



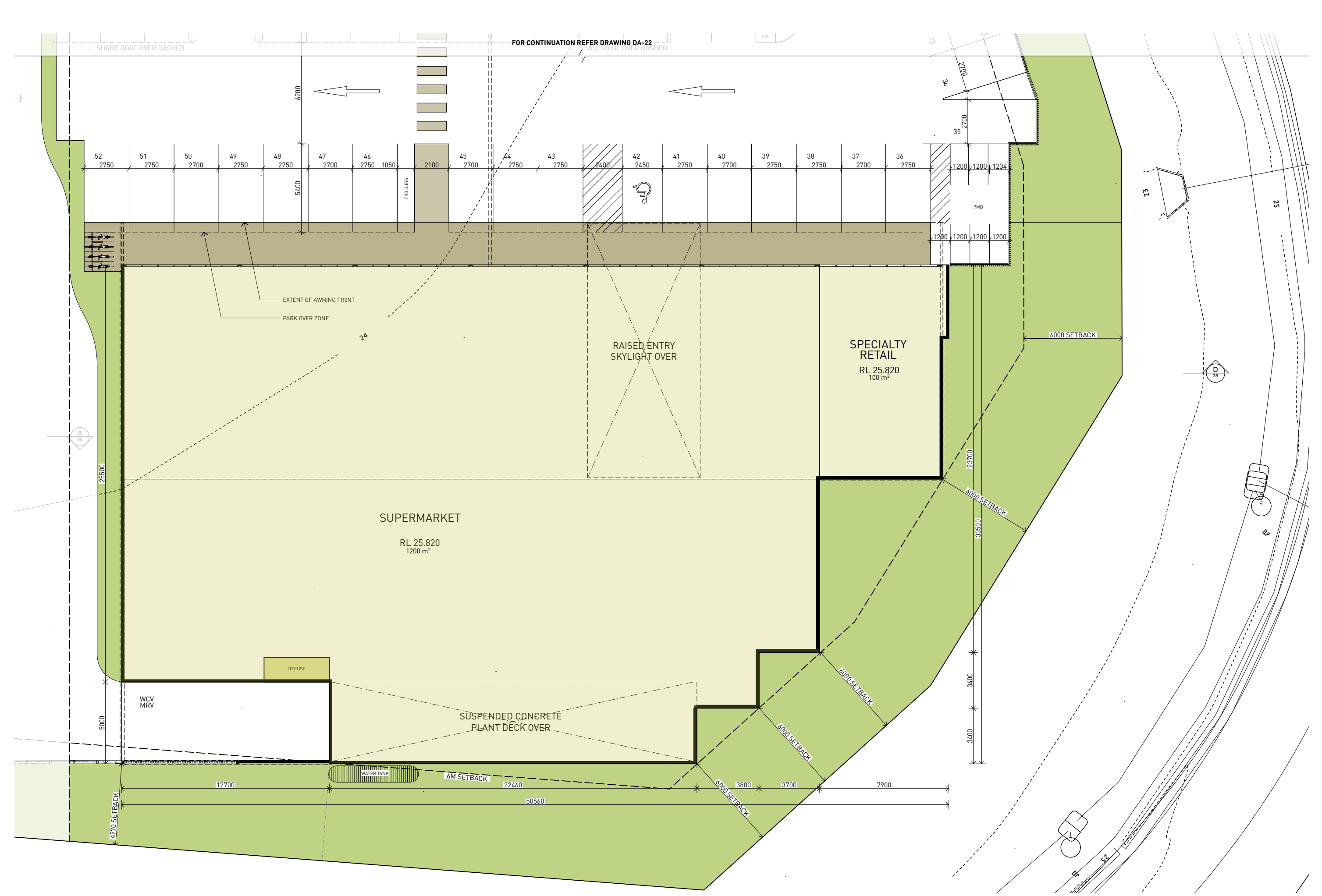
