

NANGILOC RECREATION RESERVE MASTER PLAN 2009 - 2019



Mildura Rural City Council



ACKNOWLEDGEMENTS

Council thanks the community for its contribution to the Nangiloc Recreation Reserve Master Plan by attending community planning meetings, forwarding submissions and providing feedback on draft documents.

Council also takes this opportunity to acknowledge the many individuals and community organisations that help make reserve the valuable community asset it is today.

The clubs and organisations that co-ordinate activities at Nangiloc Recreation Reserve are also recognised for their commitment to developing sport and recreation opportunities for the wider community.

TABLE OF CONTENTS

	Page
1.0 Introduction	4
1.1 Purpose of the Master Plan.....	4
1.2 Nangiloc Recreation Reserve.....	4
1.3 Participation Trends	5
2.0 Background Information	5
3.0 Project Methodology.....	6
4.0 Summary of Key Findings Directions	7
5.0 Discussion of Issues and Needs	7
6.0 Action Plan	10
7.0 Review and Implementation of the Master Plan	10
8.0 Site Plan	11
9.0 Appendices.....	15
Appendix 1 - Photographs	
Appendix 2 - Relevant Information from Council Plan and Community Planning Meetings.....	15
Appendix 3 - Submissions To The Project.....	19

1.0 Introduction

1.1 Purpose of the Master Plan

The purpose of the Nangiloc Recreation Reserve Master Plan is to provide a framework to guide the planning and development of Nangiloc Recreation Reserve over the next 10 years.

While this is a 10 year plan it is based on a 30+ year vision the community and in particular tenants have for the reserve. Through this master plan the community articulates its aspirations for the reserve and how it wants the reserve to reflect 'community pride' and sense of place. The community also recognise that a longterm strategy is necessary to ensure the reserve provides for future generations in a sustainable and responsible manner.

The master plan should be a document that is reviewed regularly and modified in response to changing needs and additional requirements identified over the period of the plan.

1.2 Nangiloc Recreation Reserve

The following table provides an overview of the organisations that use facilities at Nangiloc Recreation Reserve:

CLUB / ASSOCIATION	OVAL (synthetic wicket)		BOWLING GREEN (1)		TENNIS CRTS (2) (gypsum)		NETBALL COURT	
	S	W	S	W	S	W	S	W
Nangiloc & District Football - Netball Club (Millewa Football Netball League)								
Nangiloc Cricket Club (Red Cliffs Cricket Association)								
Nangiloc Tennis Club (Red Cliffs Tennis Association)								
Nangiloc & District Bowls Club (Sunraysia Bowls Association)								

(code: w = winter, s = summer)

Nangiloc Recreation Reserve is approximately 8 hectares in size and currently includes:

- 1 sports fields that cater for football and cricket
- 1 Bowling green
- 2 tennis courts
- 1 netball court
- the public hall
- a playground
- large grassed open space area

Nangiloc Recreation Reserve is crown land (Department of Sustainability and Environment) with council the designated committee of management for all of the reserve apart from the public hall. Tenant groups use the reserve under a lease agreement with council. The reserve committee of management has a lease directly with the Department of Sustainability and Environment for the public hall.

1.3 Participation Trends

The following provides a summary of sport participation trends at the reserve:

Football

Participation in senior football has continued to decline over the last 3 years from 49 in 2007 to 36 in 2009. Nangiloc has no junior football team. In both 2008 and 2009 approximately 15 new players came into the club however membership did not increase. Similarly, participation in Auskick has declined from 25 in 2007 to 15 in 2009

Netball

Participation in netball has remained constant over the last 3 years at approximately 25 players.

Despite this decline in active membership at the reserve, overall membership has increased by 58 to 138 between 2007 and 2009 indicating an increase in social membership.

Cricket

The Nangiloc Cricket Club has a seniors A grade (premiers in 2009) and an under 16 mixed team.

Tennis

The Nangiloc tennis Club has approximately 10 senior players and has maintained 1 senior team in both 2008 and 2009. The club has no junior teams, junior players participate in Red Cliffs.

