Murwillumbah & District – Condong, Nunderi & Kielvale

Area description

The area includes Murwillumbah, South Murwillumbah, Bray Park, Condong, Nunderi, Kielvale and North Arm. The area encompasses rural and residential areas, numerous primary schools, areas of environmental significance and Aboriginal cultural heritage sites.

The Tweed River and the Rous River are focal points for a range of outdoor recreation and social opportunities for local residents and visitors. Activities include picnicking, nature appreciation and water-based activities such as boating, fishing, cruise boating, canoeing and kayaking, rowing, dragon boat racing, water and jet skiing.

Other open space and outdoor recreation features include Knox Park including the skate park and nature playground, Lions Lookout Reservoir, Remembrance Place, Budd Park, Commercial Road Boat Ramp, Chinamans Garden Park, Clarrie Purnell Park, Elva North Park, Frangela Drive Reserve, Arbor Place Park, Max Boyd Park and numerous river foreshore parks in South Murwillumbah and numerous sports fields offering a diverse range of sports.
Demographic profile

Future residential development for the area

The area is forecast to undergo some growth and population increases predominantly within the Hundred Hills Estate, one remaining stage of Riva Vue Estate and a small subdivision in Warana Street.
Key open space implications

- The area has a diverse mix of children, youth and older people. It is forecast the number of young children, youth and people aged 60 years and older will increase in the next 10 years. There will be a higher proportion of couples without children and lone person households. Council’s priority will be to plan and design intergenerational spaces that are inclusive and meet the diverse needs of the community, providing opportunities for recreation, social interaction, relaxation and nature appreciation.
- For the younger demographic, Council will continue to provide spaces to positively engage young people in healthy activities. This will include providing areas to socialise with family and friends. We aim to ensure the open spaces are connected by footpaths and shared paths.
- For residents living in medium density housing with fewer areas of private space, there is a greater need for quality open spaces within walking distance to improve ‘liveability’ in those communities.
- Murwillumbah has a lower SEIFA Index of Disadvantage than the Tweed Shire (general measure of socio-economic status), a similar proportion of low income households compared to the Tweed Shire and areas of social housing. Priority will be given to the equitable distribution of quality and diverse open spaces to ensure access to sport and recreation and opportunities for social interaction.

Current provision of Council-managed open space and recreation facilities

The area has:

- 77 hectares of open space managed by Council
- 39 hectares of passive open space (including parks, linkages/paths, civic spaces and drainage/road reserves that provide for passive recreation)
- 22 hectares of active open space (sports fields/courts and spaces for active recreation)
- Approximately 15.5 hectares of natural area (includes bushland and riparian zones along river corridors) is managed by Council, of which 14.2 hectares is owned by Council and an additional 1.3 hectares is Crown Lands managed by Council
- 44 local parks, 13 neighbourhood parks, 1 district park (Budd Park), 1 regional park (Knox Park)
- 9 local sports fields, 1 district sports field (Barrie Smith Sports Field)
- 12 neighbourhood playgrounds, 1 regional playground (Knox Park)
- 2 off leash dog areas
- Numerous boat ramps, pontoon and jetties
- Banner Park memorial, Remembrance Place and Arthur Homes OAM Memorial Garden
- Approximately 9km of shared-user path, 2km of on-road cycleway and 31kms of footpath
Other open space

- Murwillumbah Showground and campground on Crown Lands managed by Murwillumbah Showground Trust
- Murwillumbah Golf Club (private)
- Murwillumbah Rowing Club (Council owned land leased by the club)
- Mt Warning Dragons – Dragon boat racing from Condong
- Murwillumbah community garden on Crown Land
- Tweed Regional Aquatic Centre
- Murwillumbah Aero Club
- Condong Bowls Club (private)
- School sports facilities

