

# Design Handbook

A GUIDE TO DESIGNING YOUR HOME  
VERSION 1

## SPRINGWOOD EAST GAWLER







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# Introduction

## Community Vision

With breathtaking views that stretch for miles and picturesque tree lined creeks to ponder and explore – Springwood will be a spectacular place to make your own.

You'll enjoy space to move and grow with a series of thoughtfully planned villages all within minutes to Springwood's Village Centre – the heartbeat of new community. Headlined by Springwood Place, the Village Centre is not only a vibrant place to shop, dine and meet your friends, it is also the recreational hub with facilities that are second to none. And all of this just minutes from the Township of Gawler's existing facilities.

Upon completion Springwood will have around 2,000 homes for around 6,000 residents with a wide range of housing choices.

Blessed with natural features for walking, cycling or just contemplating, at Springwood you'll be able to escape while remaining completely connected.

## Springwood Home Design Guidelines

These Design Guidelines set out the minimum requirements for new homes and their front yard landscapes in Springwood. They are a condition of your Contract of Sale and apply in addition to any other statutory requirements. All building and landscape designs must be approved by Springwood Communities prior to obtaining your Building Approval.

Some lots in Springwood have special requirements for the home and landscape; these requirements seek specific outcomes for homes in key locations throughout the community. Lots with special requirements are defined on Sales Plans and require both these Design Guidelines and the special requirements to be met.

Additional information is included in your Contract of Sale covering; number of dwellings permitted on your allotment, plan approval and building times, the period these Design Guidelines apply, site maintenance requirements prior to building and Springwood Communities supplied fencing.

Springwood Communities encourages diverse and innovative design at Springwood. Any application that is not in accordance with the Design Guidelines but exhibits positive community and design outcomes may be granted approval.

## Fibre Optic Connection

The fibre optic network is available in Springwood, and we recommend that you connect to it and make use of the benefits it brings. To facilitate this there are specific requirements regarding connection.

## Re-submission

Where plans do not comply with the Guidelines, the DRP will advise of issues. Revised plans should then be resubmitted to the DRP explaining the changes for reassessment and approval. An allowance has been made for two submissions for each house. Further submissions will incur an administration fee.



# Design approval process

## 1. Design your home

While designing or selecting your home, work through the Design Guidelines with your selected builder or Architect.

## 2. Submit plans for Design Approval

Complete the checklist and Design Approval Form to ensure you have provided all the relevant information included in this document and submit it with your plans to [design@myspringwood.com.au](mailto:design@myspringwood.com.au)

- You must obtain your Design Approval no later than 12 months after the settlement of your land.

## 3. Receive Design Approval

Springwood Communities will assess and approve your plans once they meet the standards set out in this document. Assuming all required information is supplied and the design complies with these guidelines, approval should take no more than 2 weeks.

## 4. Council Application

Provide a stamped copy of your Springwood Communities Design Approval as part of your Building Approvals Application to your the relevant council/building certifier.

## 5. Construction

Prior to and during construction your block should be maintained and free of rubbish.

- Construction of your new home and driveway must commence within 12 months and be completed within 30 months of the settlement date of your land.

## 6. Moving in

On completion of your house and driveway you can move in.

- Your front garden must be landscaped in accordance with the landscape requirements within 2 months of moving in.

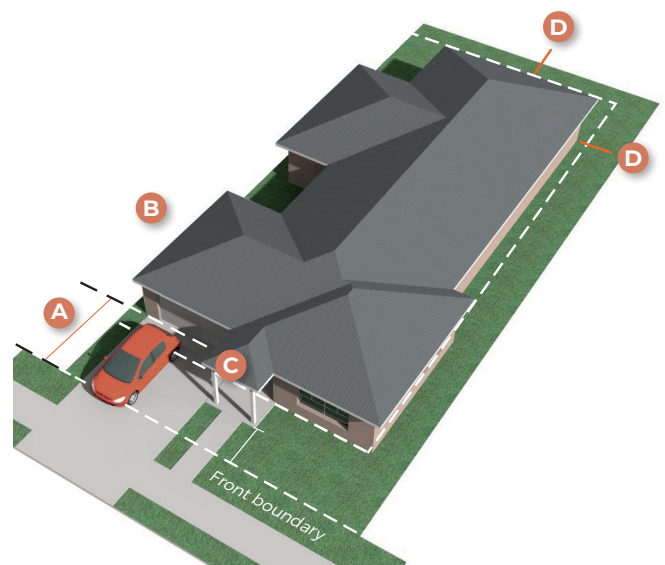
## Building Envelope Plans (BEPs)

Each lot in Springwood has its own setback requirements; please refer to the Building Envelope Plan (BEP) in your contract for the specific setback requirements for your allotment.