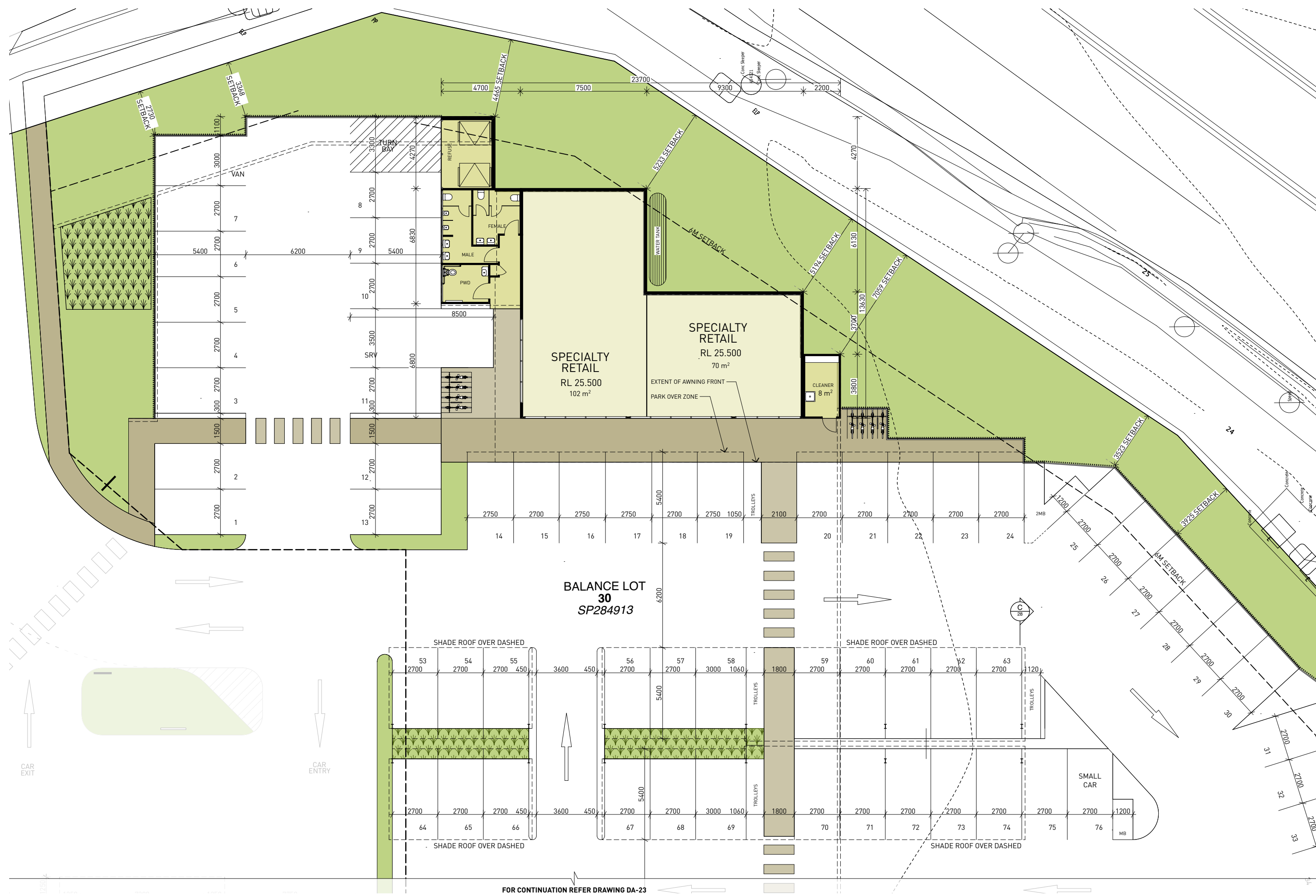
Material Change of Use

