



Cooroy Lower Mill Site

Master Plan

History of Cooroy Lower Mill Site:

Cooroy was a logging centre before it was a township, with the firm 'Dath Henderson' having large tracts of land east of Cooroy until it was resumed from the government in 1907 for closer settlement. Several sawmills were established to mill the timber as the new selections were cleared.

At the same time, permanent settlers had taken up land selections between Cooroy and Cooran, and a railway siding developed called Pinbarren Siding. The name was changed to Pomona in 1900 when the township developed. All three railway sidings, Cooroy, Pinbarren and Cooran, provided large areas utilised by timber getters as yards.

Termination of the timber selection around Cooroy in 1907 enabled the government to re-open the land to selection and town allotments were surveyed, and smaller selectors continued to clear their farms of timber before planting grass and crops. Sawmills sprang up to provide sawn timber for local housing and for the Brisbane and Gympie markets. Case timber, cut from lower quality logs supplied the banana, fruit and small crop industries.

Settlement spread rapidly from the central points on the railway (Cooroy, Pomona and Cooran) as did the small sawmills, and eventually there were in excess of thirty small mills established during the first sixty years of the twentieth century. The most active period was the twenty years between 1910 and 1930. In most instances the life of these small mills was not a long one, perhaps ten to twenty years, or until the nearby timber had been cleared. At this point the mill machinery was shifted to another area where its life was begun again, sometimes with a new owner. Only a few sawmills continued into the 1990s, and only one still operates in the Shire, the Kin Kin sawmill, established as a case mill by Arthur and Lionel Hempsall in 1948. Strakers sawmills at Cooran and Cooroy dominated in the Shire in the period after the Second World War. The Cooroy mill expanded to become the largest hardwood mill in Queensland.

The Cooroy Mill was closed in October 2000 by the Queensland Government in accordance with the Regional Forest Agreement. A Cooroy Taskforce comprising community and Council representatives was formed. After lengthy negotiations between Council, the Cooroy Task Force and the State Government, the site of the Cooroy Lower Mill Site was transferred to Noosa Council to be developed by the Cooroy community and Council to accommodate enterprises and community uses. Based on the foundation laid by the Taskforce, the Cooroy Lower Mill Board was formed by the community and Noosa Council in late 2004 to oversee the planning and development of the site, with the Board being given primary responsibility for developing a strategic vision and master plan to guide the development of the Site.

The Site is to be developed for the benefit of the Noosa Shire generally and the Cooroy community specifically.

Lower Mill Board

C O O R O Y

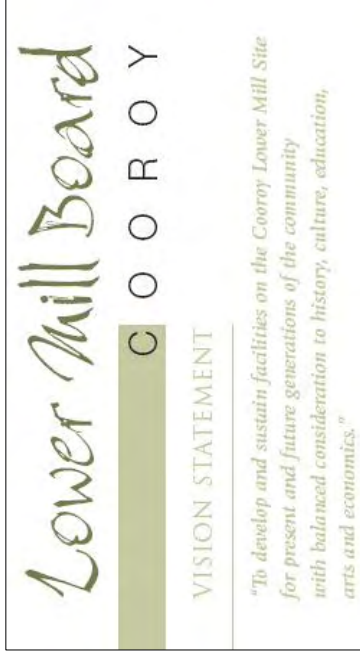
VISION STATEMENT

"To develop and sustain facilities on the Cooroy Lower Mill Site for present and future generations of the community with balanced consideration to history, culture, education, arts and economics."



Prepared by consultant Shaun Walsh with the assistance of Lin Martin, IndigoC, and Colin Beard, Traffic Engineer.

