

**NYMBOIDA
HALL**
EST. 1910.

NYMBOIDA



FIRE to FLOURISH



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Cover photo by Hayden Brown

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Local Context

6.1



6.1.1 The History of Nymboida

An overview

Nymboida, located in the Northern Rivers region of New South Wales, offers a unique blend of natural beauty, cultural heritage, and a caring community.

Geographical Features

Nymboida is distinguished by its attractive landscape, forests, hills, and the winding Nymboida River. The area's natural beauty serves as a backdrop for various water-based outdoor activities such as hiking, kayaking, and fishing. The rugged terrain also caters to adventure enthusiasts, providing opportunities for rock climbing and abseiling.

Aboriginal History

Nymboida's history stretches far further back than European invasion and colonisation. Nymboida has a connection and history with the Gumbaynggirr people. The Gumbaynggirr people's ongoing connection to the land and waterways of Nymboida stretches back thousands of years. Unfortunately today, the number of Gumbaynggirr people living in the Nymboida region is much lower than prior to colonisation.

Violence and Displacement

For the Bundjalung, Gumbaynggirr and Yaegl peoples, colonisation brought vast amounts of displacement and violence with a number of atrocities taking place throughout the Northern Rivers during the 1800s. Many of these atrocities included massacres that occurred along the Clarence and Nymboida Rivers and Coutts Crossing.¹

The legal system at the time claimed to disapprove of violence against Aboriginal people with the British government mandating periodic 'reports' on their 'state', however, justice was rarely served to those who committed these acts of violence.²

With places like Coutts Crossing holding the names of those who committed these acts, the violent impacts of colonisation on the Gumbaynggirr people and the area are still evident, and significant work to reconcile these actions and increase cultural awareness are vital to establish a sensitive and inclusive community.

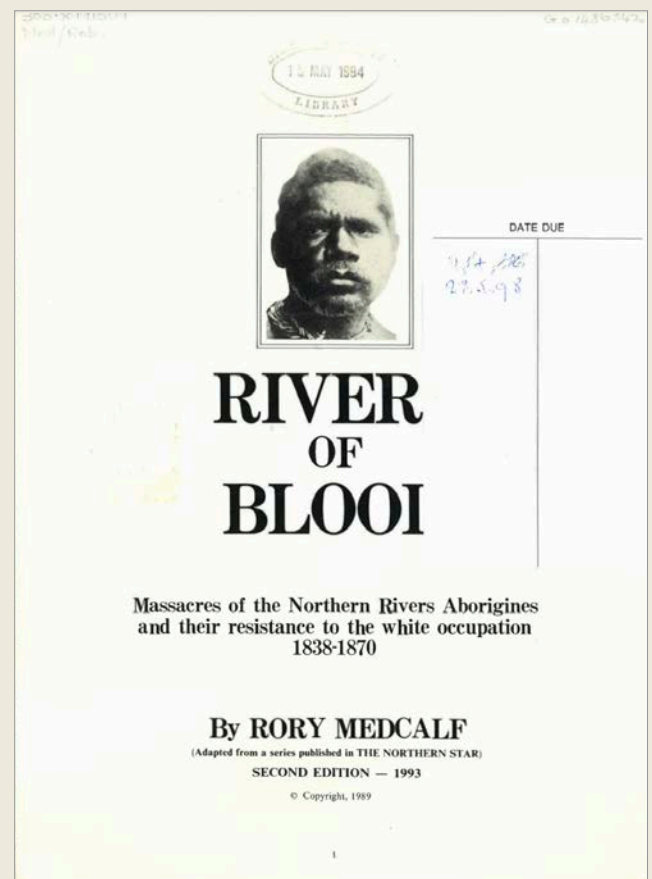


Figure 6.1 Front cover of *Rivers of Blood* by Rory Medcalf, a historical reference of the violence faced by Aboriginal people at the hands of colonisers.

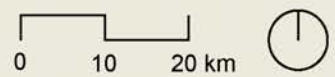


Figure 6.2 Aboriginal Countries Map

Created by Amy Kwong, edited by Samuel Granger.

Pastoral History

Following colonisation, Nymboida's natural environment helped to shape the community's identity with the river and the land surrounding it playing a major role in this.

Nymboida's connection to agriculture began with the establishment of pastoral stations largely in the 1840s.¹ Dairy and agriculture formed a significant part of Nymboida's identity for a long time but has since shifted to some degree, with many current residents not working within industries.

Nymboida's identity has now become less defined by its agricultural and pastoral roots, with the hydro power station and canoe centre being focal points for the community.

1840

Squatters Gregory Blaxland Jnr and William Forster established sheep stations in the area.



Late 1800s

Nymboida became a service stop for Cobb and Co. stagecoaches, bullock teams, timber cutters, graziers and other pioneers who stopped here on the wool road from Armidale to Grafton.



2016

The population of Nymboida was 298, a decrease from the 427 recorded in 2006. 54.6% were males and 45.4% were females. The median age was 52.



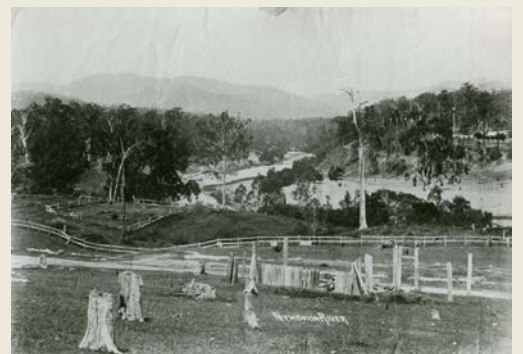
1840s

Blaxland named his land claim Pandemonium due to the conflict that was encountered. Several years later, when he was trying to sell the land, Blaxland changed the name of the property to Nymboida. The naming of the town of Nymboida, which is located within the boundaries of Blaxland's initial claim, was derived from this title.



1909-1979

The Nymboydia Colliery operated during this period; during the last four years of operation it was operated by the Miners Federation. From 1952 to 1979, coal from the mine fed a power station at Koolkhan.



The view of Pollocks Bridge from Cartmill Park, a popular swimming hole with poor accessibility.



6.1.2 People & Place

A resilient community

Nymboida's community has shown itself as one with a big heart despite its small size. This resilient nature shone through in the stories told by community members and the media after the 2019/20 bushfires.

During this time, Nymboida received widespread national and international media coverage due to the drastic damage the fires had on the village.

Despite all the attention it received during the fires and in the months that followed, support often came in the form of donations from surrounding areas and the community itself, with self-reliance and sufficiency becoming vital for the community to make it through the challenges that they were presented with.

*"Every second house is gone... the village is gone. And surrounding houses, that I guarantee, most of Nymboida will be displaced because they're going to have nowhere to live."*⁴

Nymboida lost 85 homes in bushfires — rebuilding them is still a long way off

ABC Coffs Coast / By Claudia Jambor and Melissa Martin
Posted Sun 8 Dec 2019 at 5:00pm, updated Sun 8 Dec 2019 at 7:40pm

In the wake of the bushfires: stricken residents of north coast NSW face grim job of rebuilding

More than 700 houses have been destroyed since the bushfire crisis began. What happens next for those who have lost everything?



The burnt-out remains of Stu and Heather Mackay's home in Nymboida. Photograph: Stu Mackay



Figure 6.4 Collage of media coverage after the fires.

Resilient Clarence

Whilst Nymboida's character was highlighted by the media, the community's stories, told by them, truly show the heart, resilience and spirit that it holds.

Todd - RFS Firefighter

Todd's story exemplifies this, with no hesitation he threw himself into fighting the fires only 8 days after completing his RFS training. His determination and unrelenting effort to save people's homes shows the level of care and commitment held by Nymboida's community.



Figure 6.5 Photo of Todd
Photo from Resilient Clarence website

*"In that day, there was one house there that they said 'You can't save this house. It's got pine trees.' That night we saved that house three times... no structural damage, no nothing."*²

Joan's Tribute - Community Member

Originally unaware of which firefighters saved her house, Nymboida community member, Joan, wanted to show her gratitude to the RFS and did so through commissioning a mosaic shrine.³ This truly shows the selflessness of the wider community as well as the gratitude those in Nymboida have for their community services.



Figure 6.6 Photo of Joan's mosaic
Photo from Resilient Clarence website.

Bringing Nymboida together

A big part of Nymboida's identity is the community events that are held at both the Community Hall and Nymboida Camping & Canoeing.

Camp Oven Festival

Annually, the community holds the Clarence Valley Camp Oven Festival which features "live music, cooking demonstrations, Indigenous dance, bush poetry, roaming street theatre, hilarious family games, guided nature walks and lots of free workshops".⁵ The festival sees people from all over Clarence Valley and wider NSW come together for a 3-day festival which exhibits all that Nymboida and its community has to offer.



Figure 6.7 *Camp Oven Festival Stall*

Photo from Camp Oven Festival Website

Grower's Market

Other smaller events such as the Growers' market are held more frequently at the Community Hall. The market gives locals an opportunity to gather, sell their produce and create a wider sense of belonging.⁴ The market's importance to Nymboida cannot be understated, particularly for building the community's resilience.



Figure 6.8 *Growers' Market Stall*

Photo from Northern Rivers Community Foundation Website

6.1.3 Demographics

A shrinking population

Historically, Nymboida's community has remained relatively similar in terms of population size and the types of people who live there.

However the 2019/20 bushfires changed this, with Nymboida's population reducing in size after 2020⁶⁷⁸ largely due to the loss of many homes, leading many residents to be relocated in nearby towns like Grafton.⁹

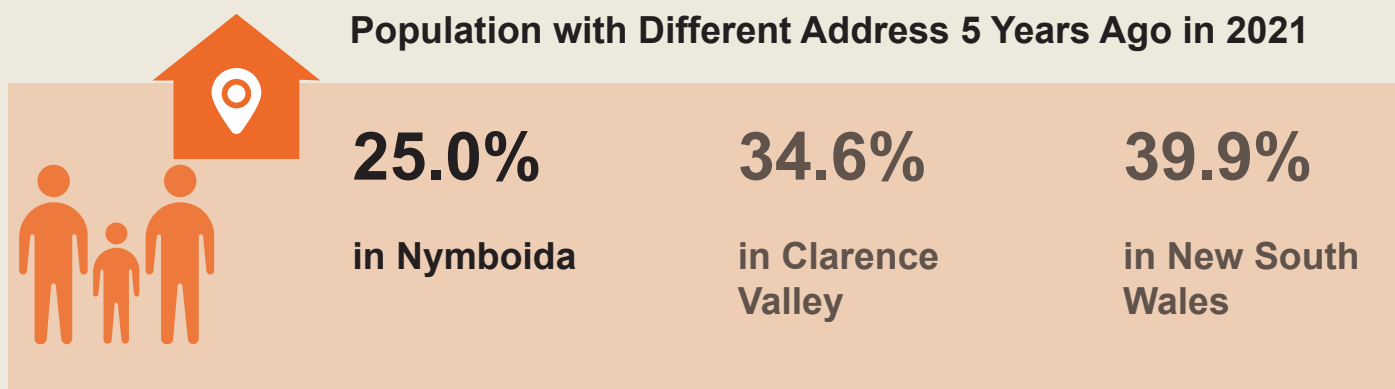
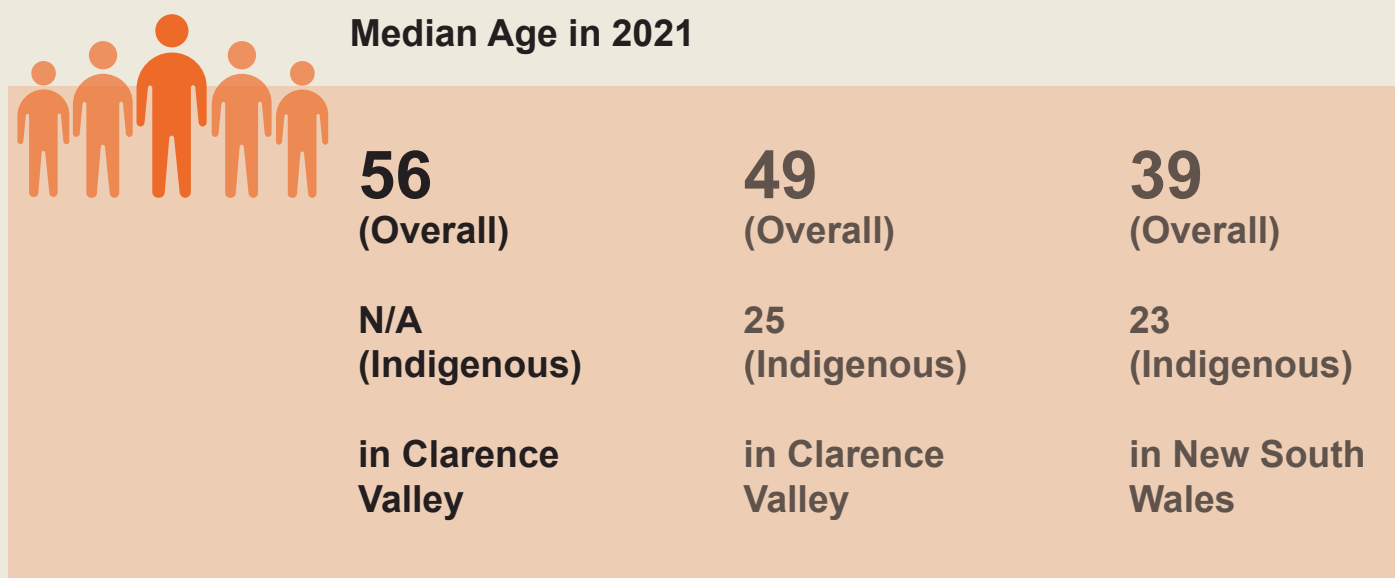


Figure 6.9 Population Statistics

Created by Amy Kwong, edited by Samuel Granger

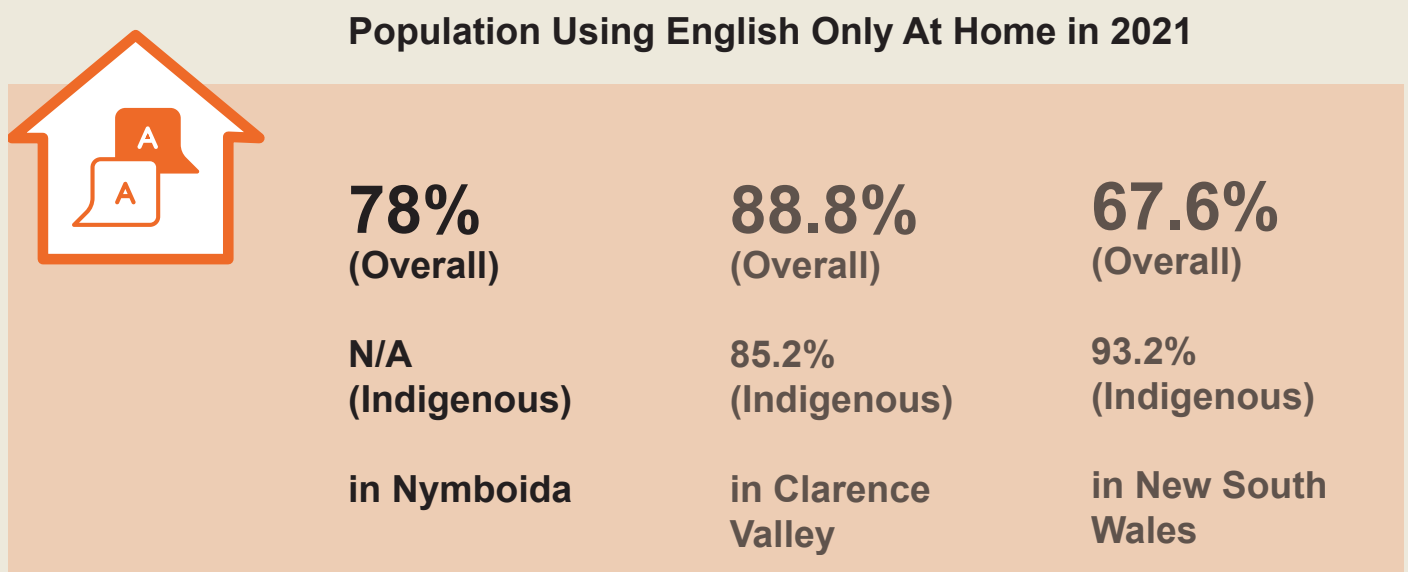
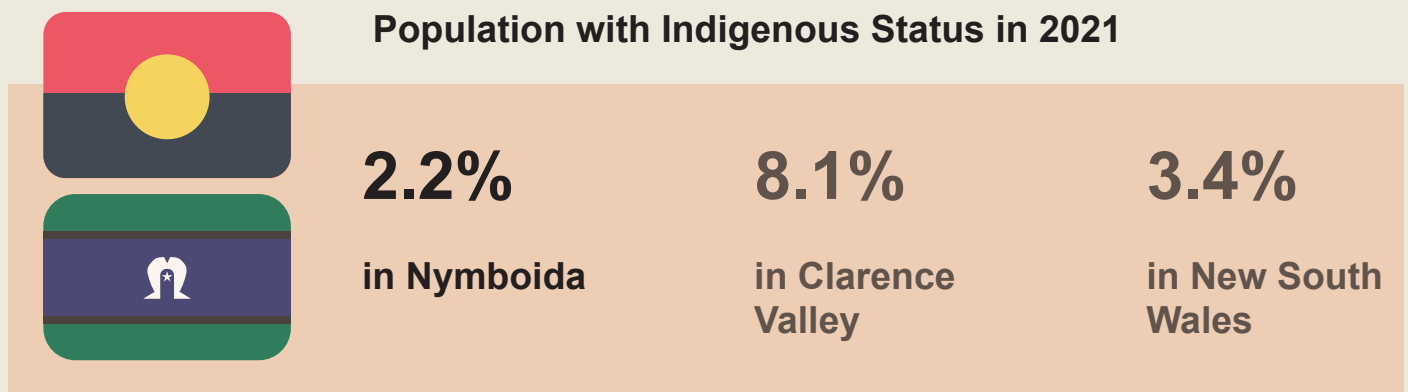
A lack of diversity

Nymboida’s community is overwhelmingly Anglo-Australian, with most members’ ancestry being from England, Scotland and Ireland*. The high level of households speaking exclusively English also shows a potential lack of cultural diversity¹⁰.

Despite Nymboida’s connection to the Gumbaynggirr people, only 2.2% of the current population are Indigenous.

Whilst Census data shows that Nymboida is a fairly Anglo-Australian locality, the workshop suggested that there was a greater diversity in backgrounds.

Figure 6.10 Cultural Statistics



*excludes percentage of people who indicated just Australia

A shift away from farming

Comparatively to the wider Clarence Valley and New South Wales, Nymboida experiences greater disadvantage, with median weekly income close to half of the New South Wales' average.

In addition to this, Nymboida's score of 832 on the SEIFA (IRSD) Index places it in the 4th percentile, indicating the locality is within the bottom 4% of Australia with regards to disadvantage¹².

With this background compounding experiences for many people whilst recovering from disaster, improvement of Nymboida's community facilities such as the Canoe Centre is vital in providing steady employment to residents to help people get back on their feet.

Even though the community's identity and economy is now more strongly tied to community spaces such as the Canoe Centre and Community Hall, the ABS data shows that the community predominately works in primary industries such as agriculture and forestry¹³.

The boundary used by the ABS extends well outside of just the Armidale Road spine, which includes pastoral land still in use by some cattle farmers, which likely explains this.

The Socio-Economic Indexes for Areas (SEIFA) index is a measure created and used by the Australian Bureau of Statistics to help identify the relative level of disadvantage or advantage.

Each area is given a score, with the average score being 1000 and two-thirds of Local Government Areas (LGA) falling between 900 and 1100. The score is determined by a number of factors such as level of unemployment, income, education and housing.

