or white.



PROFILE 02

- Blade size: 65x16mm aluminium blades.
- Spacing: Standard 20mm gaps between blades.
- Orientation: Vertical installation only.
- Horizontal support: 50x16mm aluminium support located 100mm below top of fence blade and 100mm above bottom blade finish if required.
- Mounting options: Panel mounts or brick brackets, depending on application.
- Finish: Powder coated in approved colours: black, monument, or white.



7.6 – Planting – Trees & Shrubs

Landscaping is an important element of any dwelling design. Done well, it enhances kerb appeal, can add value to the property, creating a welcoming atmosphere and a consistency to the overall streetscape.

The area between the front building line of the dwelling and the front property boundary must contain a minimum of 50% soft landscape, via a mix of natural turf and gardens beds. A minimum of one 75 litre tree should be planted in the front garden, with the use of deciduous species for sun-control into the dwelling recommended.

The careful selection of drought resistant planting in your landscaping can help to reduce water consumption and also ensure that the natural beauty of your home is maintained in times of low rainfall.

The tables below provide a list of suitable suggestions for front landscaping and should be used as a guide to assist in your landscape planning.

TREES	MATURE HEIGHT	NATIVE (N) / EXOTIC (E)
Coral Bark Maple	6m	E
Kurrajong	12m	N
Ivory Curl Flower	7m	N
Dwarf Flowering Gum	5m	N
Tuckeroo	8m	N
Poached Egg Camellia	6m	E
Crepe Myrtle	7m	E
Dwarf Evergreen Magnolia	4m	E
Crab Apple	6m	E
White Cloud Tree	6m	N
Flowering Pear	7m	E
Lilly Pilly	5m	N



Coral Bark Maple



Ivory Curl Flower



Crepe Myrtle



White Cloud Tree

SHRUBS	MATURE HEIGHT	NATIVE (N) / EXOTIC (E)
Lilly Pilly Species	200mm	N
Banksia Species	200mm	N
Bottle Brush Species	200mm	N
White Correa	200mm	N
Native Fuchsia	200mm	N
Emu Bush	200mm	N
Gardenia	200mm	E
Revolution Gold	200mm	N
Western Boobialla	200mm	N
Coastal Rosemary	200mm	N



Flower Gum



White Correa



Gardenia



Coastal Rosemary

7.7 – Planting – Understory

GROUNDCOVERS	MATURE HEIGHT	NATIVE (N) / EXOTIC (E)
River Wattle	140mm	N
Kangaroo Paw	140mm	N
Birthday Candles	140mm	N
Cut Leaf Daisy	140mm	N
Cousin it 140mm	140mm	N
Kidney Weed	140mm	N
Honey Myrtle	140mm	N
Boobialla	140mm	N
Trailing Pratia	140mm	N
Everlasting Daisy	140mm	N
Creeping Rosemary	140mm	N
Fairy Fan-Flower	140mm	N
Native Viola	140mm	N



River Wattle



Kangaroo Paw



Everlasting Daisy



Birthday Candles

CLIMBERS	MATURE HEIGHT	NATIVE (N) / EXOTIC (E)
Purple Coral Pea	140mm	N
Guinea Flower	140mm	N
Rocktrumpet	140mm	E
Bower Plant	140mm	E
Star Jasmine	140mm	E



Bower Plant



Camellia

GRASSES	MATURE HEIGHT	NATIVE (N) / EXOTIC (E)
Tall Sedge	140mm	N
Flax Lily	140mm	N
Blue Fescue	140mm	N
Mat Rush	140mm	N
Swamp Fountain Grass	140mm	N
Purple Fountain Grass	140mm	E
Tussock Grass	140mm	N
Kangaroo Grass	140mm	N



Blue Fescue



Purple Fountain Grass



Mat Rush



Flax Lily

HEDGES	MATURE HEIGHT	NATIVE (N) / EXOTIC (E)
Japanese Box	300mm	E
Camellia varieties	300mm	E
Lilly Pilly	300mm	N
Sweet Viburnum	300mm	E