8 August 2006 Rev08: Endorsed by Board



1.0 Introduction

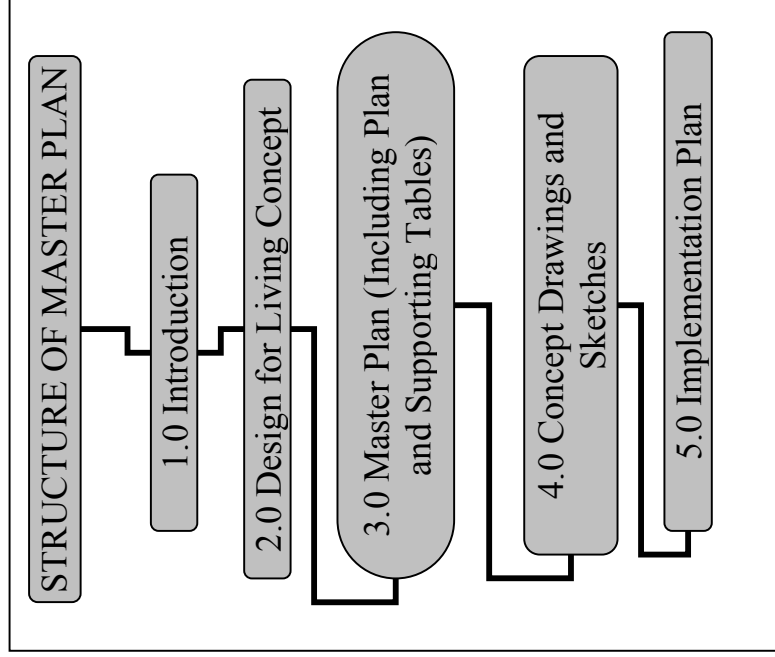
This Master Plan has been prepared for the Cooroy Lower Mill Site Board to guide the future development of the Lower Mill Site and its relationship with the adjacent Butter Factory Precinct. The Study Area is shown overleaf.

The history of the site, its extent and the Board structure and objectives are well explained on its web site at www.noosa.qld.gov.au/AboutNoosa/Economy/CooroyLowerMillSite.shtml

In terms of background information leading to preparation of the Master Plan, urban design, traffic and community / stakeholder analyses were undertaken to inform preparation of a draft Master Plan. The draft Master Plan was subject to a comprehensive community consultation program including newsletter distribution, media releases and a public display.

Some of the key aspects considered in the preparation of the Master Plan were:

- considerable portions of the land are subject to inundation (Q100) which requires floor areas to be elevated above this level, as well as needing to ensure that any development does not cause increases in upstream flood levels.
- the protection and restoration of riparian vegetation along Cooroy Creek.
- the opportunity to site the Hinterland Library in the study area, in a prominent location and of a design that contributes significantly to the character and form of the townscape.
- opportunities to relocate the Cooroora Woodworkers and Butter Factory Pottery to superior accommodation.
- opportunities for an array of community and creative purposes and aligned commercial uses throughout the study area.





The study area includes the land formerly occupied by the Cooroy Lower Mill. It also includes the adjacent Butter Factory Precinct - the two sites cannot be considered individually and their future successful uses are co-dependent.