Your BEP shows the minimum ground and upper floor setbacks from each boundary of your allotment.

For allotments 15m wide or less, a boundary may be nominated on the BEP to allow the construction of your garage. The maximum length you can build on this boundary is 11m.

When you lodge for your design approval, Springwood Communities will ensure your home complies with these Setbacks, so be aware of them as you design or select the home for your block.



Typical home built to its setback plan showing:

- A** Setback to garage
- B** Offset from boundary (if applicable)
- C** Portico projected forward of front wall
- D** Side and rear boundary setback

# Design requirements

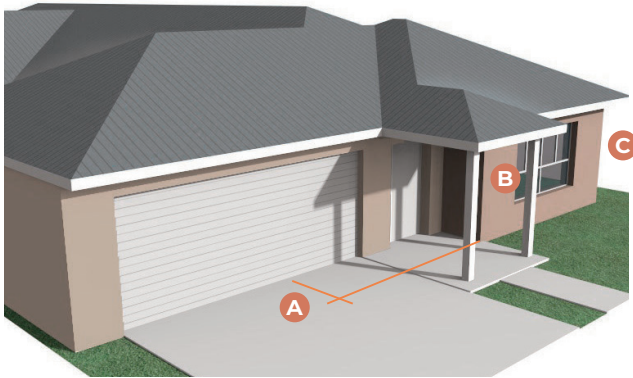
This section outlines the minimum requirements for your home and landscape.

## Façade Design

Great streets include well designed homes and high quality landscaping complementing each other.

### Single storey homes

- A minimum setback of 500mm is required from the building line to garage wall.



Typical single storey home façade showing:

- A** Step between front wall and garage 560mm to 1 metre
- B** Covered entry area with roof projecting forward
- C** Eaves (minimum 450mm) to primary street frontage façade, including garage

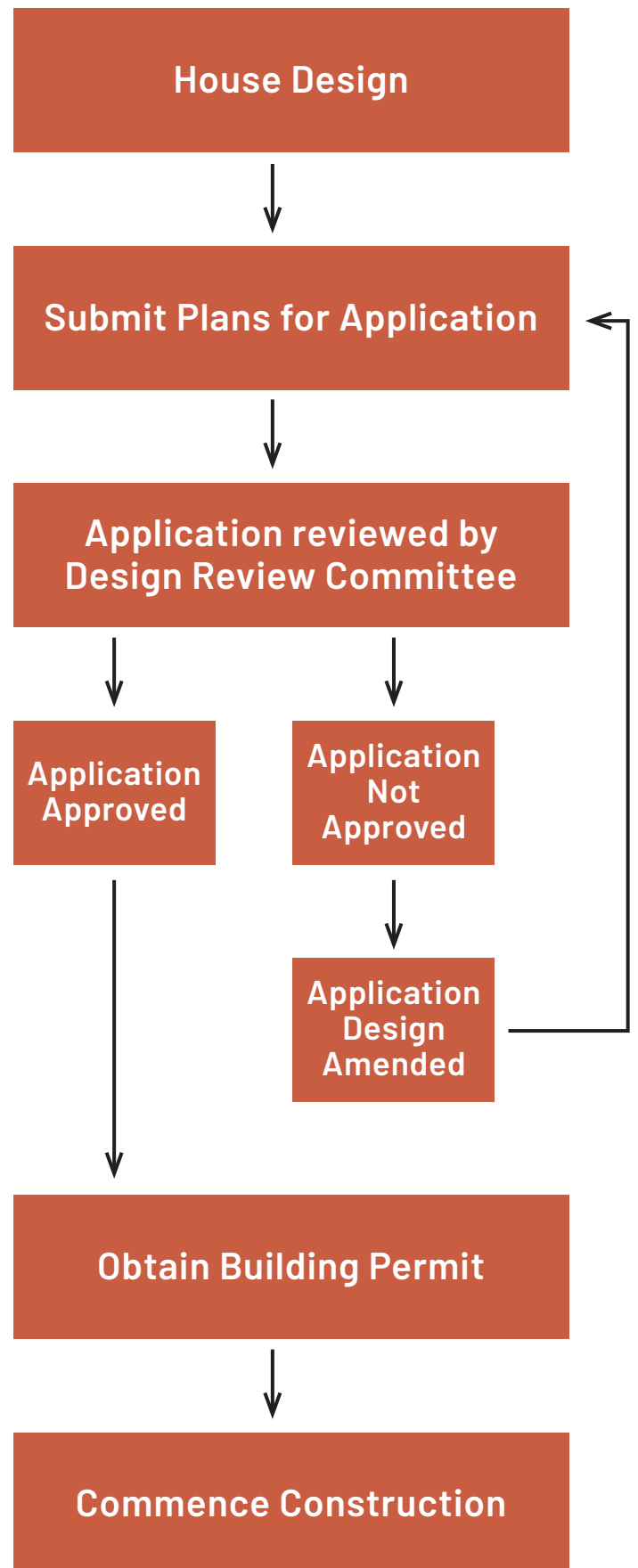
Many other elements impact on the aesthetics of your house. These include:

- Windows facing the street work best when they complement the house style and make up at least 20% of the front façade.
- Roofed elements such as extended eaves, entries and verandahs forward of the front wall as well as recessed windows and doors, give your house a sense of depth.



Typical double storey home showing:

- A** Garage and front not required to be articulated
- B** Covered verandah minimum 40% of width

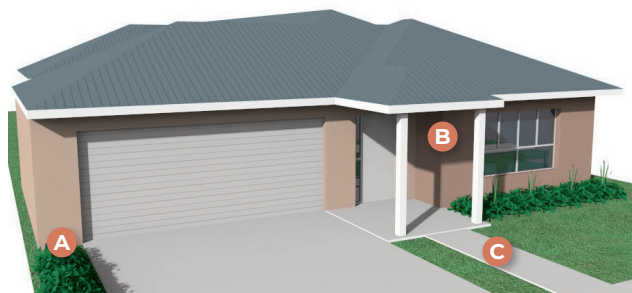




## Entry

Good home design is welcoming to residents and visitors. Some elements to consider include:

- Ensure your entry is visible to the street and includes a roofed area such as a porch, verandah or portico.
- Highlight the entry by ensuring that the roof over the entry is forward of the roof of the house. It should extend beyond the eaves of the primary street frontage façade.



Typical approach to entry with:

- A** Planting beside driveway
- B** Covered entry pushed forward
- C** Pedestrian path separate from driveway for safety



- D** Portico separate to main roof line

Entrance porticos with a separate roof line to the rest of the home, will help to strengthen your homes entry.

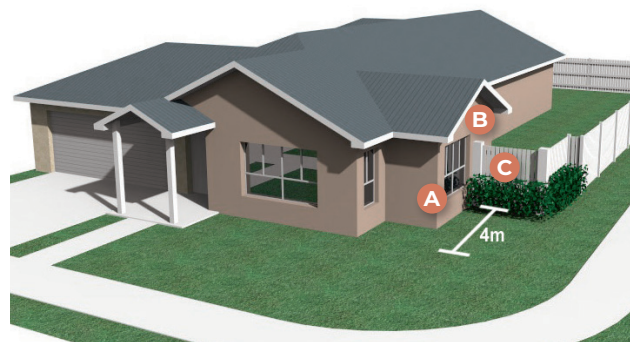
## Secondary Frontages

Homes on corners of streets must address both the front and side streets. Homes with direct frontage to a park must address the park.

- Homes on corners must provide articulation to the roof and walls along the secondary frontage or extend the detailing of the primary street façade to the front 4m of the secondary frontage.

- Elements to address the above requirements include windows and materials that complement the front façade.
- Homes addressing a park must provide similar detailing as the primary street frontage.

Note: Laneways are not considered primary street frontages.



Home on corner lot showing:

- A** Primary frontage treatments continued 4 metres around corner
- B** Articulation of roof and walls to secondary frontage
- C** Side fencing setback 4 metres behind front wall

## Eaves

Eaves enhance the look of your home, boost solar performance and have a positive impact on the quality of the streetscape. While we require eaves to any of your home's frontages visible to a street or park, we recommend that you consider eaves to all aspects of your home.