(MCU) APPLICATION SUMMARY



MCU Application Summary





REINTERPRETING RURAL VERNACULAR FORM & MATERIALS + RESPONSE TO LOCAL, NEW HISTORICAL DESIGN



HISTORICAL CONTEXT IMAGE: A, Eumundi Main Street Retail; B, Eumundi Main Street Retail; C, Eumundi Hotel; D, Eumundi Coach Builder; E, Eumundi Train Station; F, Eumundi Brewery; G, Industrial Building, Corner of Caplick Way & Memorial Drive

THE PREDOMINANT KEY BUILT FORM ELEMENTS THAT REINFORCE THE EUMUNDI TOWN CHARACTER

- WEATHERBOARD CLADDING
- PARAPET FAÇADE TO PROVIDE SIGNAGE OPPORTUNITIES AND CONCEAL PITCHED CORRUGATED IRON ROOFS
- SHOPFRONT AWNING TO COVER PEDESTRIAN ZONE

TYPICALLY REGIONAL FEDERATION STYLE SHOPS HAVE RESTRAINED DESIGNS WITH SIMPLE GEOMETRIC PARAPETS AND AWNINGS AS FOLLOWS:

- A SHAPED PARAPET THAT ARE PARTICULARLY PROMINENT AGAINST THE SKYLINE
- EXTENDED AWNING OVER THE FOOTPATH
- LARGE DISPLAY WINDOWS WITH A CENTRAL DOOR
- SIGNAGE LOCATED ON THE AWNING FACIA, THE PARAPET PANEL ABOVE SHOPFRONT AND SUSPENDED BENEATH THE AWNING



SCALE CONTEXT IMAGE: H, Outback Shearing Shed; I, J & K, Elgin vale Sawmill; L, Cordillo Downs Shearing Shed

LARGER SCALE REGIONAL BUILT FORM ELEMENTS

- ELEVATED STRUCTURES WITH VISIBLE UNDERCROFT
- LIMITED PALETTE OF MATERIALS / FINISHES inc. CORRUGATED IRON, TIMBER & STONE
- GABLE ROOF FORMS WITH EXPOSED STRUCTURAL ELEMENTS

LARGER SCALE REGIONAL BUILT FORMS EMPLOYED A PRAGMATIC RESPONSE TO SCALE.

- SIMPLE REGULAR STRUCTURE
- SIMPLE REGULAR ROOF FORMS

IN RESPONSE TO DESTRUCTIVE OUTBREAKS OF FIRE, MANY LARGER REGIONAL COMMERCIAL BUILDINGS WERE RE-BUILT USING STONE, BRICK AND OTHER HEAVIER FORMS OF CONSTRUCTION.



EXEMPLARS IMAGE: M & P, Vernacular materials - Profilled metal cladding; N, Eumundi Brewery Single skin walls; O, Precast Concrete walls - The gateway Noosaville; Q, Vernacular materials - Profilled metal cladding & weatherboard - Toogoolawah Dairy

PROPOSAL

MINIMISE BUILDING PROFILE - LIMIT HEIGHT TO REDUCE INFLUENCE ON VIEW LINES

EMPLOY MATERIALS THAT ARE GENERALLY CONSISTENT WITH THE EUMUNDI CONTEXT INCLUDING A MIX OF HORIZONTAL AND VERTICAL TEXTURES. PREFERRED MATERIALS INCLUDE:

- HORIZONTAL WEATHERBOARDS TEXTURE BOTH FORMED AND APPLIED
- VERTICAL CORRUGATED IRON
- LARGE SHOPFRONT GLAZING
- SIMPLE GEOMETRIC FORMS SYMBOLIC OF REGIONAL FEDERATION STYLE

CONTINUOUS AWNING FRONT TO CONTROL SUN ACCESS, WEATHER PROTECTION FOR PEDESTRIAN MOVEMENT AND LIGHTING TO FACILITATE NIGHT USE AND IMPROVE PUBLIC SAFETY. COLOUR SCHEME TO BE APPROPRIATE WITH A MIX OF SUBTLE, SUBDUED HUES TO REDUCE THE VISUAL IMPACT. SIGNAGE TO BE LOCATED BENEATH AWNING, WITHIN SHOPFRONT WINDOWS AND SELECT LOCATIONS TO PARAPETS ABOVE THE AWNING OR WALL FACE.