Buxus varieties



Hardenbergia violacea

Secondary Dwellings & Side Loaded Garages

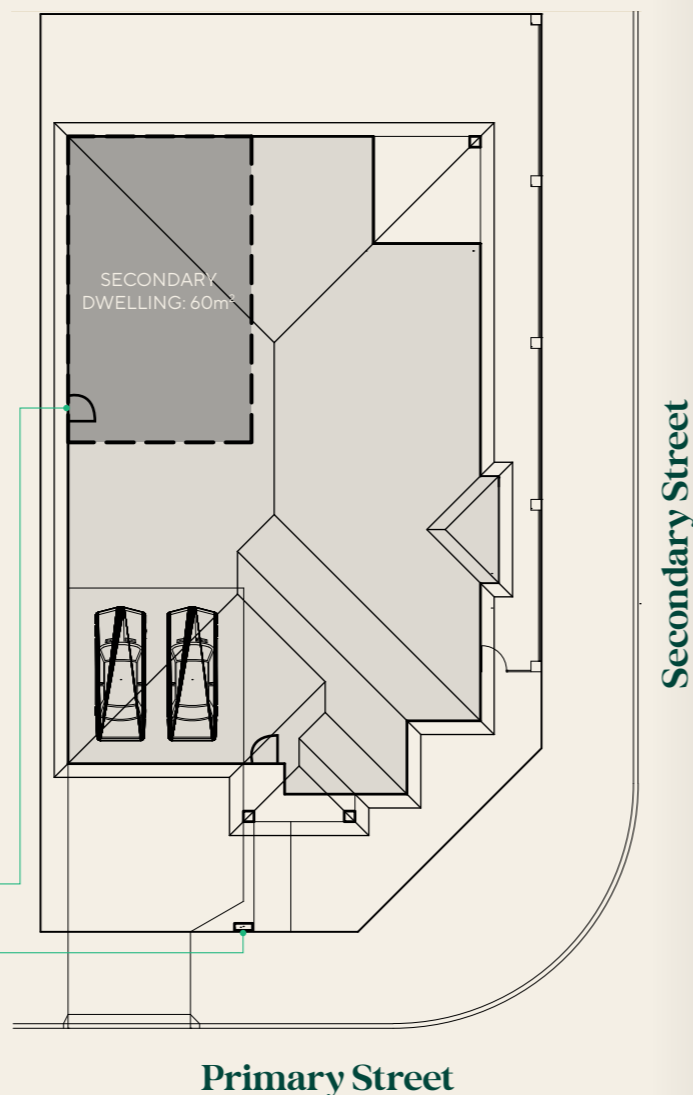
8.1 – Secondary Dwellings

Secondary dwellings are generally prohibited at Birling; however, they may be allowed in specific controlled locations where expressly permitted under the Contract of Sale and the Restrictions on Title in the 88B. Purchasers must confirm eligibility prior to commencing any design or approval process. Where permitted, secondary dwellings must comply with the following requirements:

- Any secondary dwelling must be integrated with the primary dwelling and concealed under the same roof form.
- Only one front door may face the primary street; any additional doors must be screened or located on the non-street side of the dwelling.
- Any secondary dwelling must be consistent with the architectural character of the primary dwelling.
- Only one letterbox pillar is permitted per lot.
- Duplexes or detached secondary dwellings are not permitted.

Door located on non-street side of dwelling

Only one letterbox pillar is permitted per lot. Refer to typical letter box detail in 7.1.



TYPICAL SITE PLAN

MINIMUM SITE AREA: 450m²

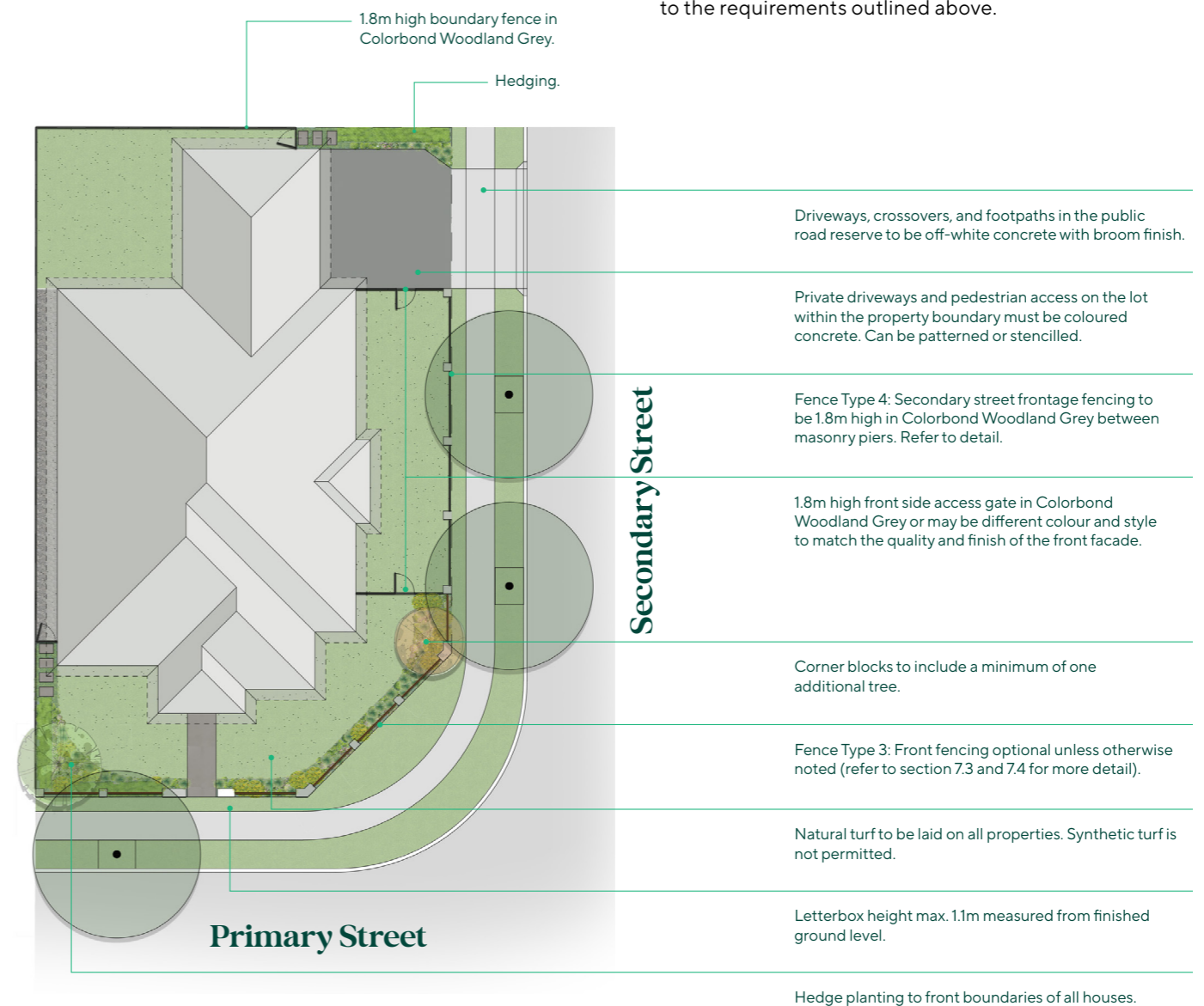
Setbacks shown are for illustrative purposes only. All dwelling controls must comply with the applicable setback provisions in the relevant Council Development Control Plan and/or State Environmental Planning Policy.