- Your roof must incorporate 450mm minimum width eaves to any street or public open space frontage. Eaves are required to extend over garage doors and wrap around a minimum of 1500mm from the publicly visible frontage. Eaves are not required to sections of the façade such as a parapet, verandah, pergola or patio. On a double storey, eaves are required for entire first floor.



Eaves on the primary frontage of a home over:

- A** Eaves above the garage and front wall
- B** Entry area roof extended beyond the eave

## Ceiling Height

The height of your home will have a lasting effect on the overall streetscape.

A minimum ceiling height will help contribute a sense of balance and continually within the streetscape environment.

- The internal ceiling height to the ground floor of your home must be no less than 2500mm.

## Roof Pitch & Form

The roof on your home is a significant part of the visual presence that your home contributes to an attractive streetscape.

For your roof to be in balance with your home and others in the street, it is recommended that the pitch of a hip or a gable is a minimum of 22.5°. Other roof forms can also be considered where they complement the architectural intent of the home and contribute positively to the streetscape.



Hip and gable approach to a roof showing:

- A** A hip end to the pitched roof form
- B** A gable end and entry portico with gable



## Building Materials

Building materials that complement the architectural style of your house add greatly to its streetscape appeal.

- Your front façade must be shaded by a covered verandah or include at least 2 different wall materials or finishes.
- Unfinished materials including block work, highly reflective or unpainted materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.

Other elements to consider include:

- Highly reflective window tints detract from the look of your home and should not be used to any street facing frontages.
- Built elements in the landscape such as fences, courtyard walls and letter boxes should use materials that complement those in your house.



Two approach to materials on a house showing:

**A** Two materials to the front of the house

**B** A covered verandah with a façade with only one material

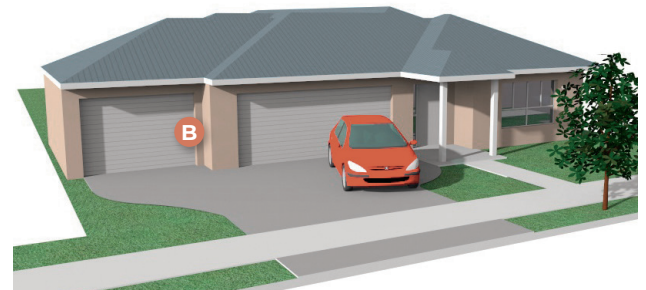
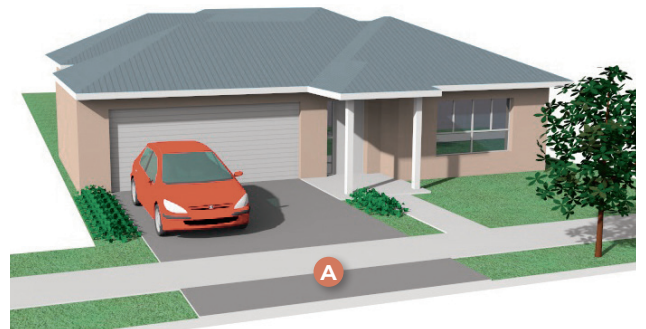
## Garages & Driveways

Garages and driveways can have a negative impact on the street when they dominate the home and landscape.

- Driveways and paved areas within your property cannot exceed 500mm wider than your garage door. Driveways across the verge must comply with local council requirements and cannot exceed 3 metres for a single garage or 5 metres for a double garage.
- Your driveway must be complete before you occupy your home.
- Acceptable driveway materials include stone, cobbles, pavers, plain, exposed, or finished concrete, or a combination of these elements.
- If a footpath has been constructed in front of your home, it should not be resurfaced.

Additional elements to consider include:

- Garage doors on the primary frontage should be no wider than 50% of the width of the block.
- Any garage door should not exceed 5.4 metres wide.
- Where a triple garage is allowed (only on properties over 22 metres wide) by the local authority, the additional door should not exceed 3 metres wide and should be articulated between the garage doors with both garage doors setback behind the front wall.



Typical driveway showing:

**A** Driveway across verge cannot exceed 5 metres

**B** Triple garages must be stepped and setback from the front wall

## Landscaping

Quality front and secondary street landscaping enhances the positive impact your home will have on the streetscape.