WB1	WC1	MWC1	SCR1	MWC1	MRS1	OFC1	EC1	OFC2	GF01	BAL1	BAL1	SCR2	BW1	CODE	ITEM	DESCRIPTION	MATERIAL	FINISH
														BAL1	BALUSTRADE	1300 HIGH 50x25 VERTICAL ELEMENTS @ 150 CTRS WITH 50 DIA HANDRAIL	STEEL	DULLUX - WOODLAND GREY
														BW1	STANDARD BLOCK WORK	CORE FILLED BLOCKWORK WALL	CONCRETE BLOCK	CLEAR WEATHER PROOF SEAL
														EC1	EDGE CAPPING	FOLDED METAL EDGE CAPPING	COLORBOND	DULLUX - WOODLAND GREY
														FC1	CLADDING	9.8mm FIBRE CEMENT PANEL CLADDING SYSTEM WITH EXPRESSED JOINTS	PAINT FINISH	DULLUX - WOMBAT FOREST PN2F4
														GF01	GLAZING FRAME	COMMERCIAL SHOPFRONT ALUMINIUM GLAZING SYSTEM	POWDERCOATED ALUMINIUM	DULLUX COLORBOND - MONUMENT
														MRS1	METAL ROOF SHEET	LYSAGHT 0.42mm CUSTOM ORB PROFILE	COLORBOND	SHALE GREY
														MWC1	METAL WALL CLADDING	LYSAGHT 0.42mm CUSTOM ORB PROFILE	COLORBOND	DULLUX - WALLABY
														OFC1	OFF-FORM CONCRETE	OFF-FORM PRECAST CONCRETE PANEL	CONCRETE	NATURAL
														OFC2	OFF-FORM CONCRETE	OFF-FORM PRECAST CONCRETE PANEL WITH WEATHERBOARD FORM LINEAR PROFILED FINISH	CONCRETE	NATURAL
														SCR1	SCREEN	SCREEN FOR MECHANICAL SERVICES 60x20 HORIZONTAL ELEMENTS @ 120 CTRS WITH 50x50 SUPPORT POSTS @ NOM 5615 CTRS	P/CTD ALUMINIUM	DULLUX - COLORBOND BASALT
														SCR2	SCREEN	TIMBER LOOK SCREEN 50x100 VERTICAL ELEMENTS @ 150 CTRS	P/CTD ALUMINIUM	TIMBER LOOK - BLACKBUTT
														SCR3	SCREEN	SCREEN 75x20 HORIZONTAL ELEMENTS IN FRAME @ 100 CTRS	P/CTD ALUMINIUM	DULLUX - WOODLAND GREY
														WB1	CLADDING	JAMES HARDIE 150mm LINEA WEATHERBOARD HORIZONTAL CLADDING	WEATHERBOARD	DULLUX - WOMBAT FOREST PN2F4
														WC1	CLADDING	PRE-FINISHED TIMBER LOOK CLADDING SYSTEM	CEMENTEL	WOODLANDS - TEAK

FINISHES PALETTE

MATERIAL CODES



01. Eumundi Noosa Road - South Approach



02. Eumundi Noosa Road - South View



03. Eumundi Noosa Road - South East View



04. Memorial Drive - Corner View



LARGE TREES 15m TO 20m HIGH



Castospermum Australe
Moreton Bay Chestnut



Lophostemon confertus
Brush Box



Flindersia brayleyana
Queensland Maple



Elaeocarpus reticulatus
Blueberry Ash



Brachychiton populneus
Kurrajong



Hymenosporum flavum
Native Frangipani

MEDIUM TREES TO 10m HIGH

TALL/ MEDIUM SHRUB PLANTING 3 TO 5M HIGH



Banksia Robur
Swamp Banksia



Elaeocarpus eumundi
Eumundi Quandong



Pittosprum revolutum
Yellow Pittosporum



Acmena Smithii Sublime
Sublime



Syzygium australe 'Select'
Select Form Lilly Pilly



Syzygium australe Hinterland Gold
Lilly Pilly Hinterland Gold

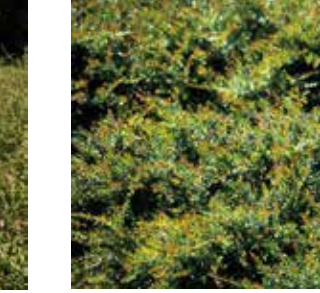
SMALL SHRUBS TO 1.5 HIGH



Westringia fruticosa
Native Rosemary



Austromyrtus dulcis
Midyim Berry



Babingtonia virgata 'La Petite'
Petite Twiggy Heath Myrtle



Banksia spinulosa
Hairpin Banksia



Melaleuca linarifolia 'Claret Tops'
Claret Tops

CLUMPING GROUNDCOVERS



Crinum pendunculatum
River Lily, Swamp Lily



Lomandra confertifolia
Dwarf Mat Rush



Philodendron compacta xanadu
Philodendron Xanadu



Hymenocallis littoralis
Spider Lily



Tulbaghia violacea 'Silver Lace'
Society Garlic



Molineria capitulata
Palm Lily



Liriope Muscari
Evergreen Giant
Evergreen Giant

REED PLANTING



Baumea rubiginosa
Flat Leafed Twig Rush



Carex appressa
Tall Sedge



Gahnia sieberana
Rd Fruit Saw Sedge



Juncus usitatus
Common Rush



Schoenoplectus lacustris
Common Club Rush



Ficinia nodosa
Knobby Club Rush



Lomandra longifolia
Mat Rush

Approx line only