Study Area

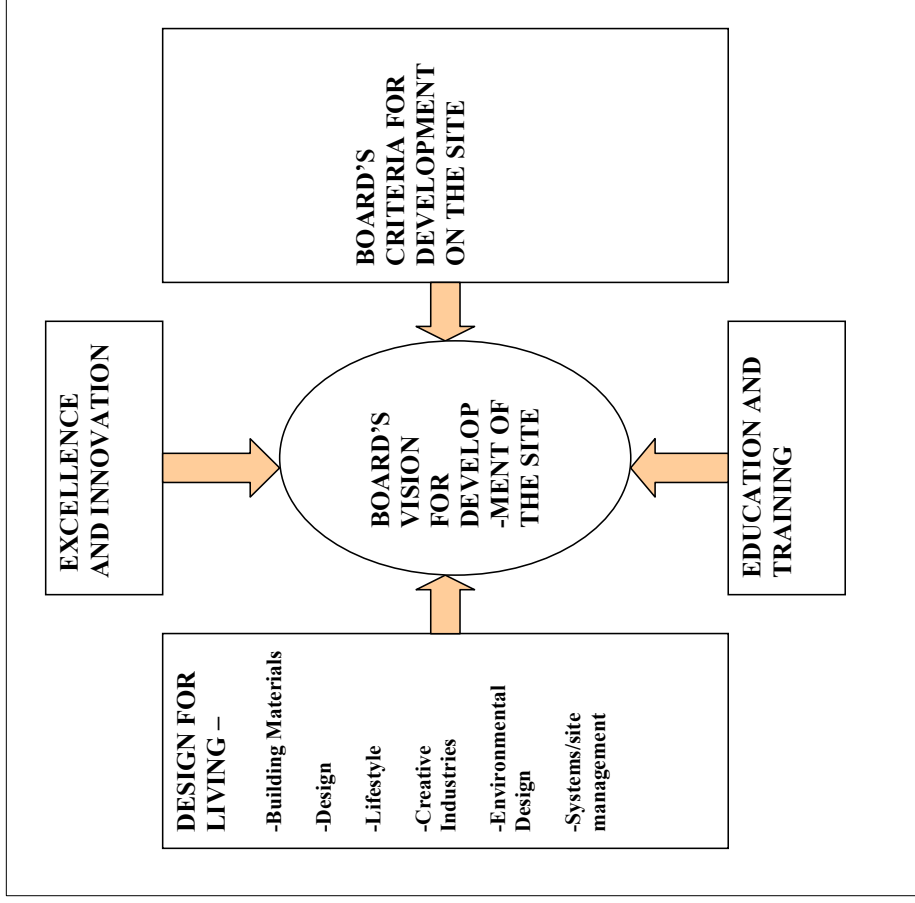
Cooroy Lower Mill Site

2.0 Design for Living Concept

The Board has undertaken considerable work in articulating its vision for the site: the Board believes it will be realised by the attraction of organisations that are focused on “Design for Living” activities and apply excellence, innovation and training as intrinsic components of their approach and processes for the use of the land, as articulated in the adjacent diagram.

This Master Plan supports this ‘Design for Living’ Concept.

To date a number of activities have been attracted to the site that are consistent with this vision including Studio Steel, Ritek Building Solutions and the Sunshine Coast Camphor Laurel Timber Initiative (SCCLTI).



3.0 Master Plan

The Cooroy Lower Mill Site Master Plan is shown overleaf. This Master Plan includes a number of precincts:

- Creative and Learning
- Design for Living Centre
- Design for Living Enterprises
- Greenbelt

The Master Plan also shows significant access and connectivity in and throughout the subject land including roadways, car parking areas and pedestrian / cycle pathways.

The tables following the Master Plan outline the intent, proposed uses and activities for each of these Precincts and attributes for desired access and connectivity.



Precinct: Creative and Learning

Intent	Uses	Potential Activities
<p>A new public place for Cooroy, surrounded by the landmark architecture of the Butter Factory and Hinterland Library, as well as active “community shop fronts” in the town centre vernacular.</p> <p>This precinct area takes advantage of flood free areas to the north west, and in particular proposes to close part of Marara Street road reserve, to ensure sufficient room for the library and other uses.</p>	Butter Factory (existing)	Creative Noosa Offices Artists studios including fabrication, display, sale Art workshops Display areas
	Noosa Hinterland Library	Public Library and Administration Offices Display Area Meeting Rooms
	Town Square	Public gathering Outdoor displays and activities
	Community Shop fronts	Offices for community groups and/or community service organisations Retail display areas for local art and craft Cafe
	Education / Conference facility/Design Centre	Significant facility for education purposes and or design, linked with conference / meeting facilities
	Accommodation	Accommodation for an artist or artists in residence
	Car parking and loading	Limited parking for elderly / disabled, as well as loading facilities for the library, possibly including the Noosa Mobile Library

Precinct: Design for Living

Intent	Uses	Potential Activities
<p>Uses consistent with the Lower Mill Board “Design for Living Centre” Concept.</p> <p>This could include small scale production of fine goods. It could also include offices / display and interpretation consistent with the Design for Living Centre concept.</p> <p>The intent also includes provision for a restaurant – to provide vitality and positive interactions between uses.</p>	<p>Design for Living Centre</p>	<p>Indoor fabrication and display of fine items</p> <p>Possible fabrication could include fine furniture, jewelry, ceramics</p> <p>Offices / displays / interpretation consistent the Design for Living Concepts</p> <p>Outdoor display</p> <p>Educational facilities</p> <p>Restaurant</p> <p>Other activities consistent with intent including Education Facilities</p>
<p>Flooding issue: this precinct is subject to Q100 inundation, and building development needs to be consistent with this constraint, to ensure floor levels are not subject to inundation and any works do not compromise flood levels elsewhere on the creek. The concepts presented above (subject to more detailed evaluation) are consistent with this constraint. However the Lower Mill Board is pursuing more detailed inundation investigation which may reveal more developable areas within this precinct. If additional developable areas are available then the Board is likely to pursue additional development over this precinct consistent with its Design for Living Centre Concept.</p>	<p>Car parking and Loading areas</p>	<p>Car parking for adjacent uses, for the Design for Living Centre and nearby library</p>