Lawn Bowls

The Nangiloc Lawn Bowls Club has 31 members, 7 of which are women. The club has fielded 1 senior men's and 1 senior women's team for the past 3 years. In addition the club has 50 social members and also hosts the annual 'Farmers Cup' which attracts approximately 77 players from the Nangiloc – Colignan district.

2.0 Background Information

The recreation reserve is located in the township of Nangiloc but also caters for the sport and recreation needs of Colignan and surrounding districts. Nangiloc is located approximately 46 kilometres south of Mildura and Colignan a further 7 kilometers south.

At the last census (2006) the combined population of Nangiloc and Colignan was 605. The population data is not available for the combined area for 2001. However the 2001 population of Nangiloc was 460 and in 2006 it was 400 indicating a population decline of around 13% has occurred in the region.

Compared to Mildura Rural City Council as a whole the Nangiloc / Colignan region has a significantly higher percentage of its population in the 45 to 64 age groups (33.4%, MRCC 24.5%) and a significantly lower percentage of its population in the over 65 age groups (8.4%, MRCC 14.8%). It compares similarly in relation to other age groups. The most predominant age group in the Nangiloc / Colignan region is the 45 to 64 age group and the most predominant household type is 'couples with children'.

The most predominant form of employment in Nangiloc / Colignan is in agriculture / forestry / fishing (65%, compared to regional Victoria as a whole at 9.2%) followed by administration and support services at 6.3 %, (regional Victoria, 2.6 %). In 2006 Nangiloc / Colignan had an unemployment rate of 3.6% compared to regional Victoria at 5.6%.

Nangiloc / Colignan has a level of volunteering that is more consistent with the urban areas of Mildura (approximately 20% of the population) than with other rural areas of the municipality (e.g. Mallee Track 47%, Millewa 34%, Ouyen 42%). The level of volunteering is lower than rural Victoria as a whole (24%).

References: 'Mildura Social Indicators Report' (2008); Nangiloc Community Plan

3.0 Project Methodology

This master plan is one of 12 master plans prepared for township reserves across the municipality. The project involved workshops with sporting club and reserve representatives, review of project submissions, interviews with stakeholders and workshops with council staff.

Communication with key stakeholders has been ongoing throughout the project to refine the master plan. In addition, this project has incorporated relevant findings and comments from a range of planning sessions conducted with communities over the last 6-8 months in relation to Community Plans and the preparation of the Council Plan.⁽¹⁾ A summary of information drawn from these sources is included in appendix 2.

(1) Council Plan and Community Plan consultation meetings

4.0 Summary of Key Findings Directions

The following points provide a summary of the key directions articulated by the community through the project and through other community planning sessions conducted by council ⁽²⁾

The priorities for Nangiloc Recreation Reserve are:

- Completion of the public hall including the addition of kitchen and toilet facilities and community sporting facilities (e.g. change facilities, clubroom)
- Sealing of the existing tennis courts to provide for both tennis and netball
- Sealing of road surfaces including the entry, the car park (hall) and the road in between the bowls facility and the hall
- Creation of a pedestrian only precinct including the upgrading of the playground
- Upgrading of the oval

(2) Council Plan and Community Plan consultation meetings

5.0 Discussion of Issues and Needs

This section provides a discussion of the issues and opportunities raised through various consultation forums. This section should be read in conjunction with the Action Plan as it provides the basis for the tasks and priorities detailed in the plan.

Nangiloc Recreation Reserve is home to a diverse range of community sport and recreation activities and groups and provides for the sport and recreation needs of the Nangiloc and Colignan districts. The reserve is crown land and is approximately 8 hectares in size.

The reserve is highly valued by the local community which is evident by the priority given to the reserve and associated recreation and sport activities in the Nangiloc Community Plan. 'Action area 2' in the community plan relates to 'recreation, sport and leisure' and articulates the community's aim to ensure it continues to have access to a broad range of local recreation and leisure activities' (page 10). The community identified the need to support the reserve committee of management to complete the current and second stage of the hall development as a priority along with the further development of bike and walking trails. The master plan addresses these priorities and includes a proposal for the staged completion of the public hall and the provision of a walking trail in the reserve.

