ACKNOWLEDGEMENTS

Council thanks the community for its contribution to the Nichols Point 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 Nichols Point Recreation Reserve are also recognised for their commitment to developing sport and recreation opportunities for the wider community.
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1.0 Introduction

1.1 Purpose of the Master Plan

The purpose of the Nichols Point Recreation Reserve Master Plan is to provide a framework to guide the planning and development of Nichols Point 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.

1.2 Nichols Point Recreation Reserve

Nichols Point Recreation Reserve is located approximately 5 kilometres south-east of Mildura and is approximately 2.8 hectares in size. The reserve is owned by council (freehold) who has in place a number of lease agreements with clubs that tenant the reserve. The following table provides an overview of these organisations and the facilities they use at the reserve:

<table>
<thead>
<tr>
<th>CLUB / ASSOCIATION</th>
<th>OVAL 1</th>
<th>PUBLIC HALL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>S</td>
<td>W</td>
</tr>
<tr>
<td></td>
<td>S</td>
<td>W</td>
</tr>
<tr>
<td>Nichols Point Cricket Club</td>
<td></td>
<td>Currently not available for community use</td>
</tr>
<tr>
<td>(Red Cliffs Cricket Association - men)</td>
<td>used for storage of council archives</td>
<td></td>
</tr>
<tr>
<td>(Sunraysia Cricket Association - women)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nichols Point Soccer Club</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Football Federation Sunraysia)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sunraysia Rugby League</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Code: s= summer, w=winter)

The reserve is also used on a regular basis by the Nichols Point Primary School.

Nichols Point Recreation Reserve is and currently includes:

- 1 sports field that caters for cricket, rugby and soccer (training only)
- 1 pavilion and various sheds / structures
- disused tennis courts and
- the Nichols Point Public Hall
1.3 Participation Trends

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

Soccer
In 2009 the Nichols Point Soccer Club had 128 registered members as follows:
- 27 senior and reserves men (2 teams, although the reserves team disbanded toward the end of the season)
- 14 senior women (1 team) introduced in 2009 and hope to continue in succeeding years.
- 36 juniors (under 12 through to under 16) including 7 girls and 29 boys (3 teams)
- 51 sub-juniors

Between 2007 and 2008 the club experienced a decrease in membership from 184 to 157, a loss of 27 players (14%) and 3 teams. This decrease was largely as a result of the loss of the reserves and under 18 teams. Contrary to the above, the Nichols Point Soccer Club went from being a club with one of the lowest number of sub junior players in 2006 to having the highest of all Sunraysia clubs in 2008.

Between the 2008 and 2009 the club experienced a decrease in membership from 157 to 128. This was largely as a result of a significant drop in junior players, 69 in 2008 compared to 36 in 2009 which equates to a 92% reduction in players aged 12 and teenage. As mentioned above, a senior women’s team was introduced in 2009.

All soccer competition is conducted at the Old Aerodrome Reserve in central Mildura. The club conducts all training at the reserve and social activities at indoor facilities in the area. The club attributes its difficulty to retain players to the lack of basic facilities at the reserve.

Cricket
Nichols Point Cricket Club
The club has 62 registered senior men, 22 registered women, 45 juniors and 32 sub-juniors (160 members overall). Male membership has been fairly consistent over the last 3 years. Ladies competition commenced in 2008/09. Junior players increase significantly in 2008/09 from 15 in both the 2006 / 07 and 2007/08 seasons to the current membership of 45.

The club has 3 senior teams competing in Red Cliffs Cricket Association and the women’s team competes in the Sunraysia Cricket Association. It also has 4 junior sides and a Milo (sub-junior) program. 82% of players live in the Nichols Point area and over 100 spectators attend cricket matches.

Rugby
Four teams are based at the reserve for competition. These include 2 Mildura teams with a total of 60 players, 1 Dareton team with a total of 25 players and 1 Robinvale team with a total of 28 players. The two Mildura teams also train at the reserve.
2.0 Background Information

At the last census (2006) the population of Nichols Point (state suburb) was 837\(^{1}\). The information is not available for the same state suburb in 2001 so it is difficult to accurately determine any population increase since that time.

The most dominant age group in Nichols Point is the 25-54 age group (44.6%) followed by the 5-14 age groups (18.5%). This is significantly higher than for Mildura Rural City Council area (MRCC) as a whole which has 39.5% and 15.9% of its population accounted for by each of these age groups respectively. The area has a smaller percentage of its population in the 0-4 (4.4%, MRCC 6.5%) and the 15-24 age groups (11.4%, MRCC 12.6%) than MRCC area as a whole and significantly less in the 65 and over age groups (7.9%, MRCC 14.8%).