Precinct: Greenbelt

Intent	Uses	Potential Activities
<p>Preserve and enhance the riparian areas of Cooroy Creek, but at the same time improve its visitation and utility by providing recreation and interpretation.</p> <p>It also includes refurbishment of the sawmill boiler for heritage interpretation and the planting of species which were milled on the Site. Some peripheral car parking in a landscaped setting is included.</p>	<p>Open Space and Recreation Heritage Car parking</p>	<p>Revegetation areas Limited in stream works to create weirs and ponds Walking trails and bridges over creek Playground Refurbishment of the sawmill boiler for heritage interpretation Car parking, particularly adjacent to industrial activity and school drop off area</p>

Access and Connectivity

<p>Connectivity across Site</p>	<p>A major connection mechanism is proposed to link the various precincts across the site. Various approaches could be used such as an avenue, vistas and / or linkage by continuous building form, but all having the same intent of achieving a seamless and interesting journey from one precinct to another across the site.</p>
<p>Extension of Lower Mill Road</p>	<p>It is proposed to extend Lower Mill Road through existing Lot 4 and across Cooroy Creek to the east through to Marara Street. The main reason for this extension is to allow closure of Marara Street further to the south. This extension should minimise impact on the proposed use of Lot 4.</p>
<p>Part Closure of Marara St</p>	<p>It is proposed to close the southern part of Marara Street and its inclusion in adjacent precincts. In particular the closure will allow sufficient room for development of the library and adjacent town square in the Creative and Learning Precinct. It is also proposed to undertake a small road closure to the west of the Butter Factory, to assist in boundary reconfiguration to allow orderly layout of the town square and library in the Creative and Learning Precinct.</p>
<p>Internal Driveways</p>	<p>An internal driveway is proposed to service the rear of the Creative and Learning Precinct and the Design for Living Centre Precinct. This internal driveway will be used for vehicle access to the facilities, as well as surrounding car parking. This driveway would be a “shared way” with pedestrians having right of way and design consistent with pedestrian aesthetics. As part of this rear access to the library, provision is to be made for the mobile library – access to the library for unloading and overnight parking. Another internal driveway system is proposed off an extension to Lower Mill Road to service ongoing development of Lot 5, in particular to direct traffic to car parking areas. The road and associated parking would be located to the east of the proposed building development on Lot 5. Further, this driveway would be a “shared way” with pedestrians having right of way and design consistent with pedestrian aesthetics.</p>

<p>Roundabout</p>	<p>A roundabout is proposed on Mary River Road to access the internal driveway. A roundabout in this location would be a desirable entry demarcation from an urban design perspective, particularly if the roundabout is landscaped in a manner similar to the roundabout at the northern end of Maple Street.</p> <p>Such a roundabout is not justified on the basis of intersection capacity considerations, but is seen as desirable because it would function as a northern town entry statement and it would serve to slow traffic as it enters the town centre from the west. It would repeat the existing traffic patterns in Cooroy, where other roundabouts are present at entry points and major intersections.</p>
<p>Pathways</p>	<p>A comprehensive system of pathways for pedestrian and cyclists is proposed, including:</p> <ul style="list-style-type: none"> - one underpass of the railway line directly into the school grounds - a second underpass of the railway line to access eastern residential areas - as part of any reconstruction of the existing pedestrian overpass of the railway line, a direct physical connection to the Butter Factory building - pathways along and across the creek - a pedestrian crossing facility across Mary River Road to connect with existing pathways to the south along Cooroy Creek.
<p>School Drop Off</p>	<p>A drop off and collection area for parents in motor vehicles is proposed in the Marara Street road reserve, with students using the pathway underpass.</p>
<p>Periphery Car Parking</p>	<p>Use areas between the Design for Living Enterprises Precinct and the riparian areas along the creek for peripheral car parking. These areas are subject to inundation, but are suitable for car parking. In particular these car parking spaces can be used for community uses across the Lower Mill Site and to support any expansion of adjacent industrial development (e.g. by provision of cash contribution in lieu).</p>
<p>High Speed Internet</p>	<p>Recognition of the high efficiency computer / internet access from the fibre optic infrastructure available along the rail corridor.</p>

4.0 Concept Drawing and Sketches

A Concept Drawing and supporting Sketches are provided on the following pages. These plans and sketches are not intended to dictate development form and layout over the site, but are intended to illustrate what is possible from an urban design perspective and how development in different precincts can relate to each other. Concepts included in the plan are outlined in the table below:



Concept Drawing

Cooroy Lower Mill Site
August 06



Cooroy Town Square

This concept locates a town square on the level ground near to the Butter Factory in the Creative and Learning Precinct. The square acts as a formal gathering space for the people of Cooroy and is framed by the Butter Factory, new library building and new community "shop fronts". The shop fronts could be used for community offices, meeting rooms, art and craft display. Mixed in with community uses would be allied commercial uses, to add vitality and subsidise community uses.