- Your front yard including the verge must be landscaped within 2 months of moving into your home.
- All of your front yard must be landscaped where there is no driveway or access.
- At least 50% of your front yard must be landscaped with grass and garden beds.
- No artificial grass is allowed in the front yard or on secondary street frontage.
- A significant portion of this area must include gardens with trees or shrubs capable of growing to 3 metres tall and be at least 0.6 metre high at the time of planting.
- Landscaping is required to the strip between your driveway and the side boundary.
- The verge (nature strip) on both the front and secondary streets is considered part of your landscape. It should be completed and maintained in accordance with Springwood Communities requirements. Your attention to this will have a lasting and positive impact on the overall streetscape environment.



Typical front yard showing 50% softscape with:

**A** Trees and shrubs capable of growing to 3 metres

**B** At least with 50% grass and gardens with significant plantings



Typical landscape secondary frontage:

**A** Additional trees and shrubs to secondary frontage

**B** Front yard landscape returns around corner

Other elements to consider in your landscape include:

- On corner lots, planting to secondary frontages should include further trees or shrubs to the secondary frontage.
- Select plants that are suitable for your lifestyle, the local climate and your block.

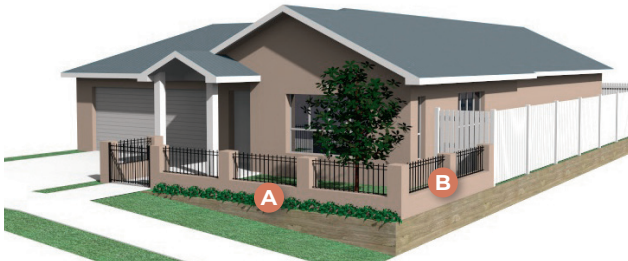




## Fencing & Screening

Fencing that is well designed has a positive impact on your house and street. Generally it is preferred that your landscape flows from the street to the front of your home; however, if fencing forward of your home creates usable outdoor space, you may choose to fence the space in a way that adds quality and activation to the street.

All fencing is subject to Local Council requirements.



Typical front fencing showing:

- A** Detailed front fence with screen planting
- B** A front fence returning to side fence which stops 1 metre behind the front wall
- C** Typical front fencing showing courtyard alternative to take advantage of aspect



- D** Side fencing setback 4 metres behind front wall

Entrance porticos with a separate roof line to the rest of the home, will help to strengthen your homes entry.



## Fencing generally:

- Generally fencing forward of the house must comply with the “Front Fencing” requirements. Fencing facing a park or secondary frontage must comply with the “Secondary Fencing” requirements. Fencing not visible from the street should match the standard fence type of the area, Woodland Grey and 1 metre behind the front wall of your home.

## “Front Fencing”

- Where there is a front fence along the street front boundary, fencing along the wide boundaries forward to the front wall must match the height and style and start 1m behind the front wall. Otherwise front fencing is not permitted. The fence is required to be maximum height 1.8 metres,
- The fence can be solid up to 1.2 metres high, but must be at least 50% transparent where the height exceeds 1.2 metres,
- Acceptable materials include; painted timber with expressed posts or pool fence panels up to 1200mm high. Fences over 1200mm high require a masonry pier and plinth in brick, stone or rendered / finished block with suitable timber, glass or metal infill. Solid metal fences are not permitted.

## “Secondary Fencing”

*fronting a secondary frontage or park is required to be:*

- Maximum height 1.8 metres.
- Acceptable materials include; painted timber with expressed posts and a top rail, masonry fences in brick or finished block including render and paint, with suitable timber or metal infill.
- “Secondary fencing” must finish 4 metres behind the front wall of your home.
- Springwood Communities will provide the fencing in locations that make a significant contribution to the streetscape and surrounding amenity. This will be shown on the Building Envelope Plan (BEP).

## Retaining Walls

Retaining walls that face the street need to have a positive impact on the quality of the streetscape and ensure car and pedestrian access to and from the block and along the street is safe. Acceptable retaining wall materials are boulders, rendered or faced block walls and concrete sleepers; decorative when forward of the front wall of your home.