An easy way to understand SEIFA is to look at which percentile an area falls within. For example if an LGA was in the 72nd percentile it would indicate that it is more advantaged than 72% of the other LGAs in Australia, whilst more disadvantaged than 28% of them.¹¹

Figure 6.11 *Ramornie Station on the Clarence River*



Photo from State Library of NSW

Figure 6.12 *Canoeing on the Clarence River*



Photo from Nymboida Canoeing & Camping website



SEIFA Index (IRSD) in 2021

832

in Nymboida

940

in Clarence
Valley

982

in New South
Wales



Population in Labour Force in 2021

36.8%

in Nymboida

46.4%

in Clarence
Valley

58.7%

in New South
Wales



Unemployment Rate in 2021

15.5%
(Overall)

N/A
(Indigenous)

in Nymboida

6.2%
(Overall)

13.8%
(Indigenous)

in Clarence
Valley

4.9%
(Overall)

9.8%
(Indigenous)

in New South
Wales

Figure 6.13 Socio-Economics Statistics

Created by Amy Kwong, edited by Samuel Granger

A displaced community

For much of the community, the fires led to their displacement with many being forced to relocate to neighbouring localities and towns or put together informal settlements within their own properties.

However for those that remained in Nymboida, the homes lived in were ones that they overwhelmingly owned. The effects of disaster will only lead to more displacement of these community members and ensuring they have ample protection and emergency accommodation is crucial.

For the smaller percentage renting, this vulnerability is only exacerbated by their lack of secure housing and level of disadvantage.

The Ramos family (pictured below) are an example of this displacement. They were fortunate enough to be able to live in their business for the week following the fires, but this kind of informal settlement highlights a clear need for greater emergency accommodation and disaster preparedness.¹⁵

Figure 6.14 Photo of the Ramos family



Photo from Australian Broadcasting Corporation

Homeownership Rate in 2021



85.9%

in Nymboida

73%

in Clarence Valley

64%

in New South Wales

Population in renting in 2021



7.5%

in Nymboida

25.4%

in Clarence Valley

31.8%

in New South Wales

Renter Households with Payments >30% of Household Income in 2021



50%

in Nymboida

43.4%

in Clarence Valley

35.5%

in New South Wales

Figure 6.15 Housing Statistics

Created by Amy Kwong, edited by Samuel Granger

6.1.4 Nymboida & Disaster

Nymboida faces disaster exposure and diverse issues owing to its geographical location and environmental factors. Situated in proximity to the Nymboida River, the region is susceptible to floods, causing extensive damage to infrastructure, agriculture, and homes, often leading to the displacement of communities.

Moreover, the region contends with the impact of bushfires, exacerbated by climate changes, leading to ecological losses and enduring environmental repercussions. Periods of drought exacerbate vulnerabilities, placing immense strain on local water resources and agricultural viability.

This set of challenges requires careful consideration and strategic planning. These challenges can be categorised as follows:

Disaster Resilience

Given the region's history of bushfires and floods, building disaster-resilient infrastructure, and planning for emergency response are paramount. Resilient design principles to protect the community against natural disasters should be considered.

Environmental Conservation

Balancing development with environmental conservation is a significant challenge. Nymboida's natural surroundings are its treasure, achieving sustainable development, therefore, necessitates nuanced planning strategies that safeguard these natural resources while accommodating the evolving needs of the community. Emphasising

sustainable practices in areas such as agriculture, forestry, and land use is essential. Implementing eco-friendly technologies in construction can minimise environmental impact.

Economic Diversification

ABS data indicates that Nymboida relies on traditional industries like agriculture and forestry. The growth of new sectors such as renewable energy, eco-tourism, technology, and small-scale manufacturing can be crucial for creating stable employment opportunities and improving the overall socio-economic landscape.

This is further complicated by struggles with limited infrastructure, including water facilities and utilities. The lack of an infrastructure network poses challenges in connectivity, accessibility and resilience. Additionally, the lack of proper infrastructure including burnt bridges cutting off roads, affects connectivity and accessibility. Roads, bridges, and communication networks that are not resilient to natural disasters can become impassable during crises, isolating communities and delaying critical relief efforts. Investments in upgrading water facilities, constructing disaster-resilient roads and bridges, and bolstering communication networks are essential steps.

*An emergency assembly area at
Nymboida Camping & Canoeing*

**EMERGENCY
ASSEMBLY
AREA**

6.1.5 Planning & Policy

Strategic Planning Statement

The Clarence Valley Strategic Planning Statement, 2020, focuses on sustainable development for the growing and ecological sensitive community. It offers a strategic framework for well planned, climate resilient and low carbon communities, prioritising collaboration between growing communities from all government levels aiming to establish a regenerative culture. The proposed vision for Nymboida centres on ideas of economic growth and jobs, sustainability, care for Country and improvement of existent amenities. These values and ideas are echoed within the Council's strategic planning statement with many at the forefront of their vision¹⁶

“ecologically sustainable development”

“resilient to natural hazards”

“a regenerative culture of custodianship, to care for each other and care for Country”

Disaster Resilience Framework

The Clarence Valley Disaster Resilience Framework and its priorities are highly relevant to Nymboida's context.

The priority of enhancing investments & resources states that investing in informed and sustainable measures that arise through empowering communities is a key strategy for the council.¹⁷ This is in line with what the Fire to Flourish project seeks to achieve and is something that should be to prioritised for Nymboida.

Key Priorities:

- 1. Understanding the risk*
- 2. Accountable decisions*
- 3. Enhanced investments & resources*
- 4. Governance, ownership & responsibility*

Clarence 2032

The Clarence 2032 outlines the strategic direction for Clarence Valley as proposed by the community themselves through surveys, drop-in days and telephone surveys.

Similar themes were present throughout the document, with the wider Clarence Valley community holding values and priorities similar to Nymboida's.¹⁸

“Support for the sustainable growth of local industries”

“Equal access to enjoy the outdoors”

“Passive and active recreational infrastructure”

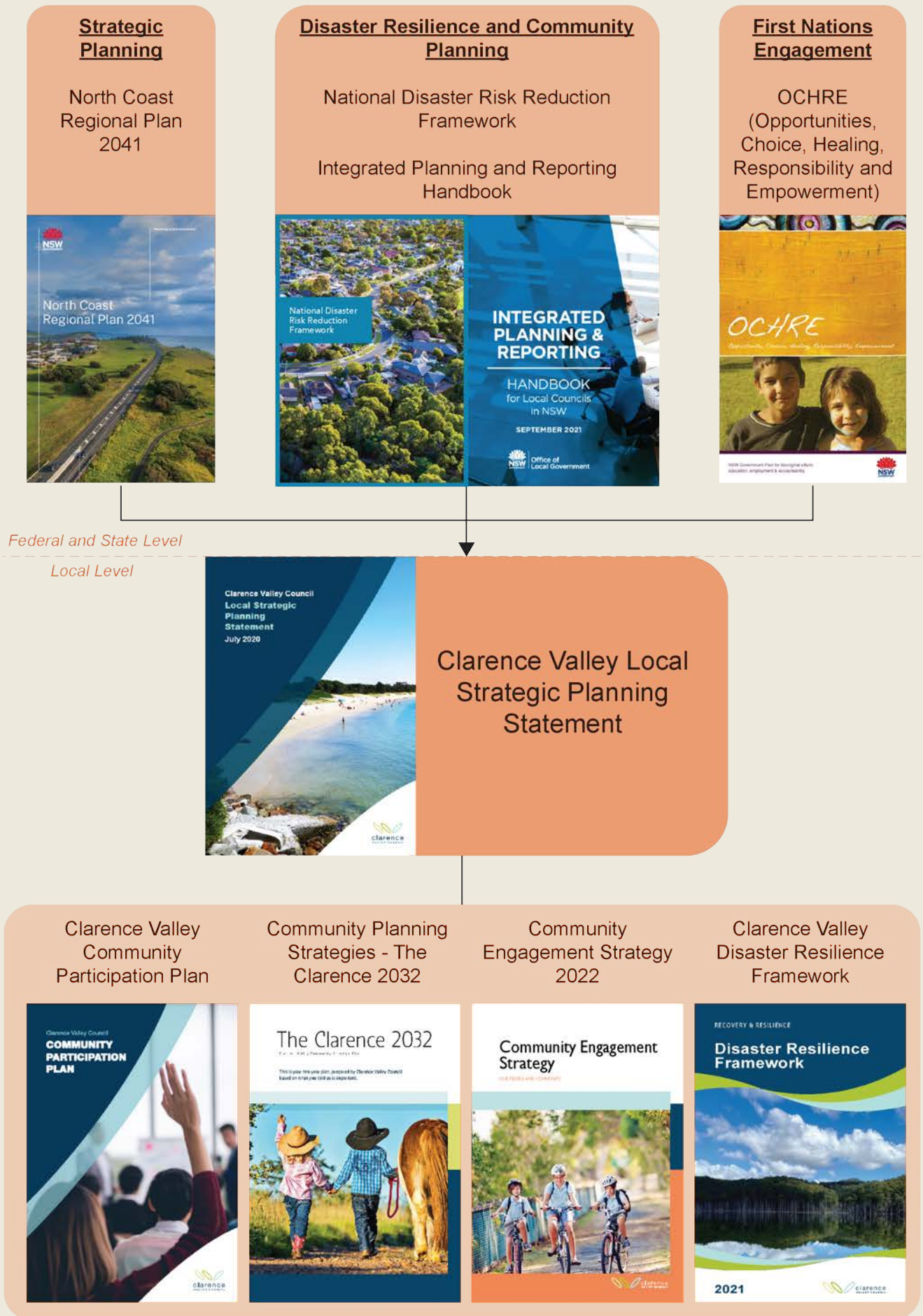


Figure 6.16 Strategic Planning Diagram

Created by Daniel Mersin, edited by Amy Kwong

Planning Mechanisms

The Clarence Valley Local Environmental Plan covers a wide range of mechanisms such as zoning and overlays.¹⁹

There are a particular few that maintain significant relevance to the placemaking projects and more broadly in Nymboida.

Most notably, the 'Rural Landscape' RU2 zoning, minimum lot sizes and heritage overlays present potential issues but also opportunities for change in Nymboida.

Zone	Description
Zone C1 - National Parks and Nature Reserves	Management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974. There is a strict code for this zone, and most development is prohibited.
Zone C3 - Environmental Management	Protect, manage, and restore areas with special ecological and aesthetic values, and to ensure development is not adversely impacted by environmental hazards. Retail premises and service stations are prohibited in this zone.
Zone RU1 - Primary Production	Aims to encourage primary industry production by maintaining and enhancing the natural resource base through preventing dispersed rural settlements.
Zone RU2 - Rural Landscape	Provides land for less intensive agricultural production and prevents dispersed rural settlements. Horticultural services do not require a permit, however plant nurseries and eco - tourist facilities do. Very limited ability to subdivide - must adhere to minimum lot sizes even when subdividing.
Zone RU3 - Forestry	Enable development for forestry purposes, and development compatible with land uses. Permitted with consent, environmental facilities, environmental protection works, and recreation areas are accepted forms of use.
Zone W1 - Natural Waterways	Protect the ecological and scenic values of the river, aims to prevent development that would have an adverse effect on the natural values of waterways in this zone. Also seeks to provide for industrial or recreational fishing, whilst protecting the riparian lands adjoining natural waterways.
Crown Land	Under the local Government Act 1993, "public land" is generally under control of a council, with the purpose of public use and enjoyment.

Figure 6.17 Zoning Table

Created by Samuel Granger, edited by Hayden Brown

Overarching Planning Regulation

Environmental Planning and Assessment Act 1979



Regulations Specific to Disasters

Rural Fires Act (1997)

- ✓ Regulates what can and cannot be done on land in relation to bush fire risk
- ✓ Defines who are the responsible authorities for bush fires in NSW
- ✓ Co-ordinates bush fire fighting and prevention

Clarence Valley Local Environmental Plan (2011)

- ✓ Regulates what can and cannot be done on land in general
- ✓ Defines what each zone/provision is and what is permitted in these areas
- ✓ Applies specifically to Clarence Valley

Flood Development Manual (2005)

- ✓ Regulates what can and cannot be done on land in relation to flooding
- ✓ Defines who are the responsible authorities for flood planning in NSW
- ✓ Outlines what needs to be in a floodplain risk management plan



Specific Requirements

Planning For Bushfire Protection (2019)

- ✓ Defines what bush fire vegetation categories are and their associated requirements
- ✓ Defines what bush fire attack levels are and their associated requirements
- ✓ Outlines any other planning and building laws relevant to bush fires

Considering Flooding in Land Use Planning (2021)

- ✓ Gives councils advice on where flood related planning and controls should apply
- ✓ Defines what flood planning areas and special flood considerations are

Figure 6.18 Statutory Planning Diagram

Created by Samuel Granger

Land Uses

Rural Landscape

The vast majority of Nymboida spine is zoned as RU2 'Rural Landscape' which sets out a number of objectives. Most notably, it specifies that any proposal must "...not unreasonably increase the demand for public services or public facilities"²¹. Under RU2, the development of recreational areas or facilities in Nymboida such as Cartmill Park would require a permit from council.

Whilst it is up to the council's interpretation, it would be likely that without more people living in Nymboida, improvements to public spaces would potentially be deemed to increase demand unreasonably. Other rural areas in the Clarence Valley have more varied zoning to accurately reflect the needs of the area such as Public Recreation zoning which allow for better and upgraded recreational facilities which would be beneficial for the Canoe Centre. This issue is not exclusive to Nymboida however, as close to 70% of all land in the Clarence Valley is subject to rural zoning²².

It must be acknowledged that whilst Clarence Valley Council is limited in its time and resources, potentially redrawing how Nymboida is zoned would be hugely beneficial to the area and help to build up the community's shared spaces and disaster resilience.

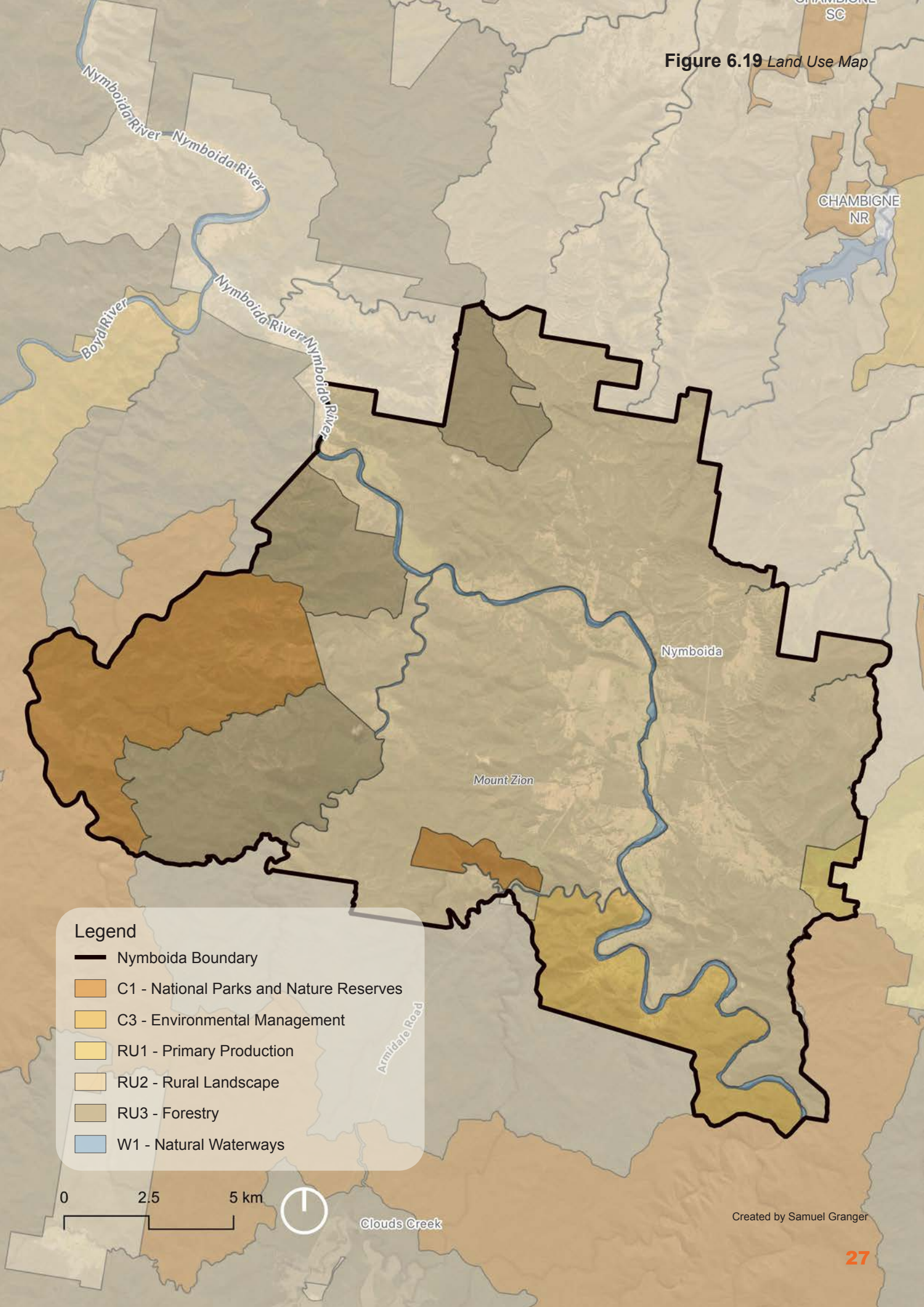
Natural Waterways

W1 - "Natural Waterways" zoning also has impacts on the ability for potential actions to increase recreational access and use of the river.

Within the Local Environmental Plan, W1 zoning allows for the development of launching ramps, tourism facilities, jetties and water recreation structures with a permit from council but notably does not permit the development of any major recreational facilities²⁰.

Current proposals relating to the river access do not fit the definitions of major recreational facilities, thus they should only be subject to a permit process to gain approval from council.

Figure 6.19 Land Use Map



Legend

- Nymboida Boundary
- C1 - National Parks and Nature Reserves
- C3 - Environmental Management
- RU1 - Primary Production
- RU2 - Rural Landscape
- RU3 - Forestry
- W1 - Natural Waterways

0 2.5 5 km



Clouds Creek

Created by Samuel Granger

Travelling Stock Routes

Considering the origins and Aboriginal cultural significance of travelling stock routes (TSRs) and European ‘adoption’ of these routes for the movement of livestock between towns and markets the consideration of them in any proposals is crucial²³.

TSRs are categorised into 5 different categories as seen below. In Nymboida Category 2 & 3 are of importance with a number of routes identified that fall in these categories.²⁴

It must be noted that other travelling stock routes certainly exist in Nymboida, however a lack of exploration and assessment means they have not been categorised yet. Consulting local land services NSW may be necessary in order to get a full picture of which ones do exist and what they are predominately used for.

Nymboida has a lengthy and ongoing pastoral history which has seen the use of TSRs heavily to transport livestock.

However at present, most of these routes are rarely used for transporting livestock, with the exception of ‘London Tank’ and ‘Hortons Creek’ which falls under Category 2.