The library building takes advantage of its location to be a landmark building for the town through good architecture that respects town character. The buildings, in particular the library, make use of the area created by the closure of Marara Street and adjacent flood free areas. The Woodworker Cottage and Butter Factory Pottery buildings could remain as interim uses, perhaps as alternative community uses, and redeveloped sometime in the future.

The concept includes the creation of an Education/Conference/Design Centre facility

Adjacent to the town square, parking areas are provided in close proximity for disabled and elderly persons accessing the library and square. In addition a parking bay/loading area is provided for the mobile library. Due to the progressively lower natural surface levels to the north towards Cooroy Creek, there is the opportunity to conceal this in a cutting/embankment.

Creation of the square would require clearing of vegetation outside the Butter Factory to achieve the qualities of a good public place.



Design for Living Centre

This concept proposes to use the existing area of houses adjacent to Mary River Road for cluster of community buildings. Current studies show the area is flood prone, and occupied floor areas of buildings need to be elevated - retaining the "house on stilts" vernacular.

This cluster could use existing buildings, relocated buildings and / or new buildings. The buildings would be used for uses consistent with the "Design for Living Centre" ideal, integrated with a possible restaurant in one of the buildings.

In addition a roofed open building at ground level provides an area for temporary outdoor display, particularly useful for events and activities.

Concept Sketches

Cooroy Lower Mill Site



Development of Lot 5

This concept proposes to maximise use of the balance area of Lot 5 off Lower Mill Road for building development. The uses are to be community orientated.

The concept proposes that the remaining flood free building pad to the west of Lower Mill Road be fully utilised for building development, with possible uses being the relocated Cooroora Woodworkers, Butter Factory Pottery, other creative industry, community and possible education uses in superior accommodation.

This building could be two stories with ground level being used for production and first floor being used for other community and education purposes. Peripheral areas subject to Q100 inundation are intended to be used for ancillary uses, in particular car parking and outdoor kilns, to allow maximum building coverage on the flood free building pad.



The Avenue

This concept illustrates possible treatment of the area to the north of the Creative and Learning Precinct, in particular its connectivity to the adjacent precincts

An avenue of visually dominant trees such as Hoop Pines (already found on the site) provides a visual desire line from the Creative and Learning Precinct to buildings in the adjacent Design for Living Centre Precinct. A promenade provides physical connectivity with hard stand areas being able to be used for outside display.

In addition, the rear areas of the library are likely to be elevated. With a favourable northern aspect looking towards Cooroy Creek the inclusion of decks and verandahs overlooking the adjacent precinct would further increase visibility of the adjacent precincts and the desire to explore.

Concept Sketches

Cooroy Lower Mill Site

Concepts

Cooroy Town Square

This concept locates a town square on the level ground near to the Butter Factory in the Creative and Learning Precinct. The square acts as a formal gathering space for the people of Cooroy and is framed by the Butter Factory, new library building and new community "shop fronts". The shop fronts could be used for community offices, meeting rooms, art and craft display. Mixed in with community uses would be allied commercial uses, to add vitality and subsidise community uses. The library building takes advantage of its location to be a landmark building for the town through good architecture that respects town character. The buildings, in particular the library, make use of the area created by the closure of Marara Street and adjacent flood free areas. The Woodworker Cottage and Butter Factory Pottery buildings could remain as interim uses, perhaps as alternative community uses, and redeveloped sometime in the future.

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Creation of the square would require clearing of vegetation outside the Butter Factory to achieve the qualities of a good public place.

Avenue

This concept illustrates possible treatment of the area to the north of the Creative and Learning Precinct, in particular its connectivity to the adjacent precincts

An avenue of visually dominant trees such as Hoop Pines (already found on the site) provides a visual desire line from the Creative and Learning Precinct to buildings in the adjacent Design for Living Centre Precinct. A promenade provides physical connectivity with hard stand areas being able to be used for outside display.

In addition, the rear areas of the library are likely to be elevated. With a favourable northern aspect looking towards Cooroy Creek the inclusion of decks and verandahs overlooking the adjacent precinct would further increase visibility of the adjacent precincts and the desire to explore.