- Retaining walls visible along street or park frontages cannot exceed 1m high in any single step and 1.8 metres in total height. A planted strip of minimum width 500mm must exist between any terraced retaining walls.
- Retaining walls to side boundaries between lots cannot exceed 1.6 metres high at the front wall of the house and must taper down forward of the house.
- Retaining walls over 900mm high require a 1 metre high fence above the wall and adequate landscape screening. Refer to the fencing requirements for fencing forward of the front of your home.

## Ancillary Elements & Structures

Ancillary elements and structures such as air conditioning condensers, wall mounted air conditioning units, satellite dishes, rainwater tanks, sheds and frame mounts for solar panels should be located so they are not visible from a street or park frontage.



Retaining walls forward of the house must taper on side boundaries:

**A**

And must be stepped where they exceed 1 metre high on front boundaries

**B**

Side retaining walls above 600mm should be fenced for safety





# Smart ideas for your home.

This section outlines the optional elements for your home that will assist in reducing your energy bills. Including these features during initial design is more cost effective than retrofitting later. You should talk to your builder about including these money saving ideas in your home.

For more information got to:  
<https://www.energy.gov.au/households>

## Heating & Cooling

A home with great natural light and natural ventilation with less reliance on mechanical alternatives can be easier to heat and cool, more comfortable and may reduce your energy needs. With good planning most of the features can be achieved with little if any extra cost.

- Face key living areas to the north or north east to let in winter sun.
- Shade windows and outdoor areas to protect from the summer sun.
- Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes.
- Use reflective and bulk insulation to reflect the sun in summer and hold in the heat in winter.
- Use a door to zone off your main living spaces to only heat or cool what you need.

## Solar Panels

Solar panels generate electricity from the sun and reduce the need to buy electricity during sunlight hours.

- Solar photovoltaic panels will need to be on the north most side of your roof, as directed by the installer.
- Your manufacturer or installer can help you decide the most appropriate size for your system, based on your energy requirements.

## Solar Hot Water

Solar hot water uses the heat from the sun to provide hot water for your home which reduces your energy consumption.

- Solar hot water roof collectors will need to be fixed in accordance with the product specifications.
- The size of the system should be based on the size of your household and hot water needs.

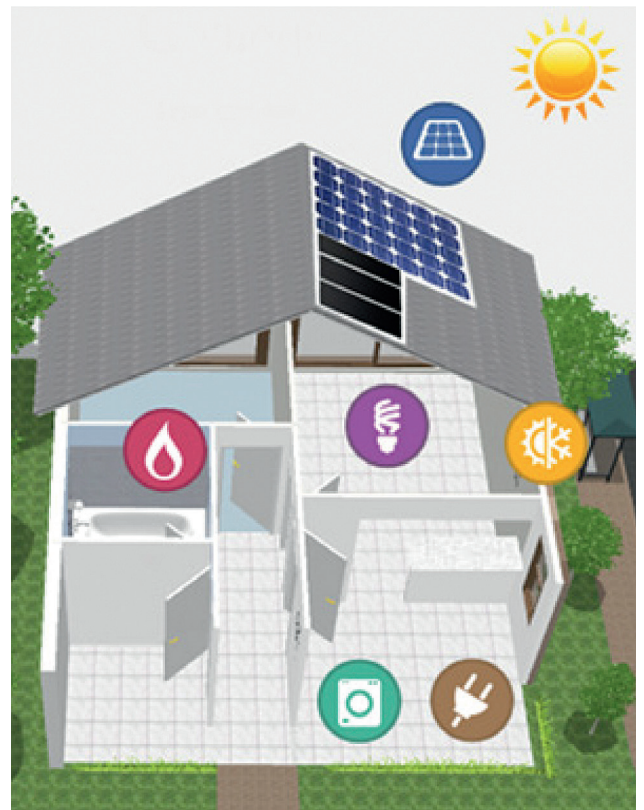
## Efficient Appliances

Energy star ratings assist in comparing the energy efficiency and expected running costs of appliances. Being aware of the energy rating, particularly for the following appliances can help you save later.

- Electric air conditioners with ratings of 2.5 stars or greater.
- Refrigerators with ratings of 3.5 stars or greater.
- Clothes washers with ratings (energy and water efficiency) of 4.5 stars or greater.
- TVs with ratings of 7 stars or greater.

## LED lights

LED lights can do the same job as a compact fluorescent globe or halogen globe. LED lights use less energy and typically have a much longer life expectancy than other globes.