Review and analysis of open space supply

- The area is currently well supplied with passive open space. The benchmark of 14 hectares is exceeded by 25 hectares (based on Council’s provision rate for passive open space being 1.13 hectares per 1,000 people), which will continue to be the case until 2026.
- The area is currently well supplied with active open space. The benchmark of 18 hectares is exceeded by 4 hectares (based on Council’s provision rate for active open space being 1.7 hectares per 1,000 people), which will continue to be the case until 2026.
- Large areas of open space, including the area’s parks and sports fields are flood prone with associated constraints relating to drainage. Many sport facilities are located in flood prone areas which impact the quality of the sport facilities.
- Most residents are within 500m of an open space.
- There are numerous locations within the area that are undersupplied with neighbourhood parks. A number of the neighbourhood parks are difficult to access with minimal or no street frontage.
- Whilst there are no district parks, the area is well serviced by a regional park (Knox Park, Murwillumbah).
- The key bushland reserves are in the vicinity of Lions Lookout Reservoir and Chinamans Gardens Park and provide for nature appreciation, wildlife observations and environmental interpretation.
- The Tweed River is a valued recreational asset of great importance to the local community and to visitors. The river is highly valued for its scenic, environmental, cultural and amenity values.
- There are existing gaps in the path network in Murwillumbah. South Murwillumbah is poorly connected by footpaths and shared paths and there are limited opportunities to walk along the river foreshore.
- The established residential areas of Murwillumbah have varying levels of street tree planting, with minimal planting in some locations. Additional street tree planting in Murwillumbah and along key arterial roads leading to Murwillumbah would help to improve the town’s visual amenity.
- There are numerous locations within the area that are undersupplied with neighbourhood playgrounds. Many of the playgrounds in the established residential areas provide limited
play value. The area is well supplied with a regional playground (Knox Park).

- The area is well supplied with youth recreation facilities, however the existing BMX Park is not fit for purpose and there are minimal opportunities for bike riding.
- There are two off leash areas and significant demand for a fenced off leash area.

**What the community said**

- Council should be commended on the upgrade of Knox Park, but anti-social behaviour remains a concern. Consider providing more bins, lighting, a bike track around the perimeter, a café, a community garden, retain the remaining green space and upgrade the public toilets.
- Enough has been spent on Knox Park.
- Improve shared paths and bike paths in Murwillumbah (in the CBD and to residential areas), to Condong and Tumbulgum and connect the villages.
- Support for Northern Rivers Rail Trail.
- Provide more walking trails and picnic areas in Murwillumbah.
- The parks are not well connected.
- Apart from Budd Park there are limited park attractions.
- Provide outdoor exercise equipment.
- Improve disabled car parking spaces in Budd Park and Knox Park.
- Provide more barbeques in parks.
- Consider the use of the existing sports fields and their surrounds for other recreation opportunities such as walking and cycling.
- Improve the dog off leash areas in Murwillumbah, provide dog waste bins and provide a fenced park. Consider using the perimeter of Stan Sercombe Oval for an off leash dog area. The off-leash dog parks need to be fenced to ensure dog safety. If they are not fenced nobody will use them.
- Consider working with the Tweed River Canine Club to improve amenities for dogs and ensure the areas are safe for their dogs.
- Manage dogs unleashed at the hockey fields in Murwillumbah and in Knox Park.
- Provide a playground in Budd Park.
- Provide a playground at Nunderi.
- Provide a public toilet in Tamarisk Avenue Park.
- Provide a walking track to connect Riva Vue residential development to Murwillumbah St or West End St.
- Provide a motocross track in Murwillumbah.
- Council should remove tagging by vandals.
- Enhance creek and river access by providing more parks and gardens along the Tweed River. Consider extending the walking path up the river from Budd Park.
- Provide a playground, additional shade and public toilet at Clarrie Purnell Park, Condong.
- Provide more natural shade and trees across the area.
- Provide a playground in Chinamans Gardens Park or Frangella Drive Reserve.
- Provide a botanical garden in Murwillumbah. Consider Knox Park as a potential location.
- As Murwillumbah grows, provide diverse open spaces close to where people live.
- Improved footpaths in various locations in Murwillumbah, at the Showground, Riva Vue Estate, Wollumbin St in front of the Old Australian Hotel site and along Byangum Road from the 5 ways roundabout heading towards the golf course.
- Improve the location of the heritage interpretation at Wharf Park, place the signage away from the toilet.
- Consider solar power for the new skate park.
- Address erosion along the river at Tumbulgum Rd.
- There is a problem with drainage and stagnant water at Max Boyd Park, South Murwillumbah.
- Consider the potential use of operational land at the end of Murwillumbah St for the following: a botanical garden, commercial native nursery operation (which could fund the project), opportunities for environmental interpretation, a walking track connecting through to Riva Vue Estate, engage the Aboriginal community, dog exercise area, preservation of the pond, and potential for a water-weed/biochar project. Work in partnership with Landcare to deliver a project. The community are concerned about the potential increase in traffic volume in the area and would like a traffic study completed.