For the purpose of the discussion the reserve has been divided into a number of precincts.

Public Hall and Pedestrian Only Precinct

The community's priority as indicated in council community planning sessions is the completion of the public hall. This will consolidate social and sporting facilities, including catering, sporting change and social rooms and toilets in the one building. This will then allow for the removal of a number of old buildings from around the reserve including the supper room, and the old re-locatable buildings that accommodate football and cricket change rooms.

This means future generations will have access to modern and sustainable infrastructure. This forward planning is particularly important because of the diminishing capacity of rural communities to maintain and upgrade old infrastructure. The infrastructure development strategy proposed in the master plan will minimise duplication of facilities, reduce maintenance overheads and provide the district with a community hub that caters for a range of recreation, sport, social and educational needs. Consolidation of buildings including the removal of old buildings will improve the appearance of the reserve.

The highest priority is for completion of works already commenced on the public hall. The community has commenced initial planning for stage 2 of the hall redevelopment which includes the demolition of the old stage and the addition of kitchen and storage facilities. Later stages will include the addition of change rooms, a clubrooms and spectator facilities.

The master plan proposes the formalising and sealing of car parking areas around the hall to minimise the seasonal impacts of dust and mud. Formalising car parking will also optimise the number of cars that can be accommodated in the main car park and will better manage the mix of vehicle and pedestrian traffic. The plan recommends the sealing of the road that runs between the hall and the lawn bowls club.

The relocation of the playground closer to the public hall and proposed sporting infrastructure will allow for enhanced monitoring of children in the playground from the future clubrooms. It is recommended that the playground be upgraded to accommodate a wider range of age groups and more creative play opportunities. The relocation of the playground and the formalising of car parking to the south of the hall will require the removal of the basketball / netball court. The master plan also makes provision for outdoor gym equipment in this precinct to provide alternative fitness opportunities in a community that does not have easy access to indoor facilities of this nature.

Multi-purpose courts

The master plan proposes the upgrade of the existing crushed gypsum rock tennis courts to plexi-pave courts that can accommodate both netball and tennis. The sealing of the courts will also minimise court maintenance and provide a year round surface for sport and casual recreation activities. An allocation has been made for the addition of court lighting in the future to accommodate night tennis particularly in the summer when the heat is discouraging of sport during the daytime.

The master plan makes provision for the upgrade of tennis spectator shelters and the cricket nets. The road between the tennis courts and the oval will be closed to through traffic and incorporated into the pedestrian only precinct. Provision is made for a small number of car parking spaces to the south of the courts to accommodate spectators who are elderly or disabled. Access will be provided for service and emergency vehicles and additional tree plantings are recommended to provide increased shade over time.

Oval and former Grass Courts Precinct

The master plan proposes additional lighting towers on the oval so that football training can be dispersed over the playing area. This will reduce wear and tear under the existing training lights. An allocation has been made for the upgrade of the oval including weed removal and reseeded. The oval and other grassed areas are subject to damage by kangaroos. The master plan recommends that further investigations take place to identify opportunities to minimise access by kangaroos and the associated damage.

The large open grassed area to the north of the oval previously accommodated netball competition. Netball Victoria regulations now require netball to be played on sealed surfaces so this area is no longer used for netball. Netball is currently played on the old basketball court but it is proposed that the upgraded tennis courts will accommodate both tennis and netball. The master plan recommends the removal of the old netball shelters and the revegetation of the area with clustered tree plantings. A walking trail that loops part of the reserve and links with the trail to the river is also proposed for the precinct. This trail would be suitable for walking, jogging and bike-riding (children) and would include distance markers.

Bowling Club Precinct

The master plan makes provision for the addition of lighting to the bowling green and landscaping and vegetation plantings to the north of the clubroom and greens. Tree and vegetation plantings will minimise road dust and provide for a more pleasant bowling environment. Lighting will enable bowls to be played in the evening rather than in the daytime heat. Night-time bowls will provide opportunities for people who are not able to access bowls during the day because of work commitments or who prefer not to play in the heat of the day.