The most dominant family type in Nichols Point is ‘couples with children’ which as a percentage of family types is significantly higher than for the MRCC area (51.1%, MRCC 43.6%). The unemployment rate in Nichols Point (2.4%) is significantly lower than for the MRCC area (5.7%).

Discussions with the new Nichols Point Primary School indicate that actual school enrolments have not achieved forecast projections at this time. The school has a current enrolment of 335 which was projected to achieve 420 in 2012\(^*\). The slower growth in enrolments is attributed to the slower than expected release of land for residential development in the area. (*Forecast projections as part of the feasibility study carried out for the redevelopment of the primary school)

While the area (6.6%) has a lower percentage of its population born overseas than does the MRCC area (9.5%) it must be noted that the reserve attracts a high level of participation from overseas born populations that come from outside the area (e.g. pukapuka communities from Wentworth Shire).

The Nichols Point RDP was completed in 2007 and consists of 155 low density (4000m2 lots) residential allotments. The rate of take-up is unknown, however recent research has indicated that the take-up in towns such as Red Cliffs is approximately 12 dwellings per year. At this rate it would be expected that all land would be taken up in approximately 13 years.

It is important that opportunities to cater for the sporting needs of all age groups be considered as part of the master plan, however given the demographic trends for Nichols Point it will be important to optimise opportunities for young families and young people aged 5-14. Opportunities to provide for well-integrated sport and recreation activities for these demographic groups should be a priority e.g. sport and family play activities.

(References: 2006 Census QuickStats: Nichols Point (State Suburb), ABS; MRCC Planning Department / Nichols Point Residential Planning Scheme)

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. A summary of information drawn from these sources is included in appendix 2.

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. (1)

The priorities for Nichols Point Recreation Reserve are:
- New pavilion to cater for soccer, cricket and rugby
- Realignment and upgrading of the oval, including the provision of additional lighting
- Creation of a pedestrian only and playground precinct
- Greening of the park with additional tree and vegetation plantings through the reserve and along 5th Street
- Reinstatement of the hall to public use and upgrading of the hall.

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.

Information in this section reflects feedback received through this project and also through other community planning meetings conducted over the last 6-8 months. (2)

Nichols Point Recreation Reserve is a small reserve that is tenanted by clubs that have a good working relationship and who are committed to enhancing the reserve to optimise its use for sport and by the broader community. The reserve is used for cricket and rugby league (training and competition), and soccer (training only). Tennis was relocated to the Riverside Golf Club over 10 years ago.

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

Pavilion and ‘Pedestrian Only’ Precinct (including playground and carparking / entries)
- Buildings and facilities at the reserve are old and not of a standard that caters for current community and sport needs. The tennis courts are in poor condition and are infrequently used.

(1) Council Plan and Community Plan consultation meetings

(2) Council Plan and Community Plan consultation meetings
The lack of facilities at the reserve impacts on the ability of clubs to attract and retain members because of their inability to develop a club and associated social environment that underpins any club. Because of the lack of a clubroom there is no opportunity for parents to engage with each other and club officials and coaches on training nights. This in turn makes it difficult to encourage greater involvement by parents because of minimal opportunities to socialise. Parents currently sit in isolation in their own cars to watch children train so as to escape the winter weather. The lack of a pavilion also means game play tactical sessions are conducted outside and venues have to be hired in Mildura for the staging of presentation nights and fund-raising events.

Clubs at the reserve pride themselves on the way in which they embrace all age groups, levels of ability, gender and cultural groups. This is particularly evident through the support of the Pukapuka (pacific islander community) men’s and women’s cricket teams and the culturally diverse membership of both the rugby and soccer clubs. The lack of a pavilion does not allow the community to capitalise on this good will and the strong sense of community that prevails at the reserve.

This master plan proposes the staged development of a pavilion that would be shared by all tenant groups and would incorporate a small clubroom facility, change facilities, storage, kiosk and public toilets facilities under one roofline. This will minimise the number of structures at the reserve which will decrease future building maintenance and replacement costs. It will also improve the appearance of the reserve.