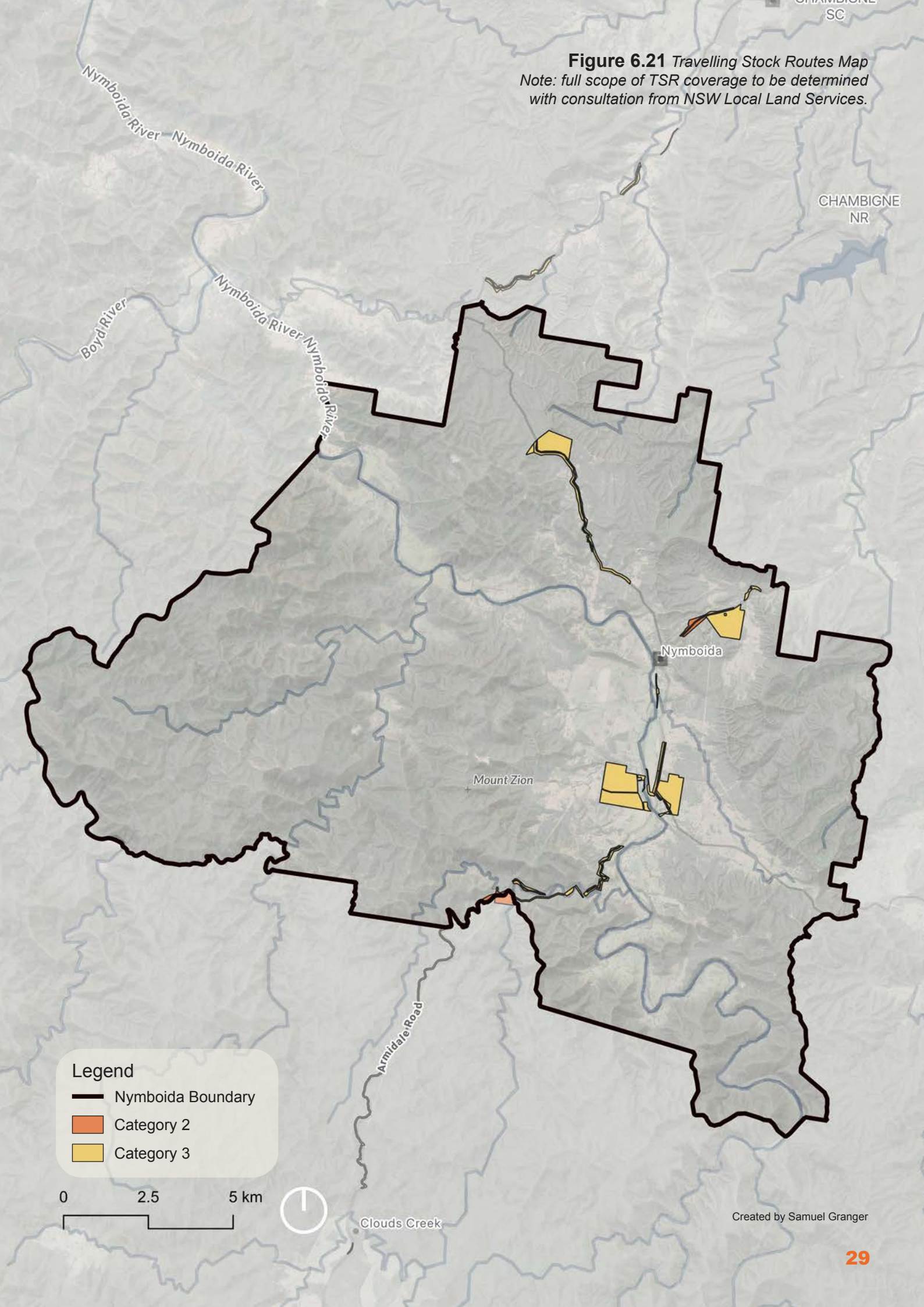
As part of strengthening cultural awareness, the significance of TSRs must be considered in any proposed changes to land.

TSR Category	Description
Category 1	Only used for travelling stock or emergency management and biosecurity purposes. These sites have no other important uses or values.
Category 2	Used for travelling stock, emergency management or biosecurity purposes. Also important and used for other reasons, e.g. biodiversity conservation, First Nations Peoples’ cultural heritage or recreational purposes.
Category 3	Rarely, if ever used for travelling stock or emergency management. Are important, valued and used for other reasons such as biodiversity conservation, First Nations Peoples’ heritage or recreation. These TSRs are not Stock Watering Places.
Category 4	In the Western Division only, that are rarely, if ever used for travelling stock or emergency management. Important, valued and used for other reasons such as biodiversity conservation or First Nations Peoples’ heritage. These TSRs are Stock Watering Places
Category 5	No longer used or valued for any of the above reasons.

Figure 6.20 Travelling Stock Route Categories

Created by Samuel Granger

Figure 6.21 Travelling Stock Routes Map
Note: full scope of TSR coverage to be determined with consultation from NSW Local Land Services.



Legend

- Nymboida Boundary
- Category 2
- Category 3

0 2.5 5 km

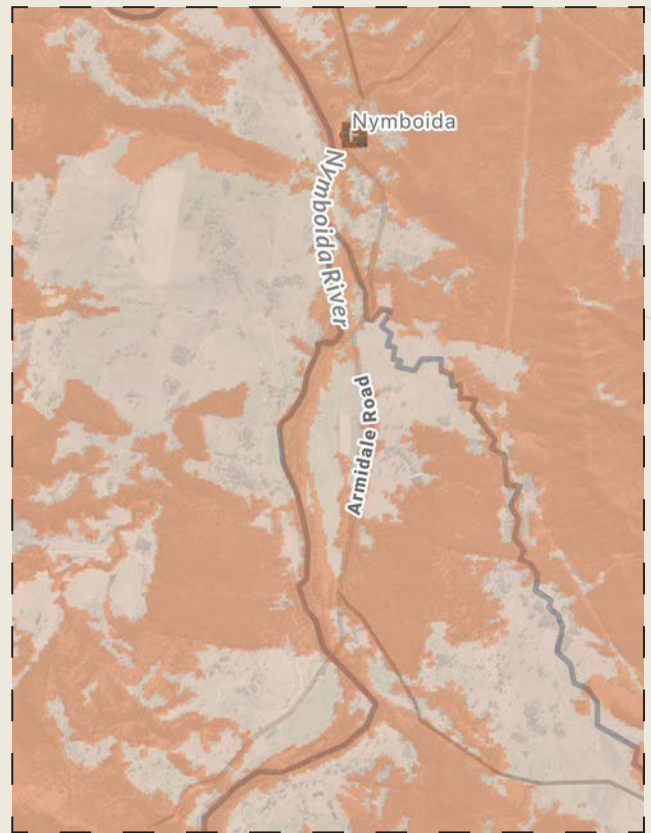
Created by Samuel Granger

Bushfire Prone Land

Nymboida is positioned in a particularly bush fire prone area, with dense surrounding forest and dry climate posing a significant risk for the community and natural environment each bush fire season.

Land throughout New South Wales is categorised into 3 bush fire prone land categories which are detailed in the table below.

For much of the wider locality, land is vastly category 1 whilst much of the spine is category 2. Land in both categories are subject to specific requirements under the Rural Fires Act (1997) and the Planning for Bushfire Protection Guidelines (2019) which any projects must adhere to²⁵²⁶.

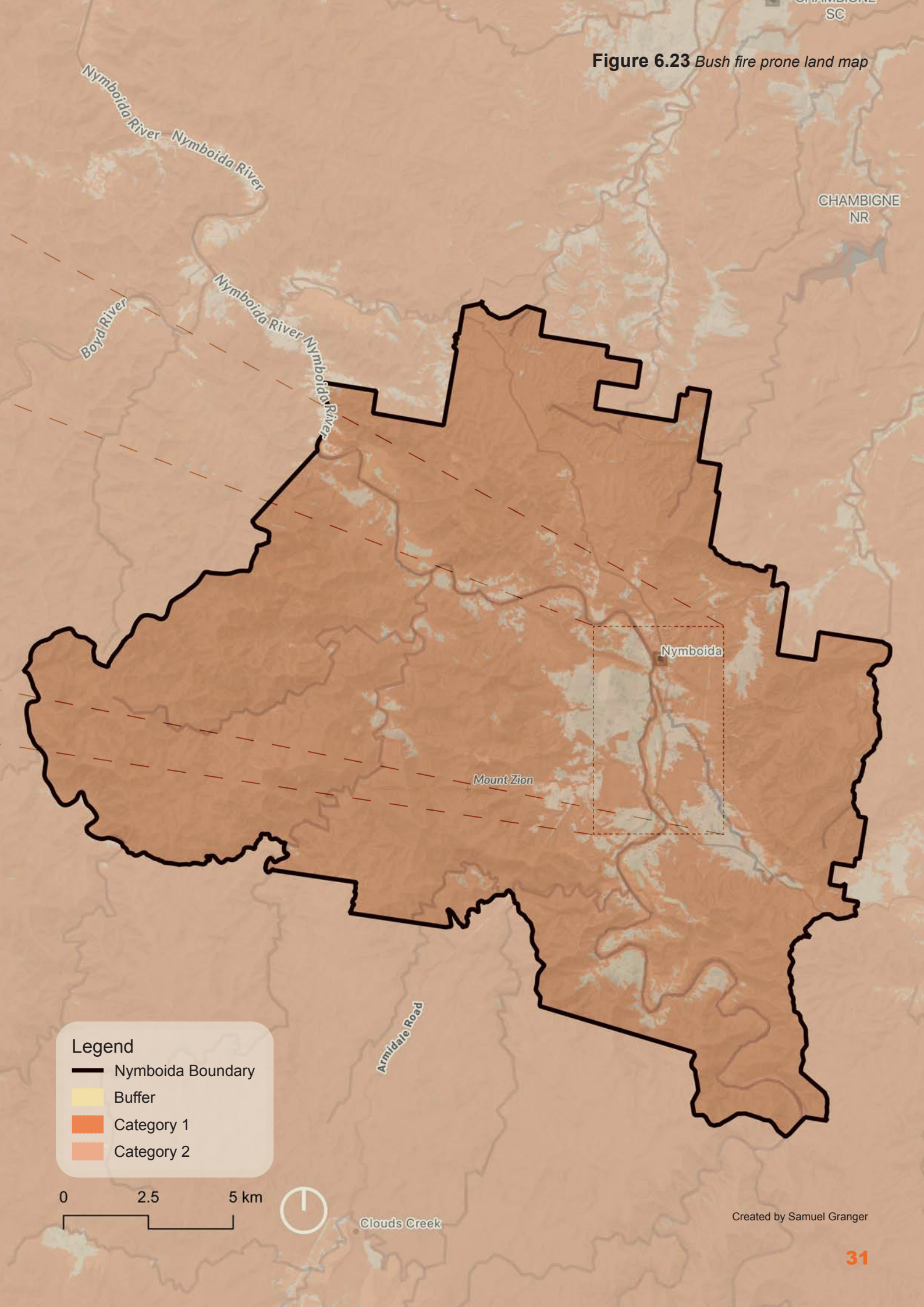


Vegetation Category	Description	Requirements
Vegetation Category 1	<ul style="list-style-type: none"> * Highest risk * Areas of forest, woodlands, heaths, forested wetlands and timber plantation. 	* 100 metre buffer distance
Vegetation Category 2	<ul style="list-style-type: none"> * Lowest risk * Lower level of combustibility * Often smaller potential fire size * Areas of rainforest, remnant vegetation and land that has ongoing management practices to reduce bush fire risk. 	* 30 metre buffer distance
Vegetation Category 3	<ul style="list-style-type: none"> * Medium risk * Areas of grassland, freshwater wetland, semi-arid woodlands, alpine complex and arid shrubland. 	* 30 metre buffer distance

Figure 6.22 Bush fire prone land categories

Created by Samuel Granger

Figure 6.23 Bush fire prone land map



CHAMBIGNE NR

Nymboida

Mount Zion

Armidale Road

Clouds Creek

Created by Samuel Granger

Heritage

Within Nymboida, there are a number of heritage items that must be considered when proposing developments.

Proper due diligence into places of Aboriginal Cultural Significance throughout Nymboida is yet to be established. The current Local Environment Plan does not recognise any sites, however the Clarence Valley Council has conducted an Aboriginal Heritage Study that identifies a number of sites currently without any legal restrictions. Despite this, anything proposed to Council should consider that they might be occurring on sites of significance and relevant authorities such as Grafton-Ngerrie Aboriginal Land Council should be engaged in advance.

Even if the Council did recognise these places of significance and heritage, current requirements state that if the proposal does not adversely affect the heritage significance of the site, consent from relevant authorities is not required. The ambiguous nature of whether something creates an adverse affect means that whilst it is not legally required, consent from relevant authorities should still be gained.

Proposed changes should avoid any burial ground and relevant authorities must be consulted. Any advice taken on in order to ensure changes do not affect a burial ground and are carried out in a way that is respectful of concerns, culture and subsequent requests from the Land Council.

Recognised Sites

Currently, there are 15 different Heritage-listed sites in Nymboida. Notably, the Canoe Centre, Community Hall, Hydro Power Station, Coaching Station and Cartmill House all fall under heritage listing²⁷.

For any of these sites or others within Nymboida this means that consent must be given by the Council to demolish the building, alter the exterior or interior or add a building or subdivide on the land. This is something that must be considered when moving forward with any of the proposed actions.

Aboriginal Heritage Study

Whilst not legally binding, a number of sites of Aboriginal Cultural Significance in Nymboida can be identified from the Aboriginal Heritage Study conducted by the Council.

Most notably, a burial ground adjacent to the Nymboida River and the Paddymelon Stone Increase Site were identified as registered sites in the now archived Register of the National Estate²⁸.

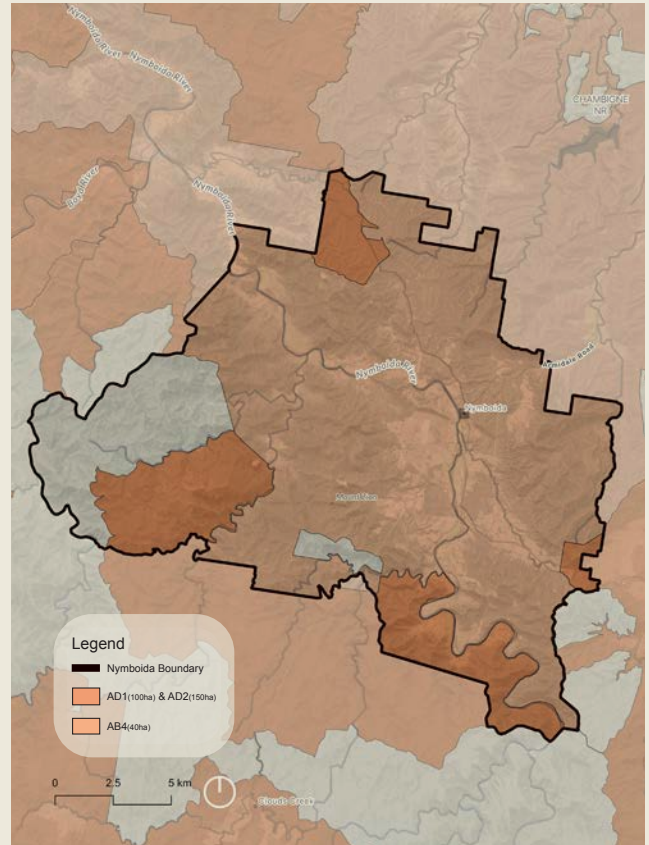
The study otherwise found Nymboida Reserve, an Aboriginal reserve and occupation site to be of significance and an area that needed to be registered.

Minimum Lot Size

As previously mentioned, in order for projects to receive approval and funding by council they must not increase demand for public spending and services unreasonably.

Current lot sizing in Nymboida is predominantly AB4, requiring lots of 40 hectares minimum³⁰. This functions well to fulfil the objectives of RU2 zoning, however if Council was to consider rezoning to more appropriately reflect the needs of the community, minimum lot sizes may have to be shifted as well.

Figure 6.25 Minimum Lot Size Map



Created by Samuel Granger

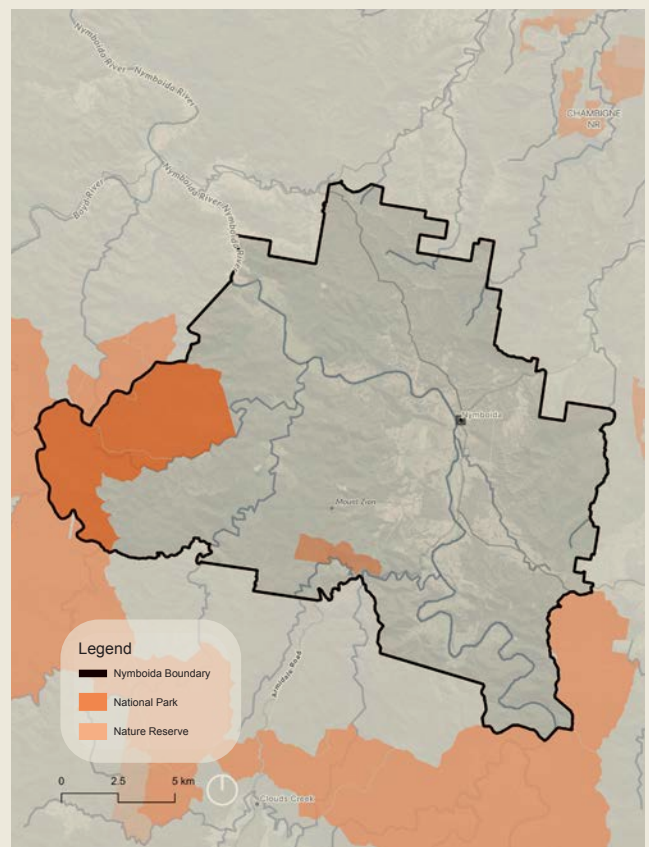
National Parks

The National Parks and Wildlife Services Estate (NPWS) identifies land in NSW that is considered national parks, nature reserves, conservation areas, regional parks, Aboriginal areas and historic sites.

These areas are subject to requirements set in the 'Developments adjacent to National Parks and Wildlife Service Lands guidelines²⁹.

Within Nymboida, Chaelundi National Park, Hortons Creek Nature Reserve and Nymboi-Binderay National Park are the three areas covered under the NPWS Estate. Changes to the land adjacent to these parks must consider factors such as erosion and sediment control, stormwater runoff, wastewater, cultural heritage and fire risk.

Figure 6.26 NPWS Estate Map



Created by Samuel Granger

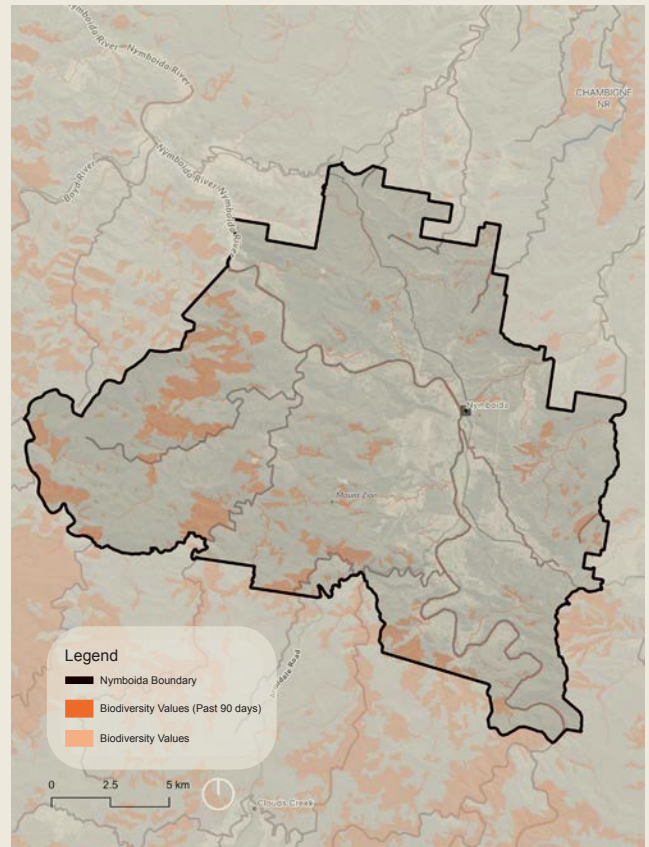
Biodiversity Values

Biodiversity values maps represent areas that are sensitive to development and clearing. Within the Nymboida spine, the river and area adjacent to the East of the Canoe Centre are the most notable areas that hold high levels of biodiversity.

Any initiatives that occur on land identified as having biodiversity value is subject to the Biodiversity Offsets Scheme which requirements any development or clearing to detail how the impacts to biodiversity will be avoided and minimised.