Campers Corner

The removal of the re-locatable buildings that currently cater for the change room requirements of both football and cricket are poorly located and are not of a standard that will cater for the future sporting needs of the community. The master plan proposes the consolidation of sporting facilities with the public hall. This will enable the south-east corner to be revegetated to provide a shaded amenity for a small number of casual campers wanting to access toilet and shower facilities in the town. Many visitors to the area camp alongside the river however a number of travelers enquire after camping facilities that offer basic shower and toilet amenities. The master plan proposes the retention of the upgraded toilet and shower facilities associated with the existing football pavilion after the pavilion is demolished. An allocation has been made in the master plan for modifications to the structure so that it provides for the basic toilet and shower needs of campers. An allocation has also been made for 2 power outlets for caravans.

Other Considerations

The following provides an overview of issues that apply to the reserve as a whole.

Signage

The need for effective signage to the reserve along major access roadways and at reserve entries was identified as a priority for both ease of access for newcomers, and to profile opportunities and activities at the reserve. Internal signage that indicates directions to different precincts and facilities is required at various points throughout the reserve.

Reserve Furniture

The master plan recommends a programmed replacement of reserve furniture such as oval perimeter fencing, traffic bollards, seating etc. as required. It is proposed that the standard of this furniture be specified so that the overall amenity of the reserve is improved over time in accordance with desired standards. This will create a uniformity of provision and a strong and continuous 'theme' throughout the reserve

Buildings

The master plan recommends that upgrades to existing structures or the provision of new structures adhere to building standards and style that are consistent throughout the reserve.

There should be a move away from free standing sheds and storage structures and a move to incorporating tenant group requirements under one roofline as much as possible. This will support the community's aspirations for an improved quality of provision and visual amenity at the reserve.

BMX track

The BMX track is located on the adjoining property to the rear of the church and is not in a good condition. Feedback received during the project indicates an interest by some sectors of the community to reinstate the track. The level of demand for the track is not known at this stage. If it is determined that there is sufficient level of demand then an upgrade should be considered. An allocation has not been made in the master plan for any upgrade to the track. Prior to any upgrade of the track management responsibilities relating to maintenance, public liability insurance etc. for the facility will need to be resolved.

6.0 Review and Implementation of the Master Plan

This master plan has been prepared to guide the development of Nangiloc Recreation Reserve. It is important that the master plan be reviewed on a regular basis to ensure that it responds to the current priorities of the community, to changing community sport and recreation participation trends and to funding availability and opportunities.

The timing of various tasks outlined in the master plan may vary depending on a number of factors including:

- the capacity of the community to raise local funds
- the availability of state and federal government grants
- the availability of council grants and other competing council budget items and
- changing community priorities and needs.

7.0 Action Plan

This section contains the 'action plan' that lists tasks required to guide the development of Nangiloc Recreation Reserve over the next 10 years. Some actions will fall outside the 10-year scope of the plan. They have however been documented so they are retained for future consideration.

The action plan also identifies the key stakeholders responsible for facilitating / resourcing the tasks, cost estimates and timelines. Priorities identified for any given year do not commit any potential funding partners, government or community. Rather they provide a guide for future planning, government budget allocations and community fund-raising.

Priorities have been determined according to whether the action:

- has any risk management implications
- has significant implications for the future / survival of the sport
- caters for a priority need in the broader community
- was significant throughout the community consultation process
- has health and wellbeing implications for the broader community

- has particular implications in relation to the demographic profile of the area
- has been identified as a priority by Council, state and federal government agencies.

The cost items in the master plan are estimates only. Final costs will be subject to the final scope of works approved / agreed and detailed design findings. They will also vary depending on fluctuations in the price in materials and labour, access to volunteer labour and in-kind support, and environmental conditions identified as part of detailed design process.

