

JULY 2020

Nichols Point Recreation Reserve Master Plan



Mildura Rural City Council

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1. Introduction

In 2009 Mildura Rural City Council (MRCC) developed master plans for each of its 12 township recreation reserves. The master plans were developed to provide a framework to guide the planning and development of the reserves for 10 years. As the timeframe for each master plan was nearing its end, MRCC commenced a process to systematically review these master plans.

In 2019, MRCC commenced a review of the Nichols Point Recreation Reserve Master Plan.

The review has given consideration to the existing Master Plan (2009) as well as site conditions and future anticipated needs of the Reserve's user groups.

The revised five year Master Plan will provide guidance for MRCC, in their aim to enhance the Reserve and ensure its facilities continue to benefit key user groups as well as the broader local community.

The review did not include the former school grounds located adjacent to the reserve. Consultation with Council's Community Development unit confirmed that the former school ground is to be utilised as a community facility as opposed to a recreation based facility. Council's Community Development unit is consulting with the Nichols Point community regarding the future development of the former school grounds.

The following process was completed to ensure the revised Master Plan aligned with MRCC's relevant strategies and policies, and was locally focused.



All uncompleted actions from the 2009 Master Plan that still remain relevant have been incorporated into the 2020 revision and a range of plans, strategies and policies which reference or impact on the future direction of recreation provision in Nichols Point have also been considered as part of the process.

Numerous MRCC officers were engaged throughout the review process. A key role of these officers was to assess the technical feasibility of proposed user group actions and also identify any infrastructure upgrades deemed necessary for the future operation of the Reserve.

Development of the revised Master Plan has been largely driven by a Reference Group consisting of representatives from the Reserve's regular user groups. Consideration has been given to the changing needs of these user groups as well as the capacity of all stakeholders to deliver the recommended actions.

A strong focus of the Master Plan review was to ensure that the future direction of the Reserve was based on key elements of sustainable decision making. That is, proposed actions need to be economically viable, technically feasible, environmentally compatible and publicly acceptable.



The development of a clear future direction for Nichols Point Recreation Reserve along with a program of prioritised works, indicative associated costs and potential contributors is provided in section 5.2.

2. Nichols Point Recreation Reserve

2.1 Location

Located off Fifth Street, Nichols Point Recreation Reserve is located in Nichols Point approximately five kilometres south-east of Mildura.

2.2 The Site

Nichols Point Recreation Reserve is approximately 2.8 hectares in size owned by Council freehold.

Figure 1 – Aerial image of Nichols Point Recreation Reserve



Facilities and Structures

Facilities and Structures on the site include:

- One sports fields that cater for cricket, rugby and soccer (training only)
- A four pitch cricket net facility
- One pavilion and various sheds / structures
- The Nichols Point Hall.

2.3 Site User Groups and Key Stakeholders

There are currently 7 regular user groups based at the Nichols Point Recreation Reserve.

These are:

- Nichols Point Cricket Club
- Nichols Point Soccer Club
- Sunraysia Rugby League
- Nichols Point Primary School
- Nichols Point Incorporated (community group)
- Sunraysia Cricket Association
- Football Federation Sunraysia (soccer).

The number of user groups has remained relatively stable since the 2009 Master Plan was developed. Each were given an opportunity to nominate a representative for the ref group, 6 user groups provided representation (refer to Appendix 1 for a list of representatives).

MRCC is responsible for the majority of maintenance tasks at the Reserve with Facility Services and Parks & Gardens both playing significant roles in ensuring the Reserve's ongoing operation. Minor maintenance such as cricket wicket preparation is carried out by the cricket clubs.

3. Master Plan

3.1 Previous Master Plan Objectives and Directions

In 2009, MRCC commissioned the development of a Master Plan for Nichols Point Recreation Reserve. The following section provides a summary of the key issues and needs identified in the 2009 Nichols Point Recreation Reserve Master Plan.

Pavilion & Pedestrian Precinct

- Removal of tennis court fencing and infrastructure
- Demolition of old toilet blocks
- Demolition of old tennis club building
- Design and feasibility study of multi-use clubrooms / change rooms
- Pavilion development – Construction of club room / kiosk / store room / change rooms / toilets / verandah
- Demolition of old kiosk
- Provision / formalising of sealed car parking between the new club rooms and Fifth Street
- Relocating of north-west entry further along Fifth Street
- Sealing of south entrance
- Installation of a playground in the vicinity of the existing cricket shed
- Seating and tables
- Security lighting – car park.

Oval Precinct

- Upgrading / relocation of cricket nets
- Upgrading of playing surface
- Addition of 2 light towers along north-west boundary
- Provision of perimeter seating
- Replacement of perimeter fencing
- Secure access to oval
- Re-shaping of oval along north-west boundary
- Relocation of existing light towers in line with re-shaping oval
- Upgrade & extend the irrigation system
- Vegetation (shade) plantings around oval perimeter.