It is critical that this facility not duplicate facilities and indoor spaces already available in the public hall. This includes those spaces in the hall that can be upgraded to provide for community needs such as the refitting of the kitchen with semi-commercial catering equipment. The provision, fit-out and longer term building maintenance and refurbishment requirements of two semi-commercial kitchens and ‘function’ spaces on the one reserve cannot be justified. However, given the cost associated with the redevelopment of the hall consideration should be given to demolishing the hall and incorporating the hall elements (e.g. social/function space) in the new pavilion development. This would eliminate any duplication on the site and would provide the community with a new and low maintenance facility but would be dependent on there being no heritage overlay on the hall. It is recommended that during the feasibility and detailed design of the proposed sporting pavilion that opportunities for one consolidated building on the site be investigated.

It must be a condition of any pavilion development that old structures such as the existing cricket clubrooms and kiosk/committee room are demolished.

The tenant groups have been in discussion with the Department of Education to relocate disused buildings from the adjoining former primary school site for use as a pavilion. This opportunity has been pursued because it is seen to present a low cost opportunity to provide a pavilion for the reserve.

This master plan recommends the development of a new facility that is of a standard, quality and design that will optimise the life of the structure, will be of a standard that reflects community pride, and will respond to the requirements of the site. The plan recognises the opportunity presented by the former school buildings but encourages consideration of the longer term benefits to the community associated with a new facility.
The immediate demolition of the toilet block (north boundary) and the tennis court fencing (and associated infrastructure) will provide for parking in the short term behind the existing tennis building. The closing of the north entry will minimise traffic along the boundary and associated impact on the adjoining residential property.

The master plan proposes the creation of a ‘pedestrian only’ precinct between the new pavilion and the oval, and along the north-west oval boundary through to the new playground. The immediate cessation of traffic in between the oval and pavilion and to the north of the existing building will immediately create a safe pedestrian zone. It will also provide the opportunity to commence plantings in the expanded pedestrian zone proposed in the master plan as resources become available.

The playground will cater for broader community play needs and should provide for a range of age groups and creative play opportunities. This location is not as high profile as might be desired for a playground, however it is the most attractive and practical option. The site has large canopied trees (shade) and has a good relationship with the hard court areas (ball activities) at the former primary school. If the primary school is to stay in community / public ownership then the playground will be important to this facility also. If this is the case then expanded play facilities may be considered.

**Oval Precinct**

The master plan accommodates the realignment of the north-west side of the oval, the upgrading of the playing surface and the installation of additional lighting towers to disperse the training load across the playing field.

The existing placement of the cricket training nets is causing wear and tear on the playing surface however it is difficult to find an alternative location for the nets. The master plan proposes that the nets remain in the same location but be moved in line with the realignment of the oval. The placement of the nets must minimise any barrier that cuts one area of the pedestrian only zone off from the other. It is important that the amenity of the pedestrian precinct is optimised and the line of sight from the pavilion to the playground retained as much as possible (for passive surveillance of the playground).

The Draft ‘Football Sunraysia Strategic Plan’ supports the retention of fixtured matches at Old Aerodrome Sporting Complex but recommends that home / local grounds be developed so they have the ability deliver football competitions (either 11 a side or intra club small sided football) from time to time.

The draft strategic plan identifies a number of deficiencies in provision for soccer at local grounds or ‘satellite facilities’. In particular the strategy notes that that playing surfaces at these sites are ‘highly inferior hard, poorly irrigated, have limited access to water, possess a high weed burden and have inadequate or absent lighting for training purposes (sic). (page 45).

The strategy makes a number of recommendations for these sites including the development of a site specific water and environmental management plan and the use of alternative water sources. The master plan supports this direction as part of council’s overall sustainable water use strategy and in accordance with overall priorities. The strategy also recommends conversion of existing turf to warm season turf grasses, improved irrigation management (including automatic systems enhanced with soil moisture sensors), remedial works and practices to overcome
surface hardness and the installation of additional sports ground lighting (min. 100 LUX maintained) to allow rotation of training areas. These recommendations have been addressed in the Nichols Point Recreation Reserve master plan.

The Hall
The Nichols Point Hall is located at the reserve and is currently used as a council storage facility. The master plan recommends the return of the hall to community use. To optimise use of the hall by the community it will be necessary for it to be refurbished. This will involve reinstating and upgrading of kitchen facilities, installation of heating and cooling, provision of disability toilets and painting.

Unfortunately the hall is poorly located to provide for sporting needs, that is clubroom and change facilities. However any new pavilion development at the reserve should not duplicate existing indoor spaces that have the potential to cater for activities such as presentation nights, birthday and community