NANGILOC RECREATION RESERVE - MASTER PLAN COST ESTIMATES					
No.	ACTION	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENT
	Public Hall & Pedestrian Only Zone				
	Hall Upgrade - Completion stage 1				
1	Completion of minor works	1	\$20,000		
	Hall Upgrade - Stage 2 -				
2	- Allocation for detailed design plans for hall extensions	2		clubs, council, state govt., community	
3	- Provision for services upgrade	2	\$30,000	council	
4	- Demolition of stage and addition of kitchen, bar & associated storage facilities	3	\$165,000	clubs, council, state govt., community	Dependent on agreed size, finish type of kitchen e.g. semi-commercial
5	Demolition of old supper room	3	\$15,000	clubs, council, state govt., community	
	Hall Upgrade - Stage 3				
6	- Allocation for design / plan amendments	5	\$10,000	clubs, council, state govt., community	
7	- Addition of clubrooms, change rooms first aid rooms & new public toilets etc..	6	\$250,000	clubs, council, state govt., community	Need to consider accommodating netball, football/cricket change. Assumes shared use of facilities not separate facilities for football / cricket
8	Minor upgrade to toilets – short term	2	\$20,000	clubs, council	So that toilets are serviceable until new toilets are provided in conjunction with hall upgrade
9	Demolition of old toilet block	6	\$10,000	council	
10	Removal of old basketball court	3	\$33,000	clubs, council, community	
11	Relocation existing play equipment	3	\$15,000	clubs, council, community	
12	Upgrading of playground	3	\$100,000	clubs, council, state govt., community	A variety of equipment to provide for ages 3 - 12. Includes additional equipment, soft-fall, barrier fencing etc

NANGILOC RECREATION RESERVE - MASTER PLAN COST ESTIMATES					
No.	ACTION	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENT
13	Provision of outdoor gym equipment	7	\$85,000	clubs, council, state govt., community	
14	Provision of seating and tables	3	\$45,000	clubs, community	
15	Planting of new pedestrian only zone in the vicinity of the new playground	1	\$6,000	clubs, council, community	Extends along south-west flank of the oval. Allocation for plants, mulch etc.
16	Removal of roadway between tennis courts and oval & formalising of car parking for tennis courts	2	\$40,000	council	Minimal no. of spaces only for mothers & babies, elderly spectators etc.
17	Planting of newly created pedestrian only zone between tennis courts & oval	2	\$6,000	clubs, council, community	Allocation for plants, mulch etc.
18	Landscaping and bollard treatment to prevent vehicle access to the pedestrian zone		\$12,500		
19	Asphalting of reserve entry and internal roadway to existing playground	5	\$14,000	council	Dust suppression
20	Formalising of car park to south of the hall	3	\$14,000	clubs, council, community	Landscaping and bollards
21	Asphalting of new hall car park to south of hall	6	\$14,000	clubs, council, community	Includes sealing - dust suppression
Multi-purpose Courts					
22	Replacement of tennis court surface with hard court surface	3	\$100,000	clubs, council, state govt., community	
23	Provision of spectator shelters & seating along north and east sides of courts	5	\$30,000	clubs, community	
24	Replacement of court fencing	6	\$50,000	clubs	
Oval & Former Grass Courts Precinct					
25	Upgrading of cricket nets	4	\$30,000	clubs	
26	Upgrading of playing surface	4	\$60,000	clubs, council, state govt.,	
27	Upgrading of pump	2	\$15,000	clubs, council	
28	Allocation for power upgrade	5	\$20,000	clubs, council	
29	Provision of additional lighting tower on west side of oval	5	\$100,000	clubs, council, state govt.,	
30	Replacement of perimeter fencing	8	\$15,000	clubs, council	Investigate options to reduce access by kangaroos
31	Provision of perimeter seating	8	\$20,000	clubs, council	