Whatever impacts are unavoidable must be offset by purchasing and using biodiversity credits through the scheme or through payment to the Biodiversity Conservation Fund.³⁷

Figure 6.27 Biodiversity Values Map



Created by Samuel Granger

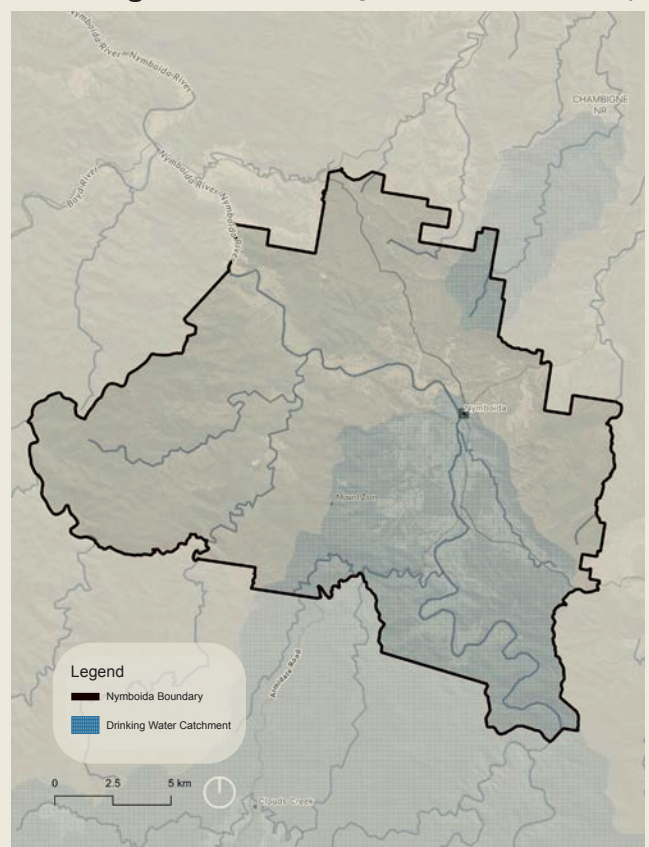
Drinking Water Catchment

Much of Nymboida falls under a Drinking Water Catchment due to the nature of Nymboida's river and the role it plays in supplying surrounding areas with water.

In order to build projects that fall under a Drinking Water Catchment, potential impacts on the water quality, flow and the distance from the river itself must be considered, with its design adhering to this as well.³²

For Nymboida, these requirements are vital to consider as the river itself is central to the community's identity, economy and lifestyle.

Figure 6.28 Drinking Water Catchment Map



Created by Samuel Granger

4.1.6 Challenges & Opportunities

Challenges

Opportunities

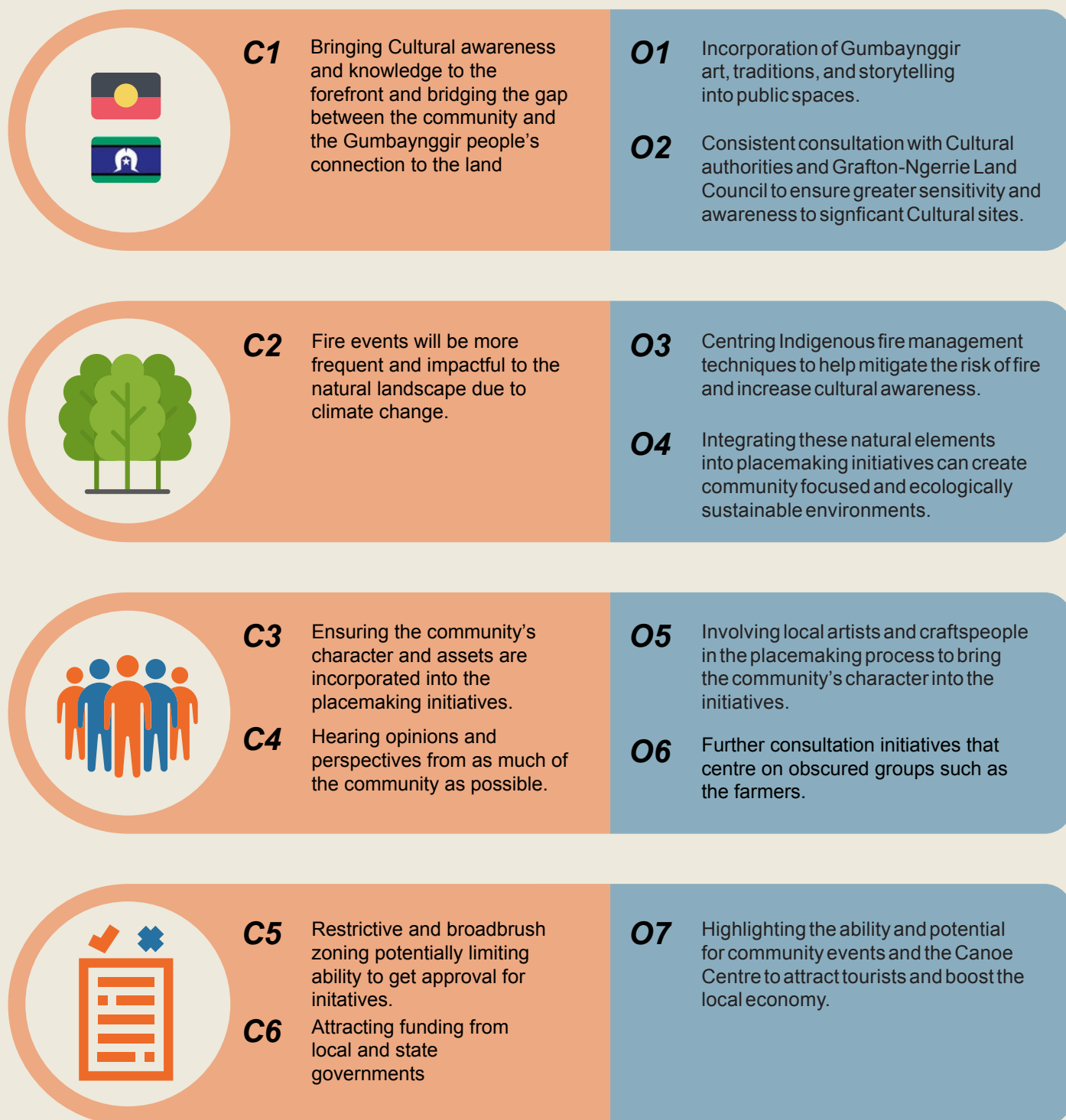


Figure 6.29 Challenges and Opportunities Diagram

Created by Amy Kwong, edited by Samuel Granger

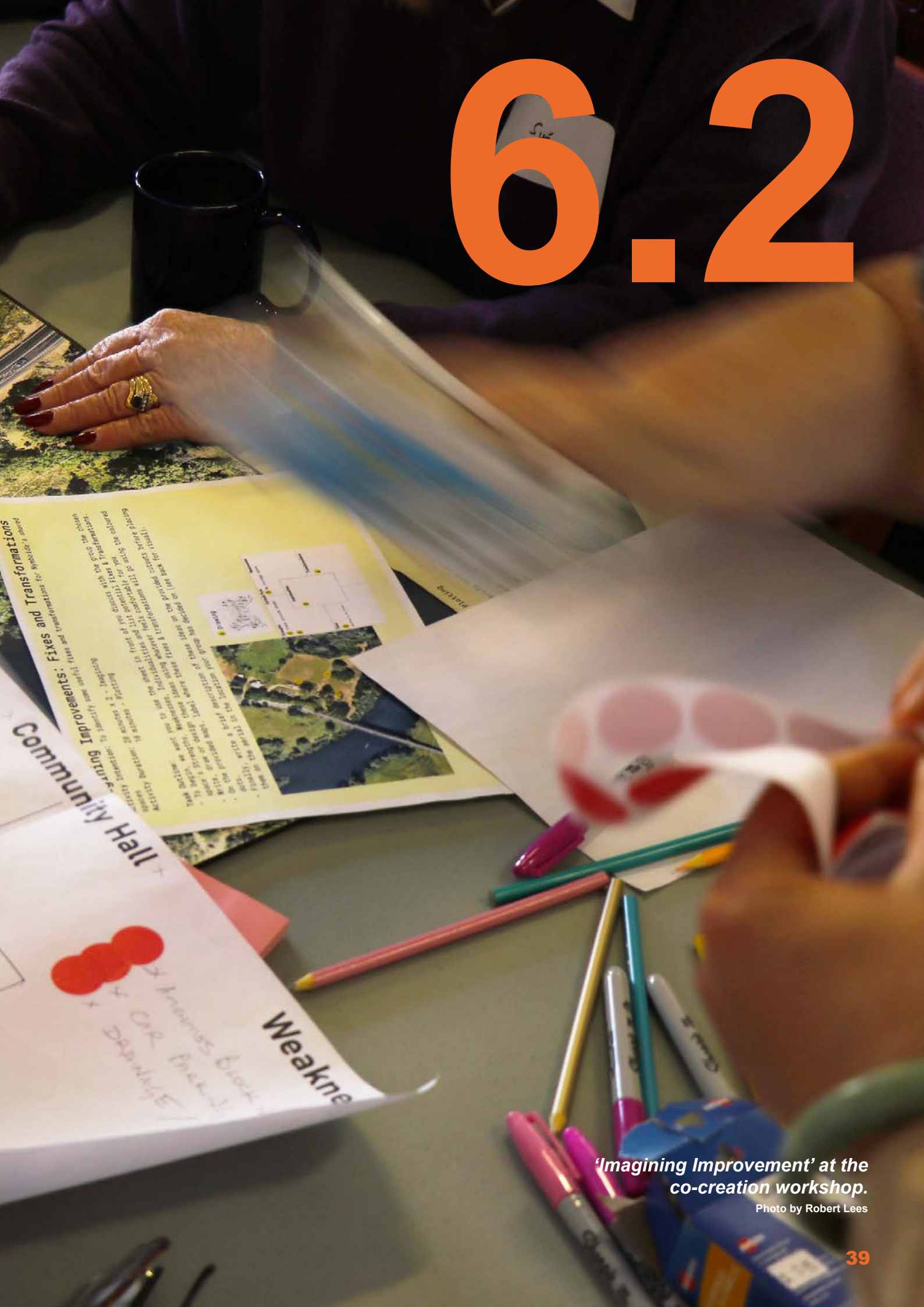
Nymboida Bus Stop comes alive with vibrant colours and intricate designs in its captivating mosaic art project, a testament to the creativity and talent of the local community.





What Nymboida Wants

6.2



'Imagining Improvement' at the co-creation workshop.

Photo by Robert Lees

6.2.1 What Nymboida Wants

An introduction to co-creation

The community workshops aimed to gather valuable data for improving public spaces within the area. The workshop design focused on engaging residents, including children, in activities designed to help illustrate what they like or would change to enhance the community's public spaces.

Workshop Design

The workshop was designed with the intention of understanding what makes Nymboida what it is, and what is needed to help strengthen that.

To do this, activities were devised to ask participants their core values in relation to Nymboida, indicate which places in Nymboida play a significant role in their lives, and what attributes – both good and bad – these areas currently possess. The ultimate goal was to understand their ideas for improving these spaces to better service the community and build disaster resilience.

Children's Workshop

Another workshop specifically for children at the local school was held to actively engage them in understanding and appreciating the concept of significant places within their community.

An introduction to placemaking aimed to empower children to express their perspectives on what they value in their locality, and fostering a sense of ownership and connection to their local environment.

The community workshop activities were re-purposed for a younger audience, with a focus on imaginative and creative play.



Nymboida Community Hall's open-air pavilion provides space for a myriad of community functions.

Photo by Hayden Brown

Activities & Tools

1. Icebreaker

To begin the workshop, the first activity was designed to ease people into the day. Using Google MyMaps, participants were asked to tell us where they were originally from in the world, plotting each location on the map.

The intention was to get people sharing their own background and identity, as well as part of Nymboida's collective identity.



Figure 6.30 Icebreaker Drawing
Diagram drawings by Jocelyn Yeap

2. Nymboidan Values

Slips with 3 blank lines were distributed to each community member. Each participant was asked to write 3 values they viewed themselves or Nymboida to embody, or that they wanted Nymboida to aspire to.

Once they had filled out the sheets, their responses were recorded and added to a word cloud throughout the next activity, painting a picture in real time of what the community most valued.

This activity was reproduced in the children's workshop in a less rigid manner, with students' verbal responses being recorded.



Figure 6.31 Nymboidan Values Drawing

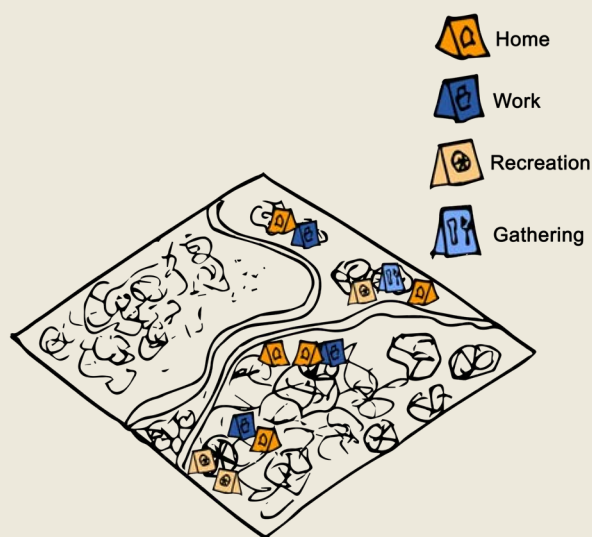
3. Places of Significance

Utilising a 3 x 3 metre aerial image of the Nymboida spine and its immediate surrounding area, participants were given cut out paper icons, post-it notes, markers and pens to plot where their 'Places of Significance' were within the locality.

The places of communal importance identified to us prior to the workshop were displayed on the aerial using sign posts.

The icons distributed allowed participants to indicate where their homes, places of work or business, shared and communal places and recreational spaces were located within Nymboida.

This showed where the concentration of different categories of spaces were within Nymboida.



4. Imagining Improvement

Using Strengths, Weaknesses, Individualities, Fixes and Transformations (SWIFT) analysis and an aerial image, this task got people thinking about what is currently great and not so great about Nymboida's communal spaces.

Taking it one step further, participants proposed some fixes (smaller, shorter-term changes) and transformations (larger, long-term changes). The aerials were then used to get participants to plot where these proposed changes might occur, identifying each one with a numbered sticker dot and 3D models made with air-dry clay.

This activity was simplified in the children's workshop, to maximise the kids' opportunity to create with coloured markers and air-dry clay.

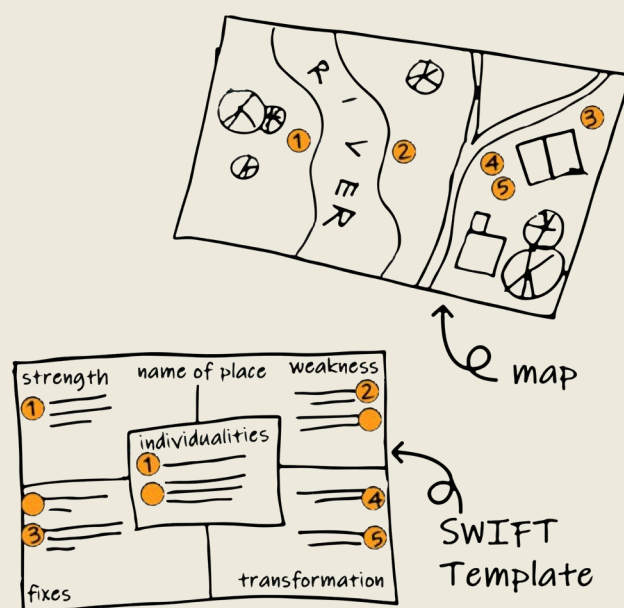


Figure 6.32 Places of Significance Drawing

Figure 6.33 Imagining Improvement Drawing

5. Prioritising

This activity brought everyone together to prioritise what changes were of utmost importance.

Each table wrote the 3 most valued proposed fixes or transformations that they came up with on a post-it note. After each table had put their post-it notes up, the whole workshop was asked to listen to a member from each group explain and advocate for their ideas before finally deciding as a whole group how to prioritise each of these projects.

Proposals were ranked from 1 through to 6. Ultimately, this allowed for us and the community members to find a general consensus on what was most needed.



Figure 6.34 Activity 5 - 'Prioritising' Diagram
Created by Jocelyn Yeap



Activity 4 - 'Imagining Improvement' saw participants generating ideas for improving their shared spaces.

Photo by Robert Lees



Activity 3 - 'Places of Significance' visualised the participants' shared spaces of work, recreation, & gathering within Nymboida.

Photo by Robert Lees

Activity summary

Activity	Description	Tools & Materials	Intentions
1. World Map Ice Breaker	A world map that plotted where each community member, and member of the research team was originally born.	<ul style="list-style-type: none"> * Laptop * Google MyMaps * Projector Screen 	Understand the varied backgrounds and perspectives the Nymboida community has within it.
2. Nymboidan Values	Each community member's top 3 values they thought Nymboida embodied was entered into a word cloud.	<ul style="list-style-type: none"> * Values Slips * Laptop * Free Word Cloud Generator * Projector Screen * Pens 	Visually display and gather what is considered important to Nymboidians.
3. Places of Significance	Community members plotted on an aerial of Nymboida where their homes, places of work, communal spaces and places of recreation were.	<ul style="list-style-type: none"> * 3x3 metre aerial of Nymboida, printed on satin cloth * Printed out icons * Sign posts for communal spaces * Post-it notes 	Help both students and community members better understand how places they frequent are spatially connected or disconnected from the identified community spaces and observe where categories of places were concentrated or spread out.
4. Imagining Improvement	Participants were grouped into tables where they discussed, wrote down and plotted the strengths, weaknesses, individualities, fixes and transformations of a communal space in Nymboida	<ul style="list-style-type: none"> * A3 SWIFT templates * A3 aerials of communal spaces * Sticker dots * Pens * Markers * Air-dry clay 	Give the community members the opportunity to express how they feel about their communal spaces in their current form and how they might envision these places changing to improve them.
5. Prioritising	Proposed fixes and transformations were deliberated on by everyone before ranking them in order of priority.	<ul style="list-style-type: none"> * A3 prioritising ladder * Post-it notes * Pens * Markers 	Create a dialogue across the wider group as to what they should prioritise before coming to a general consensus as to where these proposals lay within that.

Figure 6.35 Activity Summary Table
Created by Samuel Granger

6.2.2 Findings

What matters to Nymboida

The two most significant priorities that came out of the workshop was community wellbeing and the natural environment, specifically the river. The Nymboida River and its connection to the community, their shared spaces, and Country was paramount throughout the community's discussions and proposals.

In prioritising the community itself, the need for upgrades to public community spaces such as Cartmill Park and the Community Hall for community events and safer meeting places was abundantly clear.

The desire to further foster self-sufficiency and economic resilience through attractions was clear too, with re-establishing Nymboida Camping & Canoeing as a tourism hotspot being a priority.

This connection to place and community was exemplified no better than in the clear determination possessed by community members to build for and remain in Nymboida despite the challenges they face.

Self-sufficiency emerged as a trait that Nymboida's community takes pride in and should be something projects embody.

