

Design Quick Tips

Coastal Character

- Verandahs and decks (oriented north where possible) allow integrated indoor-outdoor living and embrace the natural setting of your home.
- Verandahs, awnings & eaves articulate your home design and add weather protection to your home.
- Create useable outdoor spaces to enjoy the coastal lifestyle by designing large recess under roof areas e.g. balconies, terraces & decks.
- Typical suburban brick & tile design and period style replicas such as Federation, Tuscan or Tudor styles do not add to Manyana's uniqueness.
- Contemporary styles use weatherboard in modern colours. Gable details add richness to the design quality.
- A mix of building materials, comprising weatherboard, light weight cladding, fibre cement panels & Colorbond steel roofs contribute to the light weight appearance of classic coastal buildings and places.
- Bagged, face & rendered masonry are compatible when they are not the dominant feature.

Coastal Roofs

- Simple roof forms add to the simple clean lines of coastal design
- Pitched roofs, hipped or gabled provide air circulation and façade articulation.
- Gables are encouraged as they reflect the coastal environment of Manyana.
- Wide eaves are recommended for weather & sunlight protection.

Landscape

- Elements like letterboxes, fencing or gates can add continuity to the street character without homogeneity.
- A combination of fences and hedges can contribute to a local landscape.
- Native trees & shrubs are encouraged to be compatible with the local flora.
- Native trees & shrubs reduce maintenance as they do not require constant pruning, feeding or spraying.