NANGILOC RECREATION RESERVE - MASTER PLAN COST ESTIMATES					
No.	ACTION	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENT
32	Formation of a perimeter road around the oval to link to an additional exit from the reserve	9	\$108,000	clubs, council, community	
33	Asphalting of new exit	9	\$12,500	council	
34	Planting along east boundary of reserve	8	\$6,000	clubs, council, community	
35	Removal of old netball shelters / rings at west end of the reserve	2	\$5,000	council	
36	Planting in north precinct of the reserve i.e. former grass courts	8	\$8,000	council	
37	Creation of a perimeter walking track around reserve	8	\$45,000	clubs, council, community	
38	Distance markers for walking track and along extension to the river	9	\$5,500	clubs, council, community	
Bowling Cub Precinct					
39	Upgrading of lighting to lawn bowls greens	4	\$30,000	clubs, council, state govt.,	
40	Upgrading of toilet block and storage facility	6	\$20,000	clubs	
41	Topping of surface in bowls club car park to the east of the clubrooms	7	\$8,000	council	
42	Landscaping and vegetation planting to the north of the clubrooms and the bowling green	3	\$8,000	council	
Campers Corner					
43	Works to upgrade toilet / shower facilities in campers corner	7	\$30,000	clubs, community, council	
44	Landscaping & planting of campers corner	4	\$10,000	clubs, community, council	
45	Demolition of old football / cricket change rooms & clubrooms	7	\$45,000	clubs, community, council	
Other Items					
46	Directional signage at entry	2	\$10,000	council	
47	Directional signage on highway	2	\$10,000	council	
	Total		\$1,736,000		

8.0 Site Plan

The site plan provides a graphic representation of the master plan.

9.0 Appendices

Appendix 1 - Photographs



Nangiloc Public Hall



Nangiloc Public Hall



Nangiloc Public Hall –
old stage area proposed
for demolition



Public toilets. Used
also by hall patrons



Netball court



Lawn bowls facilities



Road between hall
and lawn bowls
green



Toilets and storage /
works area



Playground



Football and cricket
change rooms



Open grass area -
former grass netball
courts



Oval



Cricket nets



Tennis courts

Appendix 2 - Relevant Information from Council Plan and Community Planning Meetings

COUNCIL PLAN (Consultation Meetings, February 2009. Note meeting was a combined Nangiloc / Colignan meeting)

The following is a summary of information / comments from council consultation meetings (Feb 2009) relevant to the master plan:

- Tennis and other activities in decline
- Sporting activity is crucial for mental/ psychological health
- Important to support and maintain infrastructure
- Footy, cricket and bowls must be maintained
- Priority – Nangiloc / Colignan Hall - development continued and finished
- Vision – “Sporting facilities that are of a high quality”

COMMUNITY PLAN – ‘Nangiloc – Colignan District Community Plan – Our Community Future’ (2008)

The following is a summary of information from the Community Plan that is relevant to the master plan:

- Seven ‘action areas’ identified in the plan. ‘Action area’ 2 relates to ‘recreation, sport and leisure’ (page 10)
- Objective relevant to the master plan – ‘To ensure the community has access to a broad range of local recreation and leisure activities’
- Key recreation and leisure actions relevant to the master plan:
 - Support the Nangiloc Public Hall Committee to achieve the next stage of the hall redevelopment
 - Maintain existing bike/walking tracks and develop additional bike/walking tracks adjacent to the river

Appendix 3 - Submissions To The Project

The following provides a summary of submissions received as part of the project:

Submission 1 – Nangiloc & District Bowls Club

- Notes the importance of the reserve in the Neighbourhood and Learning Centre
- Club keen to attract new members
- The club runs the 'Farmers Cup' which is a major membership drive activity. This is a twilight event that is restricted because of a lack of lights over the greens. Lights will enable social night bowls; cater for pennant activities that cannot be played during the day because of extreme heat conditions (policy). In extreme heat pennant events are currently cancelled
- Quotation for the provision of lights is provided with the submission – estimated cost is \$30,000 (May 2009)

Submission 2 – Hall Committee of Management

- Outlines staged redevelopment of hall complex including:
 - Completion of the main hall (estimated at \$20,000)
 - Addition of kitchen / storeroom (estimated at \$330,000) and
 - Addition of new change rooms / clubrooms (estimated at \$450,000)