Figure 6.36 Workshop participants' places of birth
Created by Samuel Granger

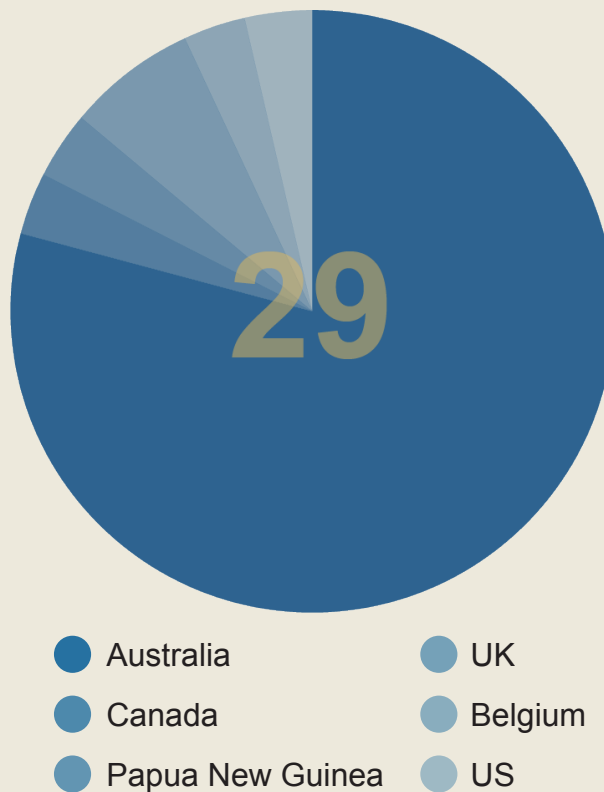


Figure 6.37 Survey respondents living in Nymboida prior to the 2019/20 fires.
Created by Samuel Granger

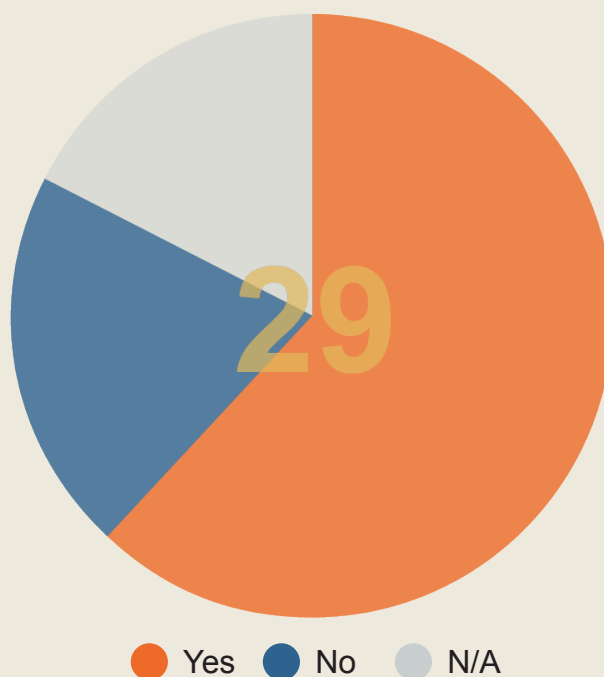
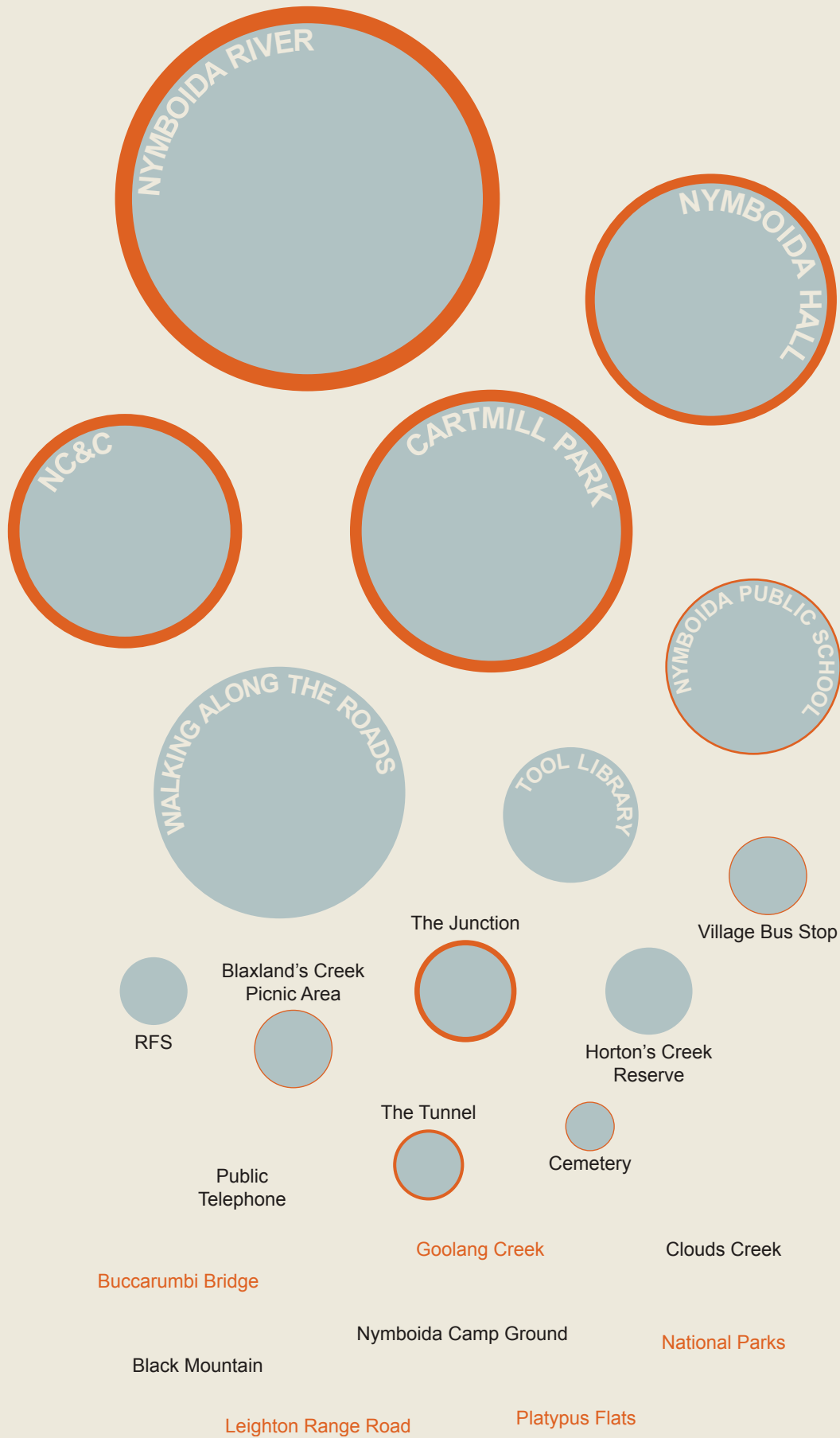


Figure 6.38 Places most visited graphic



Created by Hayden Brown

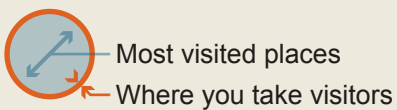


Figure 6.39 *Categorised Values Chart.* The participant values collected in Activity 2 were grouped to simplify and show common threads.

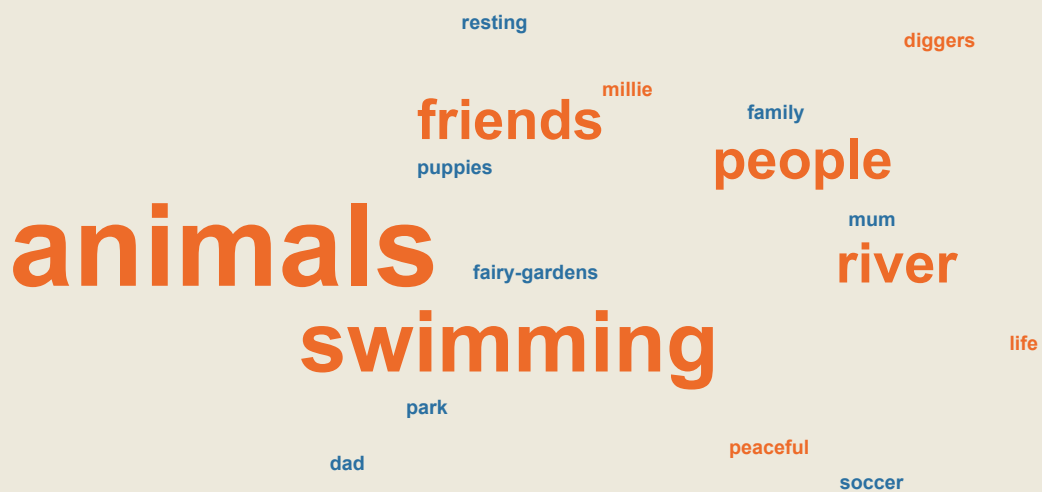
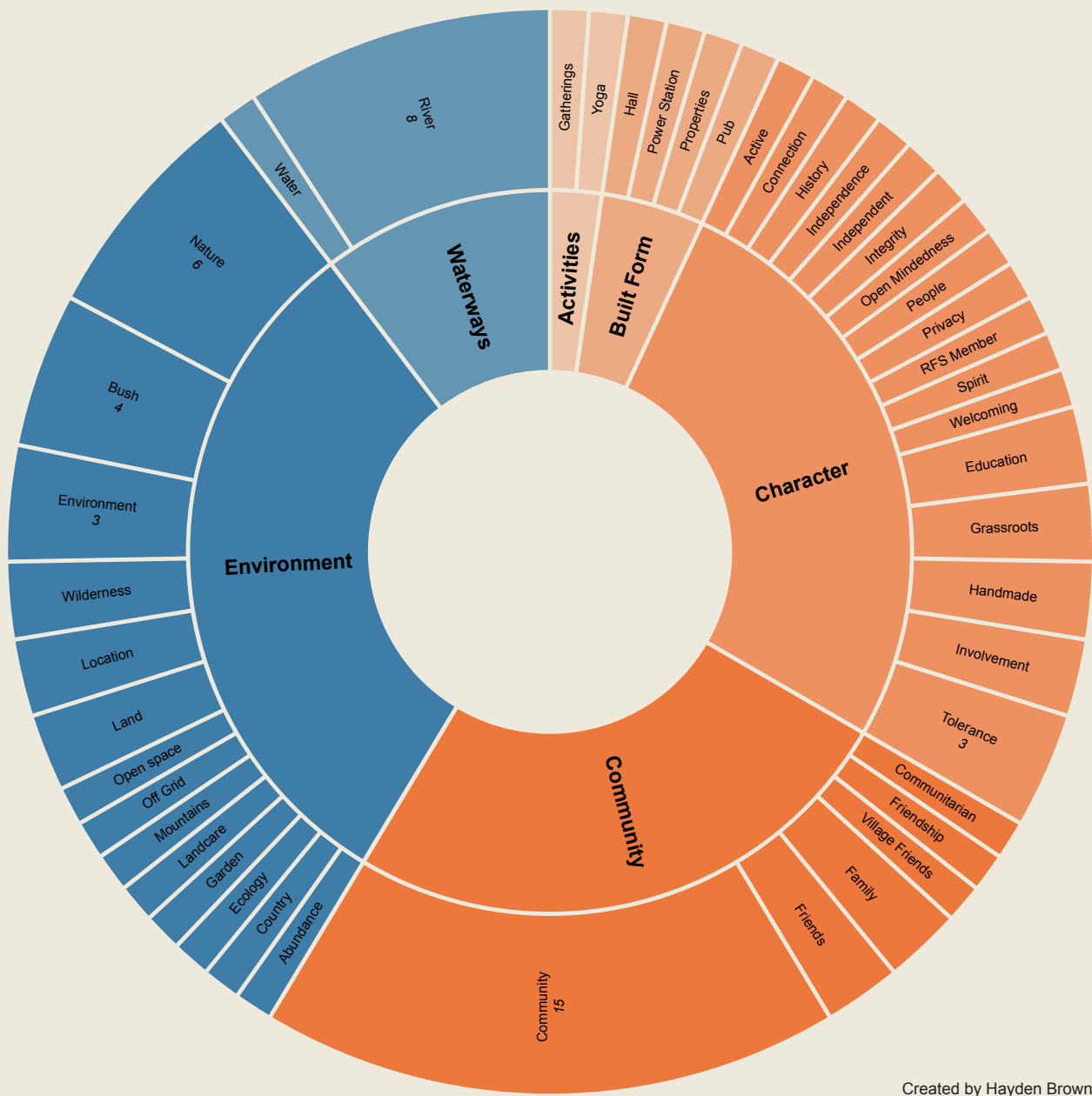


Figure 6.40 *School Workshop Values Cloud*

Created by Samuel Granger

VALUE

1. community
2. nature-climate connection health
3. river

VALUE

1. Nature
2. ecology
3. community

VALUE

1. Pu
2. Riv
3. Bus

VALUE

1. River
2. Histo
3. Peopl

VALUE

1. Welcoming
2. Community
3. ... / landscape

Having participants' write down responses separately allowed common values to be identified.

Photo by Rockpool Productions

How themes emerged

Nymboida's character and the community's priorities heavily informed the types of proposed changes that were made.

From the workshop, a number of key themes emerged in both the values expressed and the proposed fixes and transformations.

The themes that emerged were:

- **Upgrades**
- **Resilience**
- **Country**
- **River Access**
- **Links/trails**
- **Heritage**
- **Attractions**
- **Assets & Resources**

These themes were consistently seen across the ideas for improvements and protections proposed by community members in the printed surveys as well.

Upgrades

Ensuring the community spaces are of a high standard of safety and quality

Children's play area

Renovate existing cabins

Tennis court re-done

Upgrade toilet & water tanks

Resilience

Consistent with the stories told after the fires, the resilience of the community was clear in their values and ideas.

Install radio network

Integrated fire break system

Weed control and native plants

Country

A desire to foster greater awareness of Gumbaynggirr Culture and protect Country.

Indigenous history and language notice board

Signs on local plants & Gumbaynggirr history

Plant native trees on river bank

River Access

Addressing the lack of safe and accessible points of entry to the Nymboida River.

Stairs down to river with rails

Walking path between swimming spots

Tubes for floating down creek

Figure 6.41 Responses related to upgrades, resilience, Country, and river access

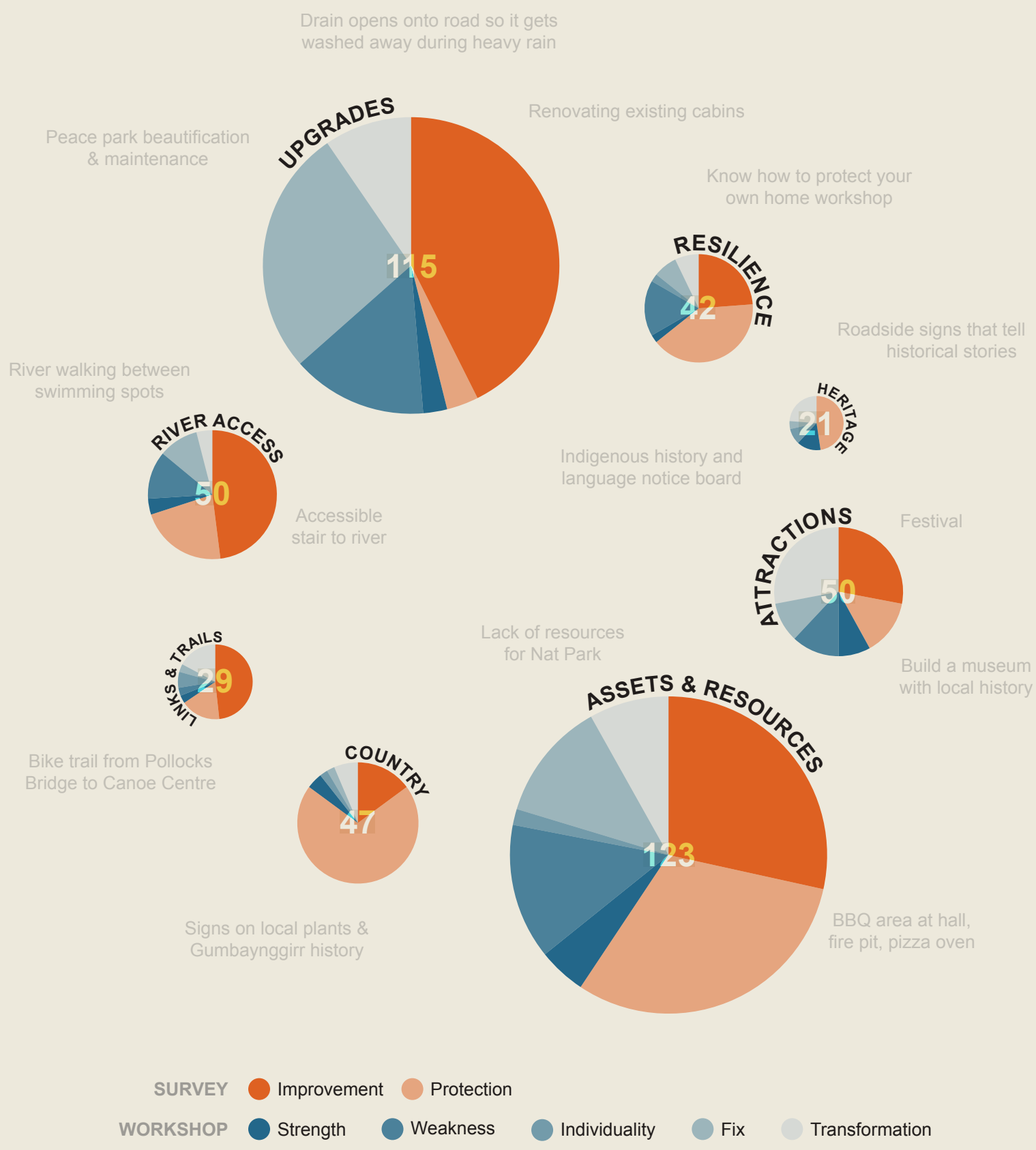


Figure 6.42 Breakdown of responses related to each theme

Created by Hayden Brown

Links/Trails

Making travel between community spaces easier without a car, and make the most of the beautiful scenery.

Track from hall to canoe centre

Develop a tourist route

Bike trail from Pollocks Bridge to Canoe Centre

Heritage

Highlighting and preserving Nymboida's history, character, and culture.

History & information board

Roadside signs at historical sites

Power Station Museum

Attractions

Showcasing Nymboida's beautiful scenery, local charm, and adventurous landscape to bring in visitors.

Walking tours of power station

Add more cabins

Garden maze for kids

Assets and Resources

Making sure Nymboida's community spaces can service its people and visitors properly.

Fix BBQs

BMX bike track

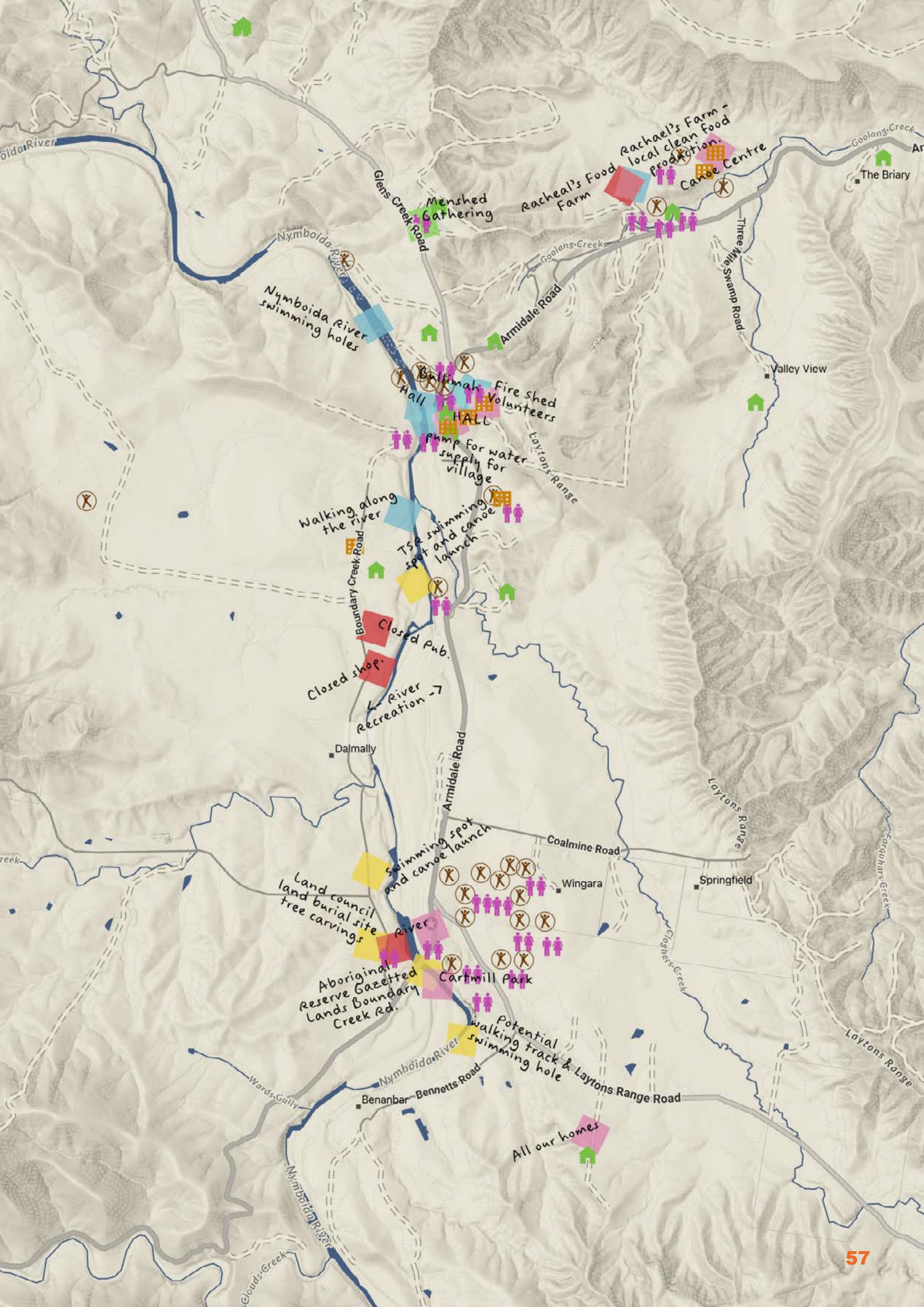
Add sofas, fireplace and heating to Hall

Figure 6.43 Responses related to links/trails, heritage, attractions, and assets & resources



Workshop participants were split into table groups to discuss their ideas for each shared space.