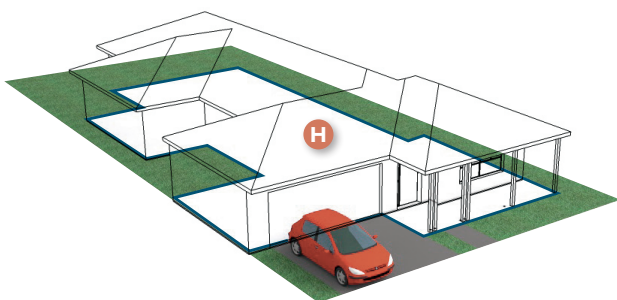
# Glossary



- A** Front Wall is the wall of the house closest to the front boundary
- B** Porch, Verandah a covered outdoor area
- C** Setback the distance between your property boundary and the wall of your house
- D** Portico walls
- E** Articulation walls on different setbacks from the property boundary
- F** Building to Boundary Line a boundary that allows the garage to be built to the side boundary on properties 15 metres wide and less
- G** Pedestrian Path a path adjacent the driveway specifically for pedestrians



- H** Site Cover is the area of the footprint of your house expressed as a percentage of your lot area. The footprint of your house includes all ground floor areas measured to the outside walls and also covered verandahs or porches
- I** Gable Roof
- J** Hip Roof
- K** Skillion Roof



**I**



**J**



**K**



# Design approval checklist

The following information and Plans need to be submitted with the Design Approval Form. All plans need to be in A3 format. These would normally be prepared for you by your builder or architect.

## Site plans at 1:200 scale

- Street Address and Lot Details
- The house you are seeking approval for including;
  - Site Details, including boundary dimensions and bearings, existing contours, setbacks requirements to all boundaries
  - Proposed contours and proposed finished floor levels
  - Easements
  - Private Open Space
  - North Point and Scale
  - Setbacks to all boundaries
  - Building outline and extent of overhangs
  - Driveway width, location and materials, including location of existing layback to kerb
  - Height and construction of all fences
  - Location and capacity of Solar panels and Solar Hot water system
  - Location of any rain water tanks and ancillary structures such as sheds, outbuildings, pergolas, gazebos and pools.
  - Proposed cut and fill and Retaining Walls including materials to be used
  - House footprint area and total house internal and covered areas

## House Plans at 1:100 scale

- These plans must include:
  - Room names
  - Internal and external dimensions
  - Location of meter boxes
  - Width and type of garage door
  - Elevations of all sides of the home
  - An indication of existing and proposed levels
  - Location and extent of proposed materials and colours
  - Location of any elements placed outside the walls or above the roof such as AC condensers, Solar panels, aerials and Satellite dishes
  - Roof pitch, eave widths, materials and heights

## Material and colour schedule

- House brick and tile selection, where applicable
- House materials and colours
- All information in the Design Approval Plan as notated overleaf



# Design approval form



## Allotment Details

Lot Number: \_\_\_\_\_ Village: \_\_\_\_\_

Street Address: \_\_\_\_\_

\_\_\_\_\_ Postcode: \_\_\_\_\_

## Owner Details

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_ Postcode: \_\_\_\_\_

Business hours phone: \_\_\_\_\_

Mobile phone: \_\_\_\_\_

Email: \_\_\_\_\_

## Builder/Designer/Architect Details

Builder Company: \_\_\_\_\_

Builder Contact: \_\_\_\_\_

Builder Address: \_\_\_\_\_

\_\_\_\_\_ Postcode: \_\_\_\_\_

Business hours phone: \_\_\_\_\_

After hours phone: \_\_\_\_\_

Builder Contact Mobile: \_\_\_\_\_

Builder Contact Email: \_\_\_\_\_

## Submissions

Please ensure the application form includes:

- Design Approval Checklist
- A3 copy of site plan
- A3 copy of full set of building plans including floor plans, roof plan, elevations
- Materials and colour schedule

I/we certify that the information in the attached application is a true and accurate representation of the home.  
I/we intend to construct. In the event that changes are made to the proposed plans, I/we will undertake to re-submit this application for approval or any changes.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_



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**Springwood Sales Centre** Open 7 days, 11 am – 5 pm  
Easton Drive, Gawler East

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