**Proposed actions**

<table>
<thead>
<tr>
<th>Parks and foreshores</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>5</td>
</tr>
<tr>
<td>6</td>
</tr>
<tr>
<td>7</td>
</tr>
<tr>
<td>8</td>
</tr>
<tr>
<td>9</td>
</tr>
<tr>
<td>10</td>
</tr>
<tr>
<td>11</td>
</tr>
<tr>
<td>12</td>
</tr>
</tbody>
</table>
12. removing the public toilet at Nicol Park (Murwillumbah). The public toilet does not comply with current standards and there is another public toilet located within 350m in Wharf Park.

13. removing the public toilet at Buckley Park (Murwillumbah) at the end of its useful life. The public toilet does not comply with current standards, there is another public toilet located within 150m (Budd Park) and there is potential to access an additional public toilet as part of the enhancement of Murwillumbah Train Station.

**Sports fields and courts**

14. Continue to support Murwillumbah Tennis Club to develop a club development plan, assist with grant applications for clubhouse upgrades.

15. Continue to support Murwillumbah Croquet Park with grant applications for facility upgrades.

16. Continue to support Murwillumbah Basketball to develop a full-size basketball court in Knox Park (Murwillumbah).

17. Continue to support Murwillumbah Football Club to develop a club development plan and assist with grant applications for car parking, fencing and spectator seating upgrades and pedestrian safety improvements at John Devine Field, Queens Park and Convent Ground.

18. Support Murwillumbah Cricket Club and Murwillumbah Vulcans to develop club development plans and assist with grant applications for facility upgrades including cricket practice nets, field lighting and spectator seating at John Rabjones Oval (Murwillumbah).

19. Support Tweed Border Hockey to deliver their club development plan, assist with grant applications for clubhouse and change room upgrades at Barrie Smith Fields (Murwillumbah).

20. Conduct a feasibility study for an upgrade of Stan Sercombe Oval (Murwillumbah).

**Natural areas**

21. Continue to monitor and maintain Asset Protections Zones (for bush fire risk) and manage weeds in and around Chinamans Gardens Park (Murwillumbah).

22. Continue working in partnership with Murwillumbah Landcare to conduct riparian restoration and bush regeneration works, including exotic weed removal.

**Civic open spaces and streetscapes**

23. As Council develops its Urban Street Tree Planting Program address the health of the street trees in Murwillumbah CBD and replace as required, consider additional street planting in Murwillumbah CBD and streetscaping works along Tweed Valley Way, west from Quarry Rd into Murwillumbah CBD (space permitting).

**Tracks, trails and pathways**

24. Consider improving pedestrian access through the drainage reserve between Outlook Park and Sovereign Way Park.

25. As Council develops its Bike Plan consider addressing existing gaps and improving connectivity of the shared path network in Murwillumbah. Consider the following locations:
   - from Wollumbin Street to Murwillumbah Train Station;
   - between Sovereign Way and Old Lismore Road;
   - between Riveroak Dve, Old Lismore Rd and North Arm Road;
   - between Rous River Way to Murwillumbah CBD;
   - in East Murwillumbah to key parks and open spaces and the CBD.