8.2 – Side Loaded Garage

Driveway placement must be in the position indicated on the Individual Lot Plan. Generally this is at the front of the lot but, due to other constraints, will be required to be side loaded on some corner lots.

- Side loaded garages on corner lots must have compliant setbacks with Council or Private Principal Certifying Authority requirements.
- Side loaded garages must be attached to the main dwelling.
- Garages must match the quality and finish of the exterior of your home.
- Garage doors must be sectional or panel-lift type garage doors. Roller doors are not permitted.

- The secondary street frontage side gate must be located a minimum distance of 1m behind the garage building line.
- The section of fence abutting the secondary street and enclosing the side yard must use Fence Type 4 as specified in Section 7.2.
- A planted hedge in a garden bed is required along the side boundary adjacent to the driveway. Hedging to be planted every 0.5m maximum to ensure minimal visibility of mulch within two years (minimum 300mm pot size).
- Where specified in your contract (88B instrument), Fence Type 3 is mandatory in addition to Fence Type 4.
- For further information, please refer to Clause 7 – Landscaping, Fencing, Paths and Letterbox Requirements. These provisions apply in addition to the requirements outlined above.



1.8m high boundary fence in Colorbond Woodland Grey.

Hedging.

Driveways, crossovers, and footpaths in the public road reserve to be off-white concrete with broom finish.

Private driveways and pedestrian access on the lot within the property boundary must be coloured concrete. Can be patterned or stencilled.

Fence Type 4: Secondary street frontage fencing to be 1.8m high in Colorbond Woodland Grey between masonry piers. Refer to detail.

1.8m high front side access gate in Colorbond Woodland Grey or may be different colour and style to match the quality and finish of the front facade.

Corner blocks to include a minimum of one additional tree.

Fence Type 3: Front fencing optional unless otherwise noted (refer to section 7.3 and 7.4 for more detail).

Natural turf to be laid on all properties. Synthetic turf is not permitted.

Letterbox height max. 1.1m measured from finished ground level.

Hedge planting to front boundaries of all houses.

Setbacks shown are for illustrative purposes only. All dwelling controls must comply with the applicable setback provisions in the relevant Council Development Control Plan and/or State Environmental Planning Policy.



Artist Impression

Disclaimer: References to 'Birling' includes Birling Estate Developments Pty Ltd ACN 668 807 663, Birling Estate Pty Ltd ACN 657 548 073, and their holding company Cameron Brae Pty Ltd ACN 000 637 525.

These Birling Design & Landscape Guidelines are based on information available to Birling as at the date of preparation and are subject to change at any time (without notice, where reasonable). Birling does not warrant or represent that the information in this document or any related materials (whether oral or written) is correct, current, reliable, complete, suitable or free from error. Interested parties should make their own enquiries and rely on their own advice in relation to the requirements and material in or in connection with this document. Birling disclaims any and all liability for loss, damage, claims, costs or expenses resulting from compliance with or reliance on this document or its contents. Photographs and artist's impressions are for illustrative purposes only. January 2026 - Revision 03.

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