Public Hall

- Energy assessment of hall to determine appropriate heating / cooling system / insulation works
- Services assessment – plumbing, electricity
- Structural assessment – structural integrity
- Installation of heating and cooling – allocation only
- Upgrade of toilets

- Provision of disabled car parking
- Painting of hall – internal
- Reinstatement of kitchen
- Landscape softening along north-west side of the hall and to highlight memorial cairn.

Other Items

- Increased vegetation plantings & informal landscaping along reserve boundary with Fifth Street
- Extend vegetation plantings along Fifth Street
- Formalising of parking along Fifth Street
- Directional signage at entrance
- Directional signage on highway.

3.2 2009 Master Plan Progress Report

The following list provides a summary of key developments that have been completed at Nichols Point Recreation Reserve since the development of the 2009 Master Plan:

- Removal of tennis court fencing and infrastructure
- Demolition of old toilet block
- Design of multi-use clubrooms / change rooms
- Closing of existing north-west entry
- Sealing of south entry
- Upgrading / relocating of cricket nets
- Provision of perimeter seating
- Replacement of perimeter fencing
- Secure access to oval.

A review of the status of actions from the 2009 Nichols Point Recreation Reserve Master Plan highlighted that a large number of actions remain incomplete. However, it should be noted that recent changes in usage and subsequent user group development priorities has meant that these may no longer be applicable.

4. Future Directions

4.1 Development Opportunities

A number of site development opportunities were identified throughout the consultation process with user groups and Council officers. The following opportunities received strong support and therefore have been identified as Priority 1.

- Sports Pavilion (including change rooms, umpire change rooms, social space, kitchen and kiosk, storage, public toilets) – Stage 1: Prepare construction plans and specifications
- Sports Pavilion (including change rooms, umpire change rooms, social space, kitchen and kiosk, storage, public toilets) – Stage 2: Construction of sports pavilion (includes demolition of former tennis clubrooms, public toilet and kiosk)
- Reconfigure the shape of the ground to meet all sports needs
- Sports lighting to the oval (to cricket, soccer and rugby match standard) – Stage 1: Prepare design plans and specifications
- Sports lighting to the oval (to cricket, soccer and rugby match standard) – Stage 2: Installation of lighting
- Prepare traffic management plan to ensure safe passage of vehicles and pedestrians. Include the creation of pedestrian precinct.

5. Master Plan Implementation

5.1 Action and Implementation

The revised Master Plan for Nichols Point Recreation Reserve has been developed to provide actions that are practical and realistic. Many actions will require further stakeholder consultation through their detailed design and implementation phases.

The priority actions of the Master Plan have been established based on the following criteria:

Priority 1 - High level demand by clubs, safety and regulatory compliance

Priority 2 - Medium level demand by clubs, necessary repairs to maintain operations

Priority 3 - Upgrades / refurbishments / exclusive requests

The implementation of the Master plan is reliant upon the capacity of a range of stakeholders to actively attract and negotiate funding. To this end, it is important to appreciate that implementation of the Master Plan is not the sole responsibility of one stakeholder. Rather, its success is dependent upon a range of partners to come together and work towards mutual goals.

The action list in Section 5.2 identifies the range of partners that are involved throughout the implementation of the works program. Funding contribution recommendations have been made on the basis of:

- Which partner/s will receive direct benefit from the works
- The assumed capacity of partners to contribute to works
- The understanding that Council, together with the user groups, has a responsibility to preserve asset integrity, and respond to works that would otherwise contribute to asset deterioration and compromise the functionality of the asset.

Finally, recommended contributions have not taken into account the expected in kind contributions. It is anticipated that in kind contribution which directly reduces the capital cost of work is a fair and legitimate avenue for all clubs to contribute to works. However, it should be noted that Council discretion will be used in assessing and/or approving any proposed in kind.

In some cases, identified projects may also be eligible for funding from Council's grants or State and Commonwealth Government funding programs. In the Priority Action List below, potential funding partners are identified. For a number of these projects, there will a requirement for user groups to contribute financially. The values of contribution will be confirmed through the development process of each project and will be subject to external funding streams available at the time.