Photo by Rockpool Productions



Nymboida River

Goolang Creek

Nymboida River
swimming holes

Rachael's Farm -
local clean food
production
Canoe Centre

Menshed
Gathering

Rachael's Food
Farm

The Briary

Glens Creek Road

Goolang-Creek

Three Mile Stenard Road

Armidale Road

Valley View

Balfimah
Hall
Fire shed
Volunteers

Pump for water
supply for
village

Laytons Range

Walking along
the river

TSE swimming
spot and canoe
launch

Closed Pub.

Closed shop.

River
Recreation ->

Dalmally

Armidale Road

Coalmine Road

Laytons Range

Land council
land burial site
tree carvings

Swimming spot
and canoe launch

Wingara

Springfield

Aboriginal
Reserve Gazetted
Lands Boundary
Creek Rd.

Cartmill Park

Potential
walking track & Laytons Range
swimming hole

Wards Gully

Nymboida River

Benanbar

Bennetts Road

All our homes

Laytons Range Road

Clouds Creek

Limitations

Representation of Population

One aspect is the significant difference between the number of workshop participants and the actual population of Nymboida with only around 30 participants in the workshop. According to Census data 2021, 268 people were recorded. The sample size raises concerns about how well the gathered data represents the true population. This discrepancy has impacted the applicability of the workshop outcomes to the broader community, emphasising the need for more extensive and diverse participation to make informed decisions that truly reflect the community's demographics.

Preserving Cultural Integrity

It has already been mentioned that only 30 people participated and complete information about all the background cultures present in Nymboida is not available. There is a concern that the workshop might not have fully captured all the cultural aspects and background of Nymboida.

Limitation on the Day Workshop Held

The workshop was held on one day, Saturday afternoon. Although it may have been a good option for some people because it was the weekend, others may have preferred another day during the week.

An off-the-shelf playground to entertain children during events at the Community Hall. Numerous suggestions were made to install a proper one in its place.



Nymboida's beloved Community Hall, originally built as a Temperance Hall in 1910.

A Vision for Nymboida

6.3

**NYMBOIDA
HALL**
EST. 1910.

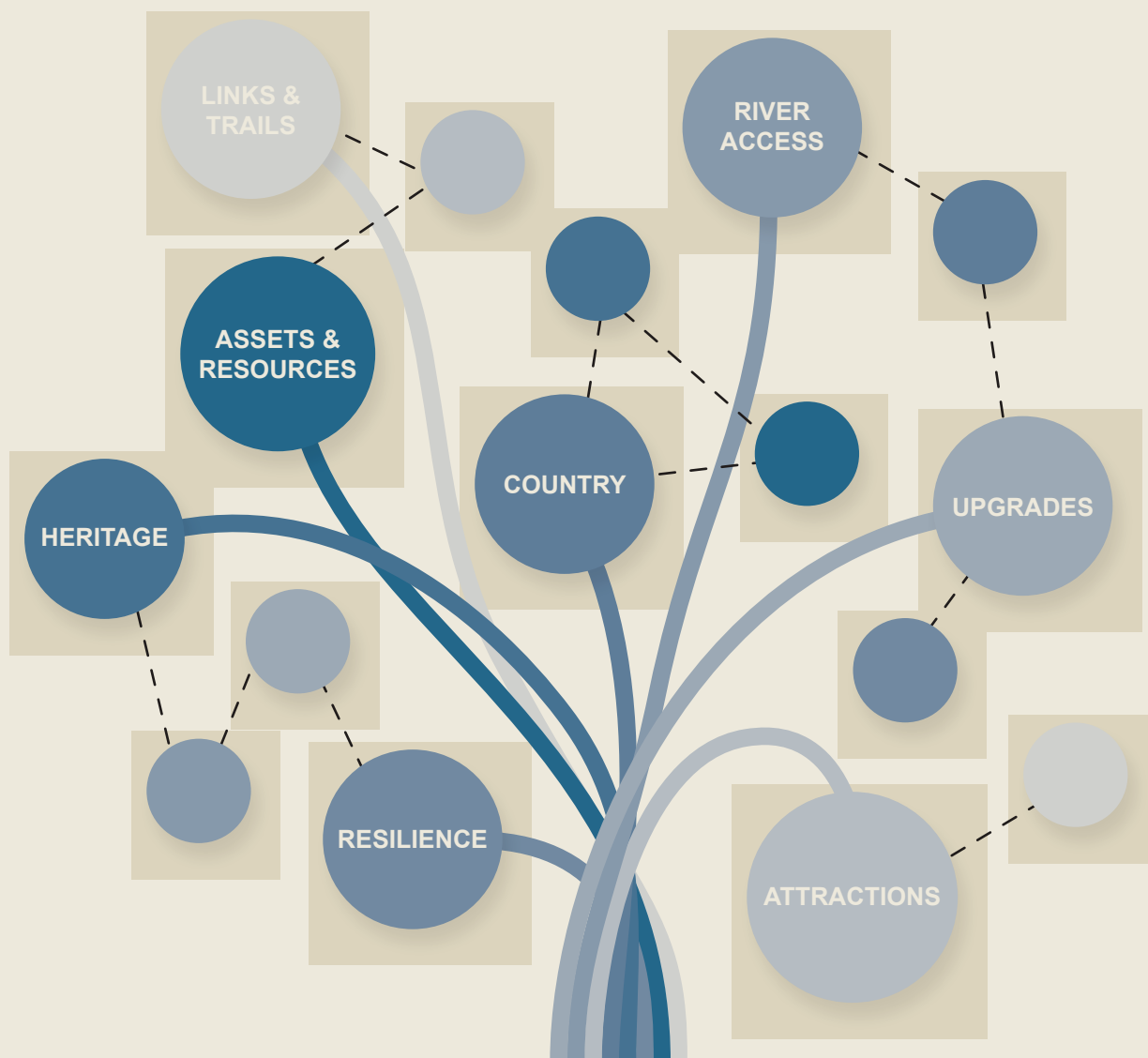


Photo by Rockpool Productions

6.3.1 A Vision for Nymboida

A connected community

A vision for Nymboida will connect the discrete ideas and varied approaches to tackling Nymboida's future, providing unifying objectives and a plan with which to make decisions.



Connecting Nymboida

A unified vision for productive decision-making

Figure 6.45 Vision Diagram

- Regenerating areas of ecological disruption due to fire & flood.
- Strengthening Gumbaynggirr cultural awareness amongst residents & visitors.
- Pushing Net Zero initiatives.
- Re-introducing First Nations' land and water management principles.

- Boosting the community-owned Nymboida Camping & Canoeing.
- Supporting the growth of the community's businesses & sole traders.
- Sharing Nymboida's pride.

RESTORING COUNTRY

PROMOTING VISITOR EXPERIENCE

STRENGTHENING ASSETS & ATTRIBUTES

- Planning for community wellbeing.
- Upgrading community facilities to suit residents' needs.
- Keeping community first.

Restoring Country

Regenerating areas of ecological disruption due to fire & flood.

The enormous biodiversity and habitat loss that occurred in the wake of the 2019/20 bushfires, and the 2022 floods, warrants ongoing consideration in future placemaking. All initiatives should consider the ecological health of the area, as this is of paramount importance to Nymboidans. This will align with policy and strategies at all levels of government to maximise impact, while maintaining place-based site principles that reflect Nymboida's character and Gumbaynggirr knowledge.

Strengthening Gumbaynggirr cultural awareness amongst residents & visitors.

Currently, the shared spaces in Nymboida do little to reflect the rich and poignant history Gumbaynggirr people hold with this land, and their ongoing connection to Country. There is an opportunity to address this with placemaking initiatives that embody Gumbaynggirr knowledge and history, as identified by workshop participants. These will be developed through engagement with local Elders and Land Councils, to ensure cultural sensitivity and accuracy. At the heart of this placemaking project is a commitment to elevating First Nations' perspectives, and progressing towards reconciliation.

Pushing Net Zero initiatives.

As governments and populations act globally to reduce carbon emissions, there is an opportunity for Nymboida to champion this movement locally. As a community, Nymboida's places will bring the vision of sustainability to life for residents and visitors alike, and put community at the forefront of the renewable energy transition.

Re-introducing First Nations' bush management principles.

The rural lifestyle is a key part of Nymboida's identity, but this requires an active and ongoing relationship with Country in order to manage the risks of frequent disasters exacerbated by climate change. The Gumbaynggirr people's connection to Country holds much knowledge for how best to care for it, and this should be represented in Nymboida's approach to land management.



Remnants of fire damage remain as the landscape grows lush once again.

Photo by Hayden Brown

The annual Camp Oven Festival brings hundreds to Nymboida Camping & Canoeing.



Photo from Clarence Valley Camp Oven Festival Website

Strengthening Assets & Attributes

Upgrading community facilities to suit residents' needs.

The community engagement outcomes thus far have centred around identifying Nymboidan facilities in dire need of an upgrade. A vibrant community requires robust shared spaces to suit a variety of uses. Placemaking initiatives, whether community or council-led, should enable or provide functional community infrastructure that responds to resident's needs.

Planning for community wellbeing.

The best way to ensure a resilient community is to plan ahead. As a unique context with a host of challenges, a vision for Nymboida should secure its future by addressing community wellbeing beyond just disaster-preparedness. Climate change, population growth, and industrial transition provide opportunities – as well as risks – for strengthening Nymboida's future wellbeing. This should be advocated for at the Council level with robust planning controls and services that address community health, water safety & management, disaster readiness, cultural awareness, bush education, and road safety. These are all concerns that have been brought up in the community workshop and survey.

A community in touch with its residents can monitor and effectively advocate for these things, so placemaking initiatives should consider how they build community social networks that establish 'roots' and maximise social cohesion. Nymboida's history of cohesion and community mobilisation should be seen as a strength to build upon, and empower community wellbeing into the future.

Keeping community first.

Nymboida is a proud rural locality with a history of community-led care and organisation. As the people that know Nymboida best, residents should be empowered to be true placemakers, with strategies and resources that keep Nymboidans at the helm of this vision. Placemaking initiatives should consider how the community can maintain agency and responsiveness in both disaster scenarios and the everyday.

Promoting Visitor Experience

Boosting the community-owned Nymboida Camping & Canoeing.

Nymboida's history of nature and adventure tourism is something to be celebrated, and a visitor economy that attracts more people through the area will benefit a beloved community asset – Nymboida Camping & Canoeing. The community workshop and survey identified NC&C as an integral part of Nymboida's disaster recovery, and would like to see it thrive as a major attraction year-round. Placemaking initiatives should seek to enhance visitor experiences throughout the region, and address NC&C's capacity to become a commercially thriving hub that uplifts the whole community.

deserves to be enhanced, with placemaking strategies that paint a fulsome and attractive picture of Nymboida for the benefit of visitors and residents alike. A positive visitor experience supports tourism, and enriches community cohesion with a sense of identity, belonging, and pride.

Supporting the growth of the community's businesses & sole traders.

Part of creating a resilient community is fostering economic diversity and independence. The community workshop uncovered that past businesses in Nymboida have struggled to stay viable, intensifying reliance on nearby Grafton for employment and essential services. Placemaking initiatives should consider how to generate opportunities for Nymboidans to start or grow their business, find economic opportunities closer to home, and shop more locally. This helps to create financial security that aids in disaster recovery.

Sharing Nymboida's pride.

Nymboidans are proud. The region's natural beauty and rural character is something the community likes to show off, as identified in the community survey and workshop. This

*Nymboida Camping & Canoeing
welcomes visitors year-round for its
scenery and water-sporting services.*



Photo by Jocelyn Yeap



Actions

6.4



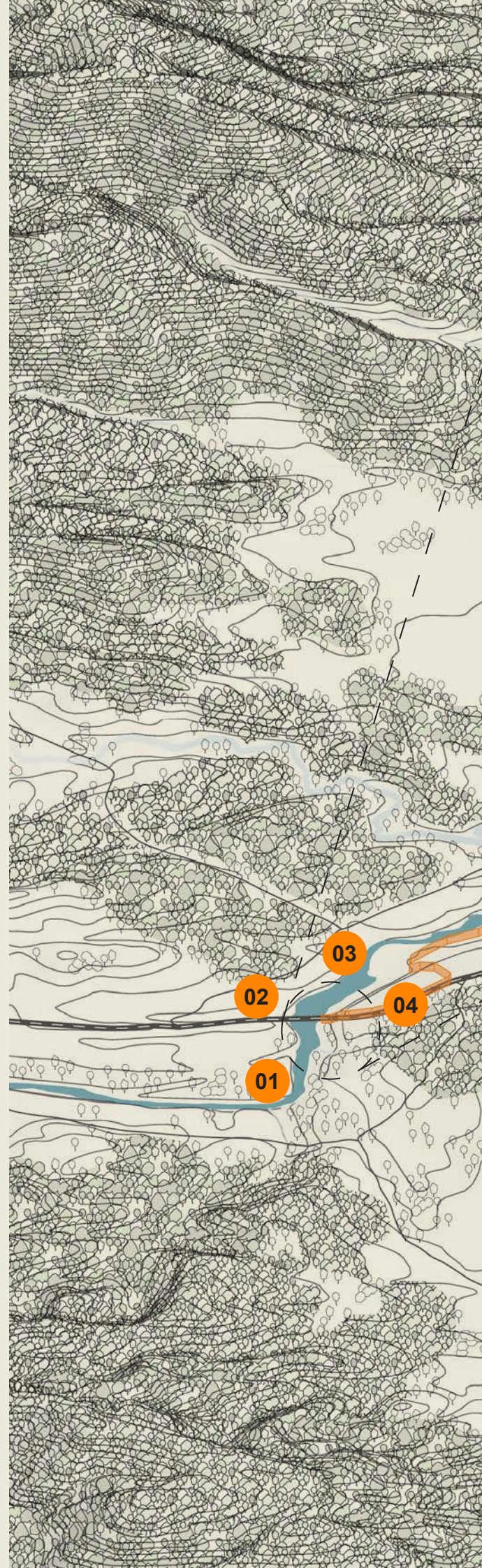
Masterplan

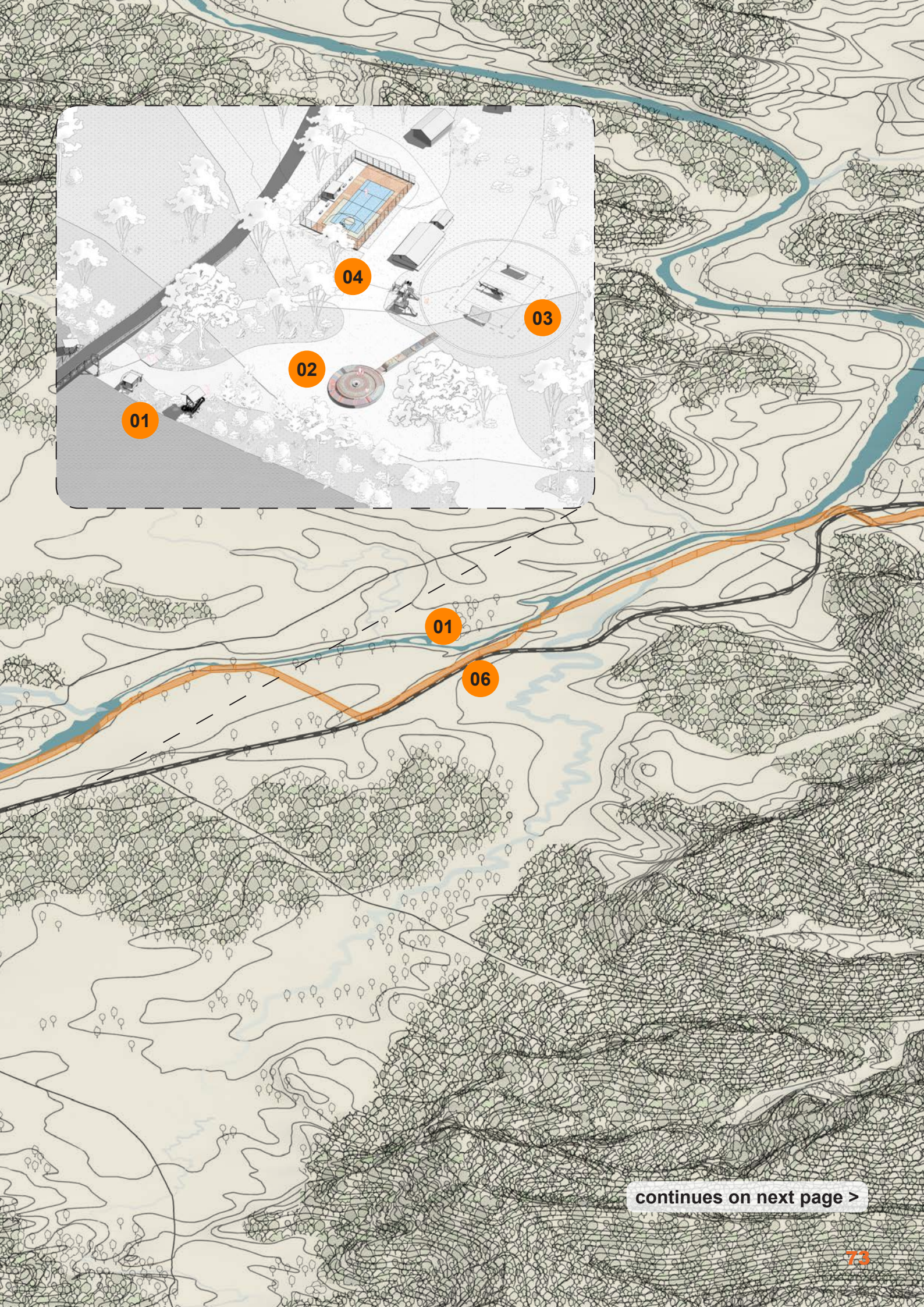
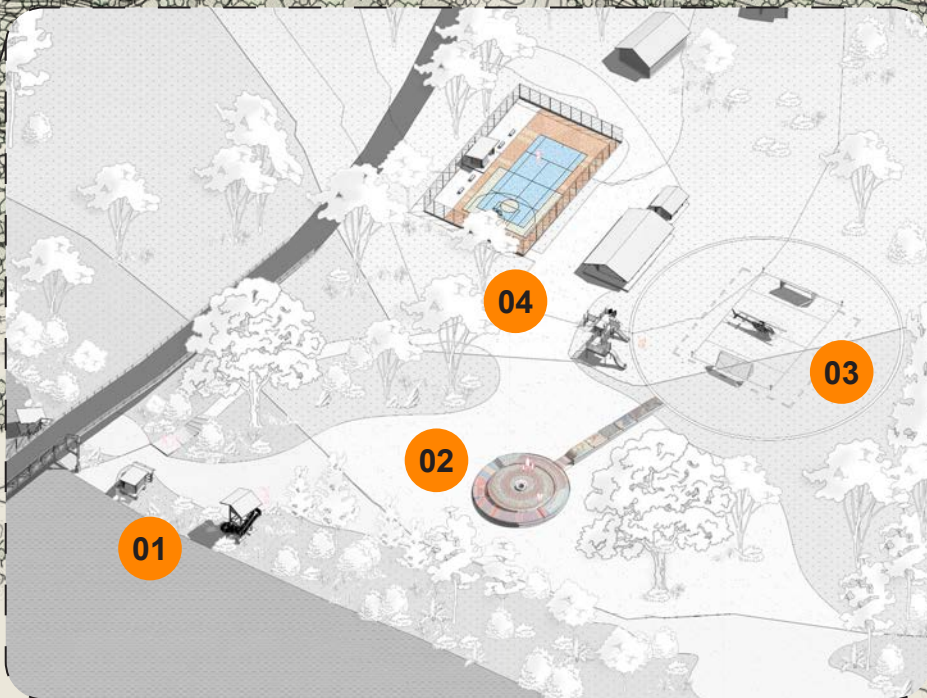
Nymboida Spine

A series of 'actions' has been developed to provide guidance and inspiration on how to carry out the Vision for Nymboida.

