



Welcome to Birling

This Owners Information Sheet has been prepared to help guide you through the key site responsibilities and considerations to assist with ensuring you have a positive build and ownership experience at Birling. It outlines important steps to protect your lot, manage construction impacts, and ensure compliance throughout your build.

Owners Information Sheet



01

SECURITY FOR YOUR LOT

It is recommended that you install temporary construction fencing around your lot as soon as possible after settlement to help prevent illegal dumping, which would need to be removed at your cost.

If you have engaged a builder, this may be included in your building contract, so be sure to keep them informed once settlement is complete.

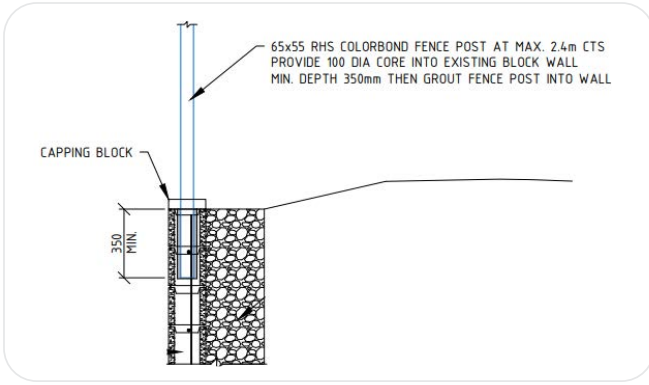


02

STREET TREE AND FOOTPATH AND KERB PROTECTION

As outlined in Birling's Design & Landscape Guidelines, a compliance bond is held upon settlement of your land. This bond ensures compliance with built form guidelines and your approved plans, and also warrants the protection of street trees, footpaths, kerbs and other street infrastructure at the frontage of your lot.

Any damage may result in a deduction from your bond to cover rectification costs. It is therefore recommended that you take proactive measures, such as installing temporary protective fencing, to safeguard these areas during construction.



03



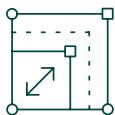
PERMANENT BOUNDARY FENCE INSTALLATION

For lots containing a boundary retaining wall constructed by Birling Estate Developments, Colorbond fencing in accordance with the Birling Design & Landscape Guidelines is to be installed centrally on top of the retaining wall. Fence posts should be core-drilled into the wall using a 100mm diameter core, grout-filled to a minimum depth of 350mm below the top of the wall (excluding capping).

Fencing should ideally be installed after your dwelling is complete to minimise damage, and we encourage you to coordinate fence installation directly with your neighbour. As Birling cannot share personal details, neighbour contact information can be requested through council via the [Fences Adjoining Owners Details Request](#).



04



ADJUSTMENTS TO RETAINING WALLS

You must consult with a structural engineer and ensure compliance with applicable easement conditions (refer 88B instrument contained within sales contract) prior to making any modifications to boundary retaining walls constructed by Birling Estate Developments, or the immediately adjoining land form.



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ADJUSTMENTS TO INTERALLOTMENT STORMWATER DRAINAGE PITS

Where lots slope to the rear and along some side boundaries to outlet to the public road, interallotment stormwater drainage pits have been constructed using standard pre-cast concrete products and sizes.

Adjustment to raise the level of your drainage pit is possible using a precast concrete riser of the same dimensions, however must also ensure compliance with applicable easement conditions (refer 88B instrument contained within sales contract).



06



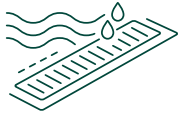
ADJUSTMENTS TO SEWER SURFACE FITTINGS

Adjustment to levels of some Sydney Water sewer surface fittings may be possible. You or your builder should consult with an accredited Water Servicing Coordinator (WSC) to confirm what can be adjusted.

Please note that this infrastructure must remain accessible at all times, and constructing over or on top of these fittings is not permitted.



07



LANDSCAPING & DRAINAGE

When designing and constructing your outdoor landscaped areas, it is important to consider the direction of fall, orientation, and topography of your lot to ensure adequate drainage for both surface runoff and subsoil water.

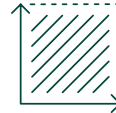
Stormwater outlet points have been provided on the low side of your lot—typically at the front to the road kerb or at the rear as an interallotment pit—but additional collection and discharge points should be factored into your dwelling design, particularly where land will fall back towards your house.

Lots positioned on the low side of a retaining wall may also experience greater susceptibility to water ingress following rainfall, and may benefit from incorporating additional subsoil drainage connected to an appropriate outlet. Managing rainwater on your property is your responsibility, so speak with your builder to ensure sufficient drainage is in place for both your home (including gutters and downpipes) and landscaped areas.

Please also ensure that all existing interallotment stormwater drainage pits constructed within an easement remain accessible at all times and are not obstructed by landscaping, decking, or future structures.



08



SIDE BOUNDARY WALLS - ZERO LOT LINES

Where indicated on your individual lot plan, Birling Estate Developments have constructed side retaining walls on some zero lot line identified lots where there is a change in level to the adjoining lot. These walls have been constructed only to the limit of the zero lot line easement to provide maximum flexibility for the design of the future dwelling to benefit from the easement.

The owner benefitted by the zero lot line easement is expected to extend the retaining wall to adjoin the side wall of the dwelling, or extend the dwelling brickwork to the retaining wall, such that there is no gap between the end of the wall and the dwelling. The retaining wall constructed by Birling Estate Developments is located wholly within the lot on the high side lot, in order for there to be no step in the face of the wall and brickwork of the dwelling. Boundary fencing is expected to be installed central to the wall as described in Section 3.



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Disclaimer: References to "Birling Estate" include 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. Birling Estate does not warrant or represent that the information in this Complete Homeowner Guide 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. Birling Estate disclaims any and all liability for loss, damage, claims, costs or expenses arising from reliance on this document or its contents. Prepared December 2025.