5.2 Priority Actions List

Ref	Task	Priority	Indicative Cost	Potential Funding Partners	Comments
1	Sports Pavilion (Including change rooms, umpire change rooms, social space, kitchen and kiosk, storage, public toilets) - Stage 1: Prepare construction plans and specifications	Priority 1	\$10,000	Clubs, NRL, Council	Multi-use facility – soccer and rugby in winter, cricket in summer
2	Sports Pavilion (Including change rooms, umpire change rooms, social space, kitchen and kiosk, storage, public toilets) - Stage 2: Construction of sports pavilion (includes demolition of former tennis clubrooms, public toilet and old kiosk)	Priority 1	TBC	Clubs, NRL, SRL, CA, FV, Council, State Gov't	Multi-use facility – soccer and rugby in winter, cricket in summer
3	Reconfigure the shape of the ground to meet all sports needs	Priority 1	TBC	Clubs, NRL, Council	
4	Sports Lighting to the oval (to cricket, soccer and rugby match standard) - Stage 1: Prepare design plans and specifications	Priority 1	\$5,000	Clubs, NRL, Council	
5	Sports Lighting to the oval (to cricket, soccer and rugby match standard) - Stage 2: Installation of lighting	Priority 1	\$350,000	Clubs, NRL, SRL, CA, FV, Council, State Gov't	
6	Prepare traffic management plan to ensure safe passage of vehicles and pedestrians. Include the creation of pedestrian precinct	Priority 1	\$10,000	Council	
7	Seal the internal road	Priority 2	TBC	Council	
8	Provision of an additional Turf Pitch	Priority 2	\$20,000	NPCC, Council	
9	Upgrade of the Cricket Net Facility - Stage 1: Undertake a feasibility/needs assessment	Priority 2	\$5,000	NPCC, Council	
10	Upgrade of Cricket Net Facility - Stage 2: Prepare construction plans and specifications	Priority 2	\$5,000	Club, Council	
11	Upgrade of Cricket Net Facility - Stage 3: Works to upgrade the cricket net facility	Priority 2	\$40,000	NPCC, CA, Council	
12	Provision of public BBQ - Under shade structure	Priority 3	TBC	Council	Location to be confirmed
13	Prepare a storm water drainage plan for the reserve	Priority 2	\$5,000	Council	

14	Investigate the conversion of the irrigation channel into a pipeline	Priority 2	\$0	Council, LMW	
15	Directional signage on highway	Priority 3	TBC	Council	

Note: Indicative costs for identified works are based on 2019 prices and may be subject to increase at time of project commencement.
Indicative costs listed as TBC (to be confirmed) are due to the exact scope of those action items being unknown at this stage.

6. Appendices

Appendix 1 - Consultation and Literature Review

A – 1.1 Stakeholder Consultation List

A list of stakeholders consulted in the development of the Nichols Point Recreation Reserve Master Plan is provided below:

- Jamey Mullen – Manager Leisure & Cultural Services
- Thomas Stevenson – Recreation Development Coordinator
- Dawn Johnston – Recreation Support Officer
- Andrew Lucchesi – Recreation Officer
- Sue O'Brien – Recreation Officer
- Alana Nolen – Environmental Health Coordinator
- Anne Ross – Community Development Coordinator
- Bonnie Pettett – Environmental Sustainability Coordinator
- Charmaine Calis – Governance & Risk Coordinator
- Dean Umback – Parks & Gardens Coordinator
- Grant Follett – Parks Team Leader - Urban
- Greg Sutton – Infrastructure Works Coordinator
- Jason Kane – Facility Services Coordinator
- Kylie Sergi – Strategic Asset Systems Coordinator
- Karen Milner – Acting Strategic Asset Systems Coordinator
- Lindy Pain – Parks & Gardens Team Leader – Rural
- Michael Vaughan – Infrastructure Services Coordinator
- Nardia Baker – Acting Environmental Sustainability Coordinator
- Parthee Gana – Engineering Coordinator
- Sharyn Arnold – Building Projects Team Leader
- Jody Richardson – Service Planning Coordinator
- Kealey Lush – Property Officer
- Nicole Jamieson – Property Management Support Officer
- Susan Watts – Football Federation Sunraysia
- Travers Zanker – Nichols Point Cricket Club
- Evette Turaln – Nichols Point Incorporated
- Danuel Holy – Nichols Point Primary School
- Roxanne Jones – Nichols Point Soccer Club
- Akesa Kei/Brent Silva – Sunraysia Rugby League

A – 1.2 Literature Review

- Nichols Point Recreation Reserve Master Plan 2009-2019
- Mildura Recreation Assessment 2013
- Recreation Strategy 2008
- Public Open Space Strategy 2004

Appendix 2 – Priority 1 Actions

Sports Pavilion (including change rooms, umpire change rooms, social space, kitchen and kiosk, storage, public toilets) – Stage 1: Prepare construction plans and specifications	Priority 1
Sports Pavilion (including change rooms, umpire change rooms, social space, kitchen and kiosk, storage, public toilets) – Stage 2: Construction of sports pavilion (includes demolition of former tennis clubrooms, public toilet and kiosk)	Priority 1
Reconfigure the shape of the ground to meet all sports needs	Priority 1
Sports lighting to the oval (to cricket, soccer and rugby match standard) – Stage 1: Prepare design plans and specifications	Priority 1
Sports lighting to the oval (to cricket, soccer and rugby match standard) – Stage 2: Installation of lighting	Priority 1
Prepare traffic management plan to ensure safe passage of vehicles and pedestrians. Include the creation of pedestrian precinct	Priority 1



Nichols Point Recreation Reserve Master Plan July 2020