Each project addresses the various considerations detailed in the previous chapter in different ways, and are designed to be imagined as a collective outcome – no single project will address the complex needs and wants of the whole community.

- 00 Adventure Trail & Wayfinding Strategy
- 01 River Access Points
- 02 Story Ground
- 03 Neighbourhood Safer Place
- 04 Park Facilities Upgrade
- 05 Community Hall Outdoor Space Upgrade
- 06 Road Surface Upgrades
- 07 Nymboida Camping & Canoeing Expansion
- 08 Electric Vehicle Charging Station
- 09 Nymboida History Museum

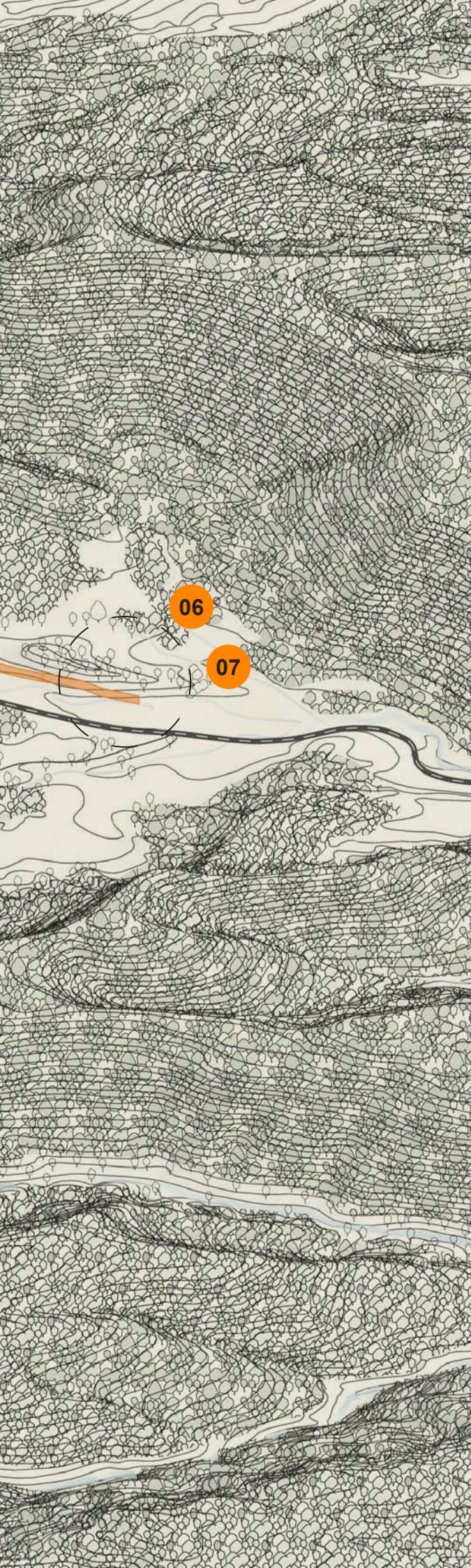




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- 00 Adventure Trail & Wayfinding Strategy
- 01 River Access Points
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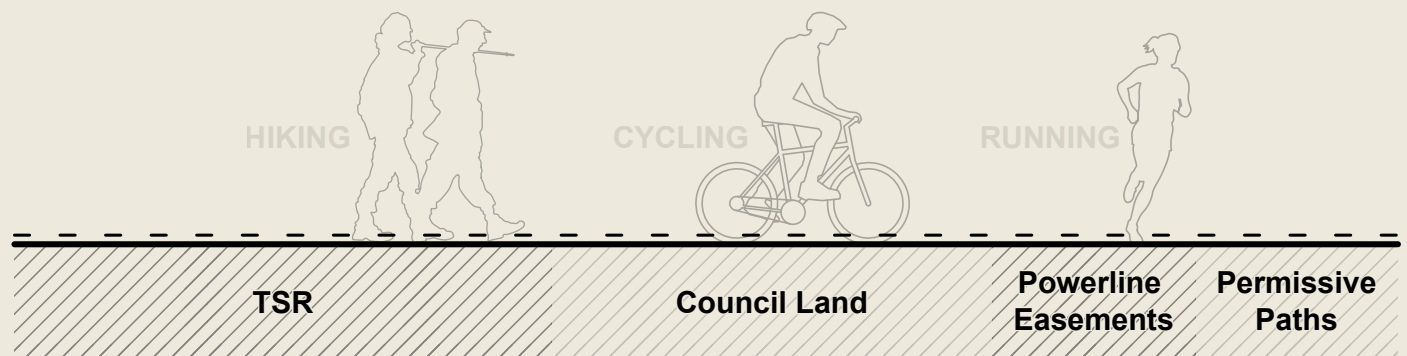
00 Adventure Trail & Wayfinding

Connecting Nymboida's public places.

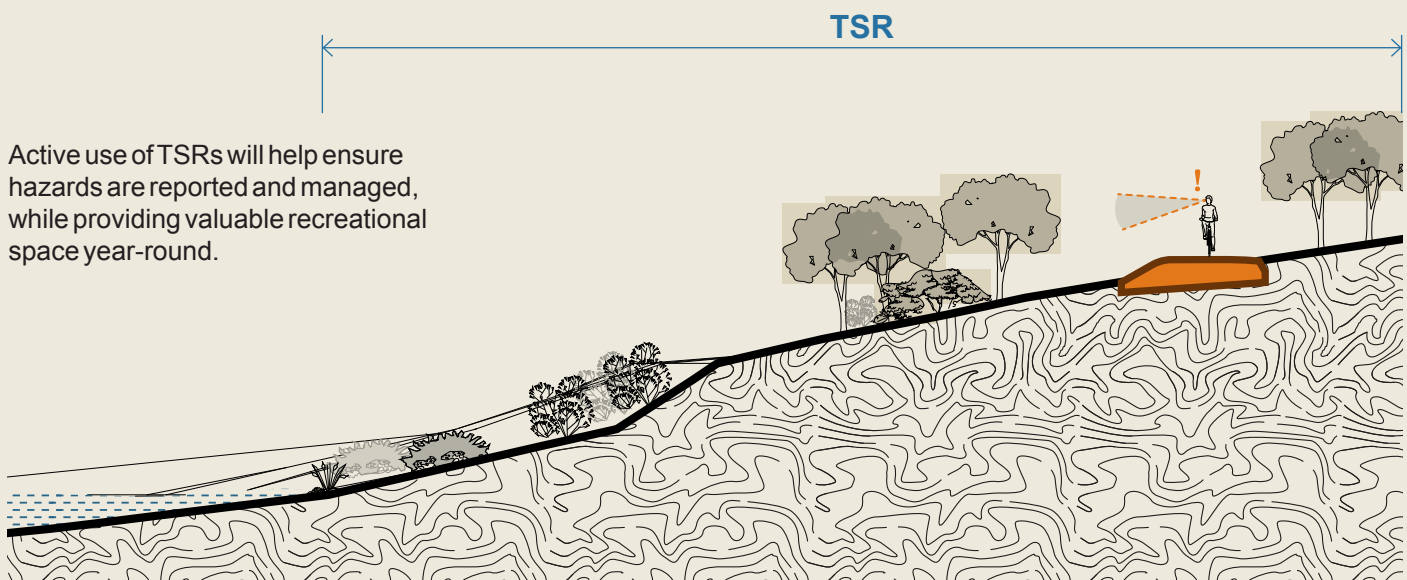
Out of the workshop came the community desire to link Nymboida's shared spaces by foot & bicycle. By making the most of the area's magnificent scenery and alignment with the Nymboida River, this trail uses tourism to deliver an outcome for community benefit.

The adventure trail could also link Nymboida to localities beyond, through utilising Travelling Stock Reserves (TSRs) and other Crown Land opportunities. TSRs have a rich history in the area, especially for the Gumbaynggirr Traditional Owners. With further consultation, this trail will incorporate Gumbaynggirr history and stories to boost cultural awareness in the region.

- 10 workshop participants mentioned 'links' or 'trails.'
- Submissions to the Royal Commission identified poor TSR management as a contributor to bushfire risk.
- The responsible authority of TSRs - NSW Local Land Services - has identified the need for local management & funding partnerships.



A variety of land use agreements will be explored to maximise the path's potential flexibility and amenity.

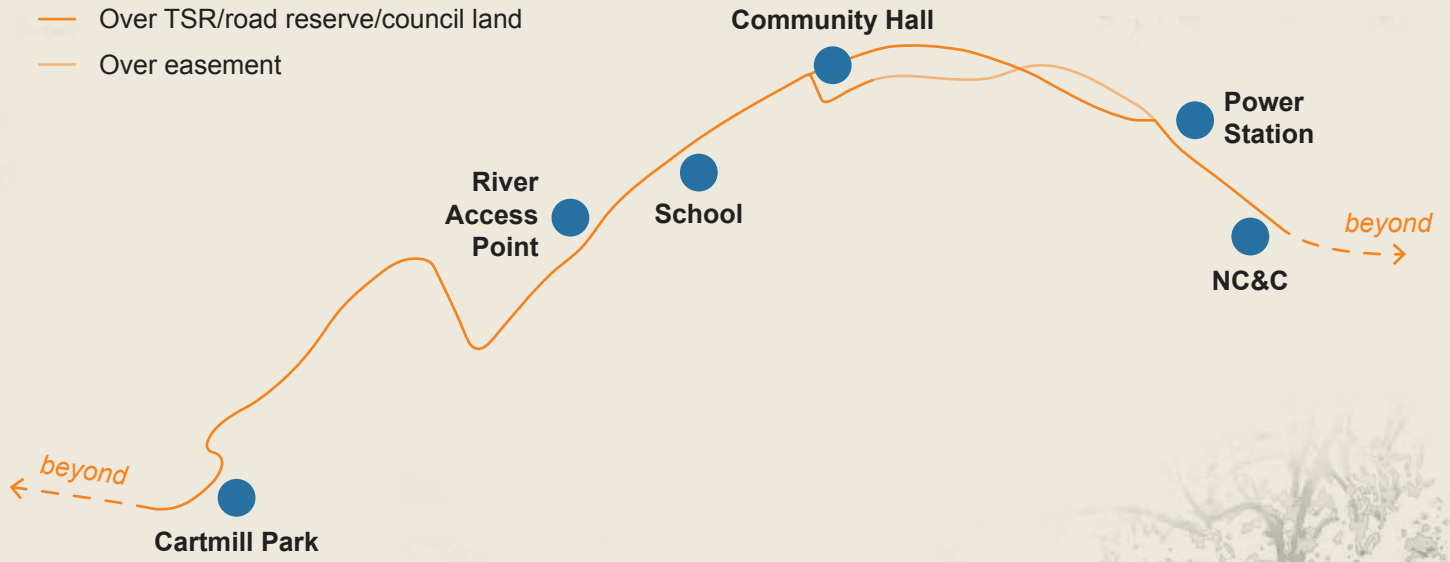


Active use of TSRs will help ensure hazards are reported and managed, while providing valuable recreational space year-round.

Example section of the trail. TSRs in the area align with rivers and major arterial roads, creating a valuable network.

— Over TSR/road reserve/council land

— Over easement



01 River Access Points

Riparian repair & recreation.

Despite being one of the most valued features of Nymboida, the river has very few designated access points, and even fewer that are accessible and culturally safe for all.

Various upgrades will help address general access to the riverbank, as well as provide specific amenities such as kayak & canoe storage for those stopping at Cartmill Park along the Clarence Valley White-water Rafting Trail.

The pavilions shown below provide views to the river, spaces for water safety education, and recreational river activities.

- 'River access' was brought up 15 times by workshop participants.
- 22 of the 30 survey respondents take their visitors to the river.
- A significant portion of the river in Nymboida is designated a drinking water catchment for both Nymboida Village and Coffs Harbour City Council.
- Fire and flooding events have caused significant riverbank erosion in some areas.



A visualisation of the proposal at the existing River Access Point in Cartmill Park.

The current river access at Cartmill Park features steep and eroded steps to a rocky embankment with poor visibility – hardly accessible for families or people with mobility impairments.



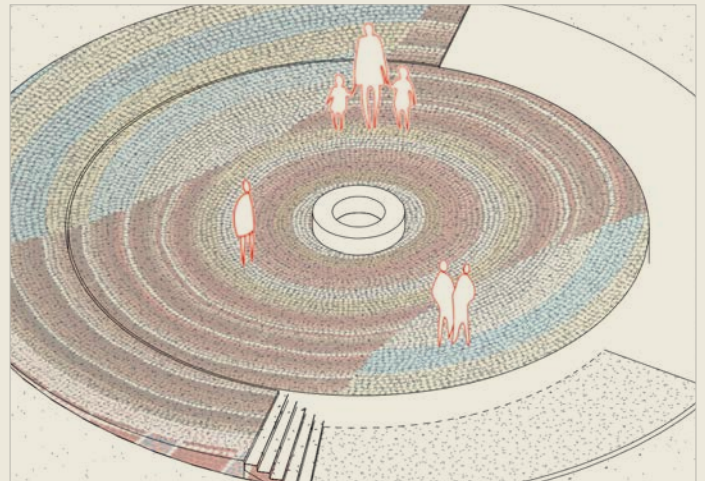
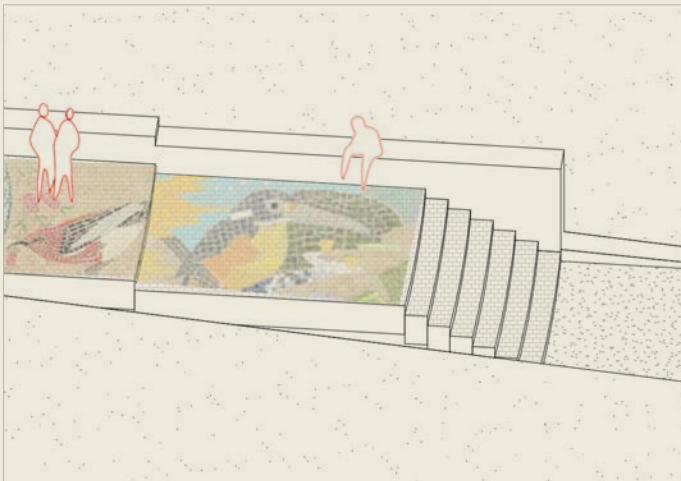
02 Story Ground

A place for sharing history & culture.

An outdoor camp fire or cooking space inspired by Aboriginal Bora grounds seeks to raise cultural awareness in visitors to the river.

The Story Ground creates space to educate both visitors and locals about the history and culture of the Gumbaynggirr people in the Clarence Valley. A series of artworks could be commissioned with the help of the local community and Traditional Owners, to create an engaging and meaningful space for all.

- Upgrades to Cartmill Park formed a significant portion of workshop ideas.
- The region has a rich but traumatic history with First Nations peoples.
- Gumbaynggirr culture and history was identified by workshop and survey respondents as areas for transformation and improvement.
- The Grafton-Ngerrie Aboriginal Land Council is active in the region.



Moments at the Story Ground.

A birds-eye view of the Story Ground and playground proposal.



03 Neighbourhood Safer Place

Keeping Nymboidans bushfire-ready.

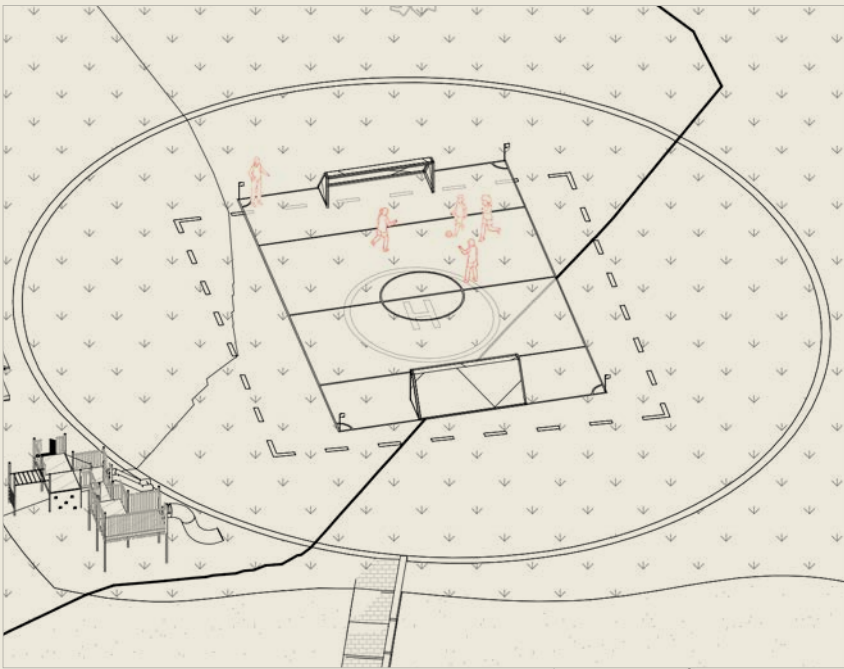
The open space provided at Cartmill Park makes it an ideal candidate for last-resort evacuation. The design of the new facility will address the requirements for a Neighbourhood Safer Place (NSP), and be designed to support a variety of uses – both emergency and non-emergency.

During bushfire season, large open spaces lend themselves to emergency marshalling areas, livestock evacuation, or helicopter landing pads. While in the off-season, the space can become a sports field, outdoor cinema, showground, and more.