<p>Design for Living Centre</p>	<p>This concept proposes to use the existing area of houses adjacent to Mary River Road for cluster of community buildings. Current studies show the area is flood prone, and occupied floor areas of buildings need to be elevated - retaining the "house on stilts" vernacular.</p> <p>This cluster could use existing on-site buildings and / or new buildings. The buildings would be used for uses consistent with the "Design for Living Centre" ideal, integrated with a possible restaurant in one of the buildings.</p> <p>In addition a roofed open building at ground level provides an area for temporary outdoor display, particularly useful for events and activities.</p>
<p>Display Lawn</p>	<p>This concept designates an area of open space between the Creative and Learning Precinct and the Greenbelt for temporary exhibition space. In particular this area could be used for demountable structures for temporary displays.</p>
<p>Timber Yard Playground</p>	<p>Within the greenbelt a multi node playground experience is laid alongside the creek areas, incorporating the creek, bridges, interpretation / picnic facilities at the Old Sawmill Boiler and fenced areas of high quality playground equipment.</p> <p>The playground is designed to be an all abilities playground, attracting visitation from across the district. It also links via pathways to existing play facilities provided on the other side of Mary River Road.</p> <p>The old sawmill boiler is refurbished for display and interpretation purposes and BBQ facilities. It provides a community node as well as obvious evidence of the important history of the site.</p> <p>Timber use is a theme throughout the playground, particularly in the design of ancillary shelter structures and furniture.</p>
<p>Historical Plantings and Revegetation</p>	<p>Revegetation areas alongside Cooroy Creek are intentionally planted with groves of timber species that were once harvested and sawn at the mill.</p> <p>These groves are not for future harvest, but to act as an obvious cultural reminder of the history of the site and achieve environmental restoration objectives for the riparian area of the waterway.</p> <p>The groves are supported by interpretative signage about the particular indigenous, environmental and timber attributes of the trees.</p> <p>The structured ordered nature of the planting provides a pleasant aesthetic for users of the creek-side pathways and playgrounds.</p>

<p>Development of Lot 5</p>	<p>This concept proposes to maximise use of the balance area of Lot 5 off Lower Mill Road for building development. The uses are to be community orientated.</p> <p>The concept proposes that the remaining flood free building pad to the west of Lower Mill Road be fully utilised for building development, with possible uses being the relocated Cooroora Woodworkers, Butter Factory Pottery, other creative industry, community and possible education uses in superior accommodation.</p> <p>This building could be two stories with ground level being used for production and first floor being used for other community and education purposes.</p> <p>Peripheral areas subject to Q100 inundation are intended to be used for ancillary uses, in particular car parking and outdoor kilns, to allow maximum building coverage on the flood free building pad.</p>
<p>Peripheral Car parking</p>	<p>These concepts use peripheral areas in precincts for car parking. These flood prone areas can provide parking that supports adjacent uses, in particular:</p> <ul style="list-style-type: none"> - community uses across the Lower Mill Site - a school drop off zone associated with a pedestrian underpass to the school - development in adjacent industrial areas

5.0 Implementation Plan

Precinct: Creative and Learning			
No.	Implementation Action	Priority	Responsibility
1.1	Undertake road closure application for Marara Street, and associated road opening / extension for Lower Mill Road.	Immediate	Noosa Council Cooroy Lower Mill Board
1.2	Commence detailed design and construction for extension of Lower Mill Road and new crossing over Cooroy Creek to allow closure of Marara Street. Consider creek flooding and drainage issues as part of design (see related Action 2.1).	Immediate	Noosa Council Cooroy Lower Mill Board
1.3	Expand architectural brief for new hinterland library to include urban design for adjacent Cooroy Town Square and Community Shop fronts in the Creative and Learning Precinct.	High	Noosa Council Cooroy Lower Mill Board
1.4	Seek funding from various sources for the construction of building development and uses in the precinct.	High	Noosa Council Cooroy Lower Mill Board
1.5	Undertake Expression of Interest for community groups / commercial enterprises for use of community shop fronts. Selection of preferred uses to assist in finalisation of design for the precinct.	Medium	Cooroy Lower Mill Board
1.6	Undertake required development application/s for buildings in the Creative and Learning Precinct.	Medium	Cooroy Lower Mill Board
1.7	Resolve relocation issues for Cooroora Woodworkers and Butter Factory Pottery Association (see related Action 3.1).	High	Cooroy Lower Mill Board

1.8	Seek additional funding for establishment of Community Shop fronts from private and government sources.	Medium	Cooroy Lower Mill Board
1.9	Continue with marketing / liaison for a major educational tenant / design centre provider for location in an additional major building in the Creative and Learning Precinct.	High	Cooroy Lower Mill Board

Precinct: Design for Living Centre			
No.	Implementation Action	Priority	Responsibility
2.1	<p>Undertake comprehensive drainage investigation for Cooroy Creek as it relates to the Lower Mill Site that takes into account:</p> <ul style="list-style-type: none"> - new crossing over Cooroy Creek to extend Lower Mill Road and any other future roadworks - other works that can be undertaken in the creek to improve flooding - desire to improve aesthetics of the creek through the Lower Mill Site, particularly potential for ponds and weirs - determination of an accurate Q100 line. 	Immediate	Noosa Council
2.2	Undertake Expression of Interest for community groups / commercial enterprises for use of the Design for Living Centre and surrounding outdoor display areas.	High	Cooroy Lower Mill Board
2.3	Seek additional funding for establishment of Design for Living Centre from private and government sources.	High	Cooroy Lower Mill Board
2.4	Undertake required development application for buildings and uses.	Medium	Cooroy Lower Mill Board

Precinct: Design for Living Enterprises			
No.	Implementation Action	Priority	Responsibility
3.1	Undertake Expression of Interest for community groups for use of Lot 5 and surrounding areas. Selection of preferred uses to assist in finalisation of design for building development on Lot 5 (see related Action 1.6).	High	Noosa Council Cooroy Lower Mill Board
3.2	Engage architect / designer with background in commercial / community / industrial building for building development on Lot 5.	Medium	Cooroy Lower Mill Board
3.3	Consult with Noosa Council Heritage Advisor to develop specific strategy for retention and refurbishment of the sawmill boiler and adjacent structures.	High	Cooroy Lower Mill Board Noosa Council
3.4	Seek funding for the refurbishment of the sawmill boiler.	High	Cooroy Lower Mill Board
3.5	Seek additional funding for building development on Lot 5 from government sources.	High	Cooroy Lower Mill Board
3.6	Undertake development application to modify decision notice for lot reconfiguration (for Lower Mill Road subdivision) to allow use of peripheral areas included in the industrial zone for carparking. Undertake detailed design of peripheral carparking.	High	Cooroy Lower Mill Board
3.7	Make peripheral carparking available to adjacent industrial tenants (if desired) through cash contribution in lieu of on-site provision, or alternatively lease or sell the land for car parking purposes.	High	Cooroy Lower Mill Board Noosa Council
3.8	Undertake required development application for buildings being developed on Lot 5	Medium	Cooroy Lower Mill Board

Precinct: Greenbelt			
No.	Implementation Action	Priority	Responsibility
4.1	<p>Undertake detailed revegetation and landscape plan for the greenbelt along Cooroy Creek that takes into account:</p> <ul style="list-style-type: none"> - consultation with local expertise, ecologists and tenants concerning species selection - desire to improve appearance of Cooroy Creek (see related Action 2.1 about in stream works) - pedestrian / cyclists pathways and bridges - integration of All Abilities Playground (see related Action 4.3) 	High	Cooroy Lower Mill Board
4.3	Undertake detailed planning and design for All Abilities Playground, including sourcing of additional funds from state and federal government sources	High	Noosa Council Cooroy Lower Mill Board
4.4	Undertake research and detailed planning for the creation of an historical planting walk	High	Noosa Council Cooroy Lower Mill Board

Access and Connectivity			
No.	Implementation Action	Priority	Responsibility
5.1 (&1.1)	Undertake road closure application for Marara Street, and associated road opening / extension for Lower Mill Road	High	Cooroy Lower Mill Board Noosa Council
5.2 (&1.2)	Commence detailed design and construction for extension of Lower Mill Road and new crossing over Cooroy Creek to allow closure of Marara Street	High	Cooroy Lower Mill Board Noosa Council
5.3	Undertake detailed design for new roundabout, internal driveways, car parking pedestrian crossing facilities and creek crossings.	High	Cooroy Lower Mill Board Noosa Council
5.4	Further consider feasibility of pedestrian / cyclist underpasses under railway line and associated school drop off area on the western side of the railway line	Low	Noosa Council