- Survey & workshop responses identified Cartmill Park's potential for bushfire preparation & response.
- The current NSP (Community Hall) lacks open space for vehicles & animals.
- The NSW Rural Fire Service administers the compliance of Neighbourhood Safer Places



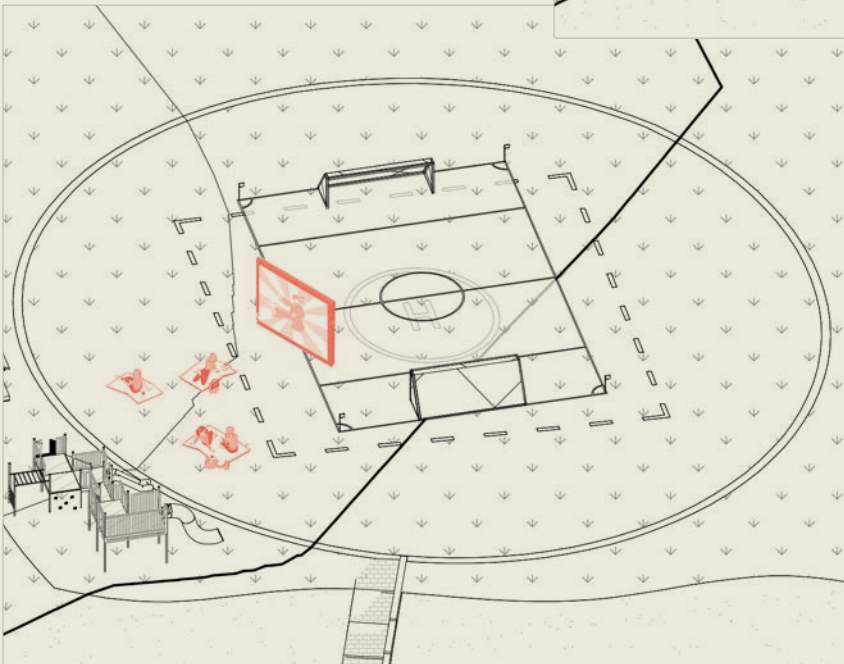
Birds-eye view of the Neighbourhood Safer Place / Sports oval



Happy times:
A sports oval for
local kids.



Serious times:
Helicopter evacuation
point



Happy times again:
Outdoor cinema in the
summertime.

04 Park Facilities Upgrade

A fun place for all.

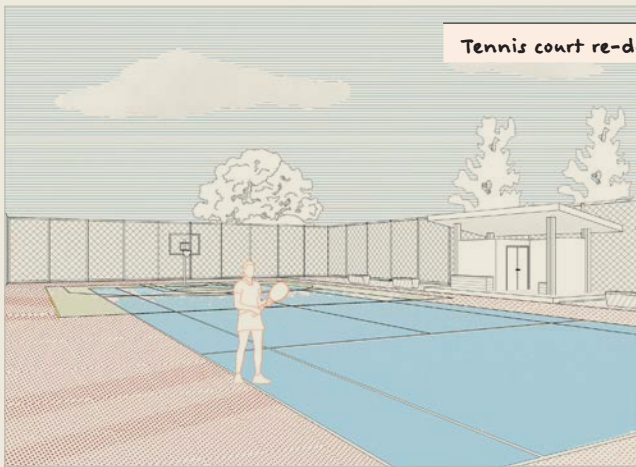
A suite of upgrades is proposed to bring the existing facilities at Cartmill Park up to modern standards.

- Restoration of the old tennis court to a new multi-purpose court with basketball hoop.
- A playground built of natural & sustainable materials for the local kids.
- A new, larger pavilion, equipped with a kitchen and storage. During an emergency, it can be triaged as a temporary shelter. Year-round, it can be used for recreational activities as well as a community hall and gathering area.

- 16 upgrade ideas for Cartmill Park were shared at the workshop.
- Works to Pollocks Bridge have allocated funding towards park upgrades.
- The survey identified Cartmill Park as the second-most visited shared space in Nymboida.



Overview of the proposed facilities upgrades



Tennis court re-done

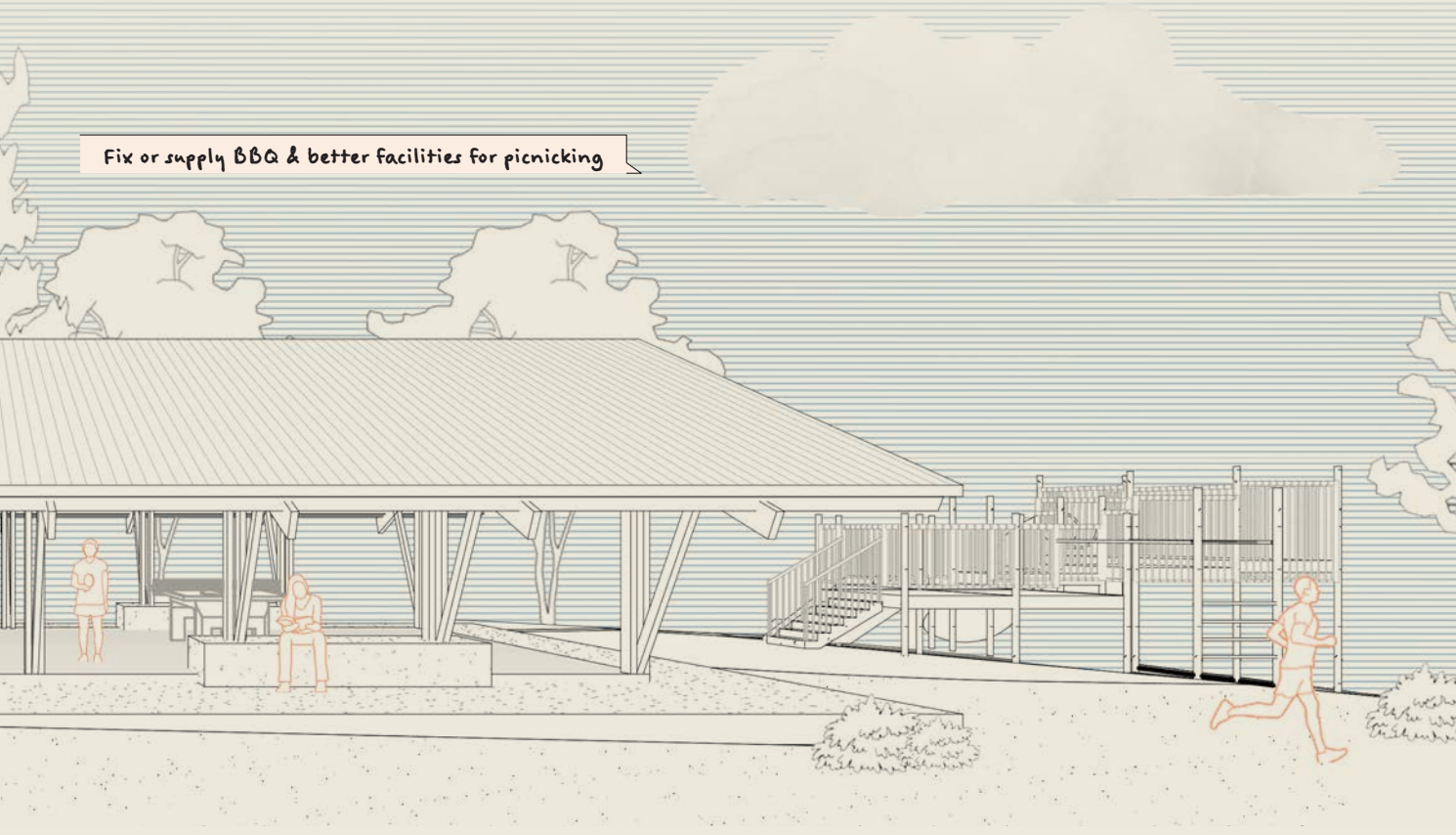
Refurbished multi-purpose sports court

New playground

Non-plastic kids/nature playground



Fix or supply BBQ & better facilities for picnicking



05 Community Hall Outdoor Space Upgrade

Community gathering must-haves.



An aerial overview of the new outdoor space.

Significant upgrades to the outdoor spaces at Nymboida Community Hall will compliment the existing facilities and improve the capacity for hosting family-friendly events.

Proposed is an outdoor area comprised of a garden, playground, and BBQ pizza oven connected with landscaped paths.

- There was a combined 51 ideas suggested for the hall across the workshop and survey.
- The hall is frequently visited by 27 of 29 survey respondents.
- There are currently upgrades underway for the interior spaces.



06 Road Upgrades

Getting around smoothly.

Throughout the locality there are many unsealed gravel roads subject to erosion from frequent use and flooding. Refinishing select gravel roads is a simple yet highly effective step in achieving the vision's goals.

Where applicable, the contributing factors to their wear should be controlled, such as the overland flow issues that currently affect Grafton St outside the community hall.

Safety concerns will also be addressed, like the concave mirror requested at the intersection of Armidale Rd and Church St for greater visibility.

The proposed roads here are not an exhaustive list, and further investigation into the scope of potential road upgrades is required. For example, sink holes and a driveway upgrade were suggested in the workshop for Nymboida Camping & Canoeing.

- The workshop produced two specific upgrade suggestions for the roads around the Community Hall.

Service Rd by the Coaching Station



Grafton St - Community Hall



Looking north down Armidale Rd from Church St.



Photo by Jocelyn Yeap

07 Nymboida Camping & Canoeing Expansion

For a

The *Promoting Visitor Experience* principle within the vision sets out to expand tourism in Nymboida, especially the community-owned Nymboida Camping & Canoeing.

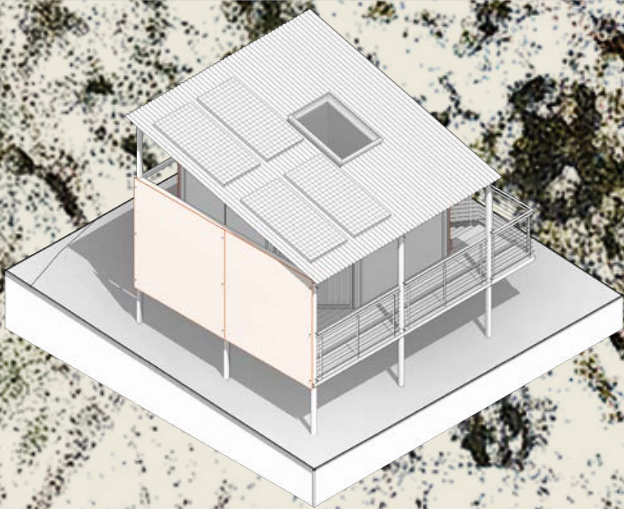
Alongside upgrades to the existing cabins, the construction of new cabins & amenities blocks in satellite locations will help promote use of the kayaking & hiking trails. Cartmill Park, as it is already used by kayakers for camping, is proposed as the first stage.

These cabins will be designed to serve a dual purpose as crisis accommodation for community members during times of bushfire threat and recovery.

- 'Attractions' was one of the most significant themes to emerge from the workshop, specifically relating to NC&C and Cartmill Park.
- Nymboida Camping & Canoeing is a community-owned not-for-profit entity that employs locals in the area – a big opportunity for social & economic infrastructure.
- Nymboida's placement along the Clarence Valley White-water Rafting Trail can become a focal point for the area.



Potential siting at Cartmill Park for dismounting kayakers on the Clarence Valley Whitewater Trail.

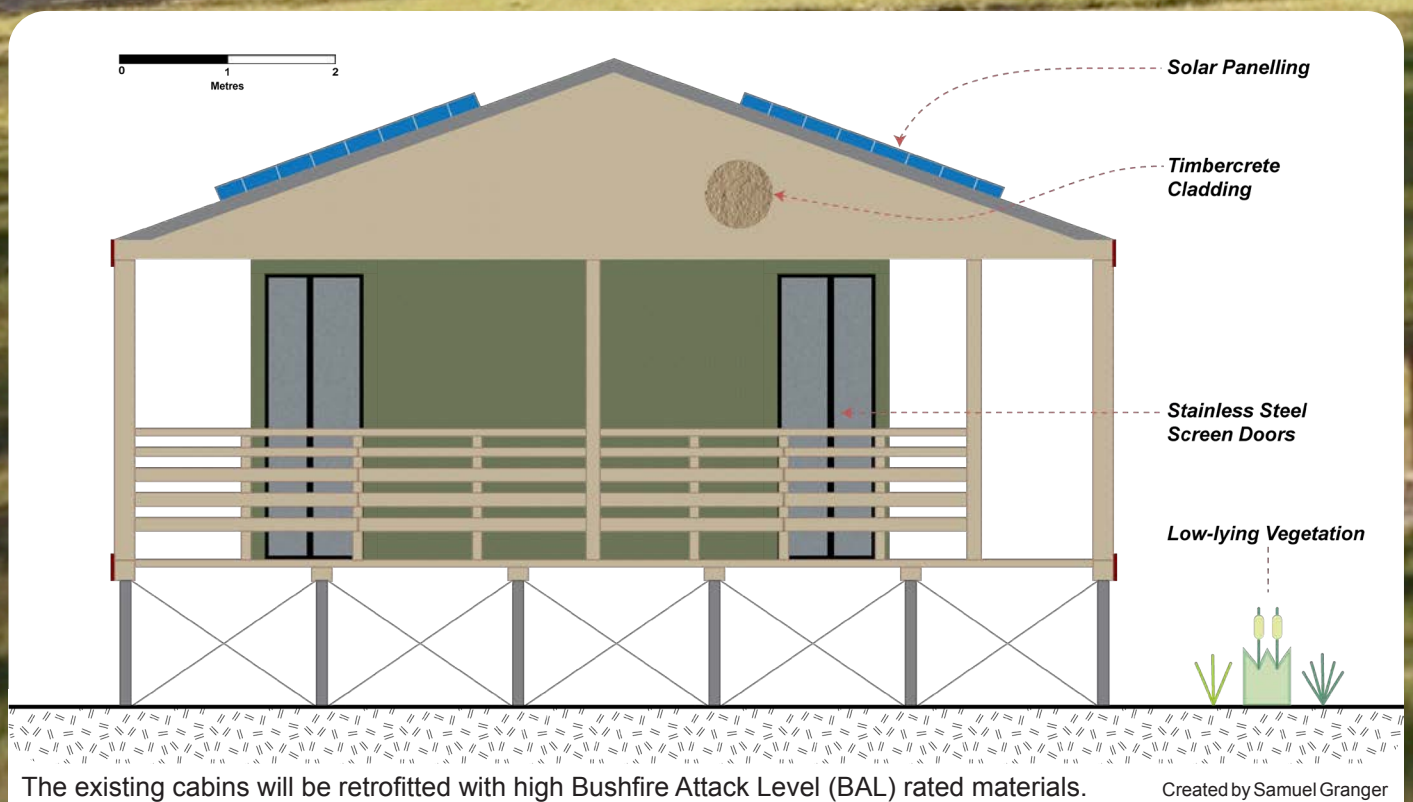


A single cabin design that can be arranged and combined together.



The existing cabins at Nymboida Camping & Canoeing

Photo by Rockpool Productions



08 Electric Vehicle Charging Station

Ready for the future.

As a region deeply affected by the effects of climate change, embracing the transition to renewable energy is a necessary and timely ambition. Various government schemes & incentives are making the transition easier and cheaper, especially for regional communities.

An electric vehicle fast-charging station at the Nymboida Power Station not only celebrates the community's history with clean energy, but capitalises on nearby power infrastructure to reduce installation costs.

This will also create a stopover opportunity to generate interest in other visitor experiences in Nymboida, and makes owning an EV in the area much more feasible.

- The NSW government is offering support to boost fast-charging facilities in regional areas.
- Nymboida is well located between Grafton and Armidale for electric vehicle ranges.
- Net zero carbon emission strategies align with Nymboidans' values towards the natural environment.



A charging station installed in Inglewood, VIC as part of the *Charging the Regions* Project.

Photo from AfMA website.

09 Nymboida History Museum

Showcasing Nymboida.

The now-defunct Nymboida Power Station was purchased by the Clarence Valley Council in 2021, officially retiring the hydro-electric generators within. The building has been largely dormant for many years, presenting an opportunity to refurbish it and celebrate the historical significance it has to Nymboida

This is a long-term proposal for a sustained and significant investment into Nymboida's visitor economy. Consultation with Council could deliver a joint-venture project, or potentially lease parts of the property to Nymboida Camping & Canoeing.

- 3 specific suggestions were made in the workshop relating to the Power Station or a museum (below).
- Since flooding damaged the generators in 2013, the facility is only used for pumping water to the Shannon Creek Dam.
- Council acquired the site in 2021.

Power Station Museum & historical notice

Build a museum with local history

walking tours of power station



A refurbished generator showroom at Tamworth has become an iconic museum.

Photo from Destination Tamworth website.

Nymboida Power Station



Photo by Geoff Derrin - Wikimedia



Implementation

6.5

Welcome
Wymboida
CAMPING & CANOEING



Implementation Matrix

Action	Priority	Description	Relevant Planning and Statutory Controls
Adventure Trail & Wayfinding Strategy		A hiking & cycling trail across Traveling Stock Reserves (TSRs) - Crown Lands commonly along rivers & roads with a history of under-management.	<ul style="list-style-type: none"> • AB4 Minimum Lot Size. • Biodiversity Values Offset. • BPL Cat 1&2 • Drinking Water Catchment. • Flood overlay • NSW Local Land Services - responsible authority. • RU2 Zoning • TSR Cat 2&3 • W1 Zoning
River Access Points		Accessible & culturally safe points of entry for recreation, especially kayaking.	<ul style="list-style-type: none"> • Biodiversity Values Offset (if river is impacted). • BPL Cat 1&2 • Crown (LLS) & council-owned land. • Drinking Water Catchment. • RU2 Zoning • TSR Cat 3 • W1 Zoning
Meeting Ground		Outdoor community meeting facilities focused on Gumbayngirr cultural awareness.	<ul style="list-style-type: none"> • Council-owned land. • Drinking Water Catchment. • RU2 Zoning. • W1 Zoning. • TSR Cat 3 • BPL Cat 1&2 • Biodiversity Values Offset (if river is impacted).
Neighbourhood Safer Place		A last-resort facility during a bushfire situation to keep residents safe & enable better emergency response.	<ul style="list-style-type: none"> • Biodiversity Values Offset (if river is impacted). • BPL Cat 1&2 • Council-owned land. • Drinking Water Catchment. • RU2 Zoning. • TSR Cat 3. • W1 Zoning.
Park Facilities Upgrade		Recreational facility upgrades for daily uses.	<ul style="list-style-type: none"> • Biodiversity Values Offset (if river is impacted). • BPL Cat 1&2 • Council-owned land. • Drinking Water Catchment. • RU2 Zoning. • TSR Cat 3 • W1 Zoning.
Community Hall Outdoor Space Upgrade		Provision of a new deck & outdoor area connected to the existing hall, with BBQ facilities & playground.	<ul style="list-style-type: none"> * AB4 Minimum Lot Size. * BPL Cat 1&2 * Drinking Water Catchment. * Heritage-listed * RU2 Zoning.
Road Surface Upgrades		Refinishing of select gravel roads & addressing of overland flow issues that lead to their erosion.	<ul style="list-style-type: none"> * BPL Cat 1&2. * Drinking Water Catchment. * RU2 Zoning. * TSR Cat 2&3.
Nymboida Camping & Canoeing Expansion		Upgrades to the existing cabins, and the construction of new cabins & amenities blocks to service the kayaking & hiking trail.	<ul style="list-style-type: none"> * AB4 Minimum Lot Size. * BPL Cat 1&2 * Heritage-listed. * RU2 Zoning. * TSR Cat 2&3
Electric Vehicle (EV) Charging Station		Capitalising on a nearby substation to create stopover tourist traffic & facilitate EV uptake in the region.	<ul style="list-style-type: none"> * Biodiversity Values Offset. * BPL Cat 1&2 * Council-owned land. * RU2 Zoning. * TSR Cat 2.
Nymboida History Museum		Long-term proposal to acquire Council-owned power station property and restore it for heritage significance, further boosting the area's tourism industry.	<ul style="list-style-type: none"> * BPL Cat 1&2. * Council-owned land. * Heritage-listed. * RU2 Zoning. * TSR Cat 2.

Relevant Building Compliance & Codes	Traditional Owner Engagement	Owner	Potential Funding Source	Estimated Cost
	<i>Rivers of Blood</i> and the Clarence Valley Aboriginal Heritage Study 2015		Varied	
Bushfire Attack Levels - Australian Standards 3959-2018				
Council standards regarding the construction of roads & potentially drainage infrastructure.			Council	
Bushfire Attack Levels - Australian Standards 3959-2018	Designed & sited in consultation with Traditional Owners.			
			Numerous EV-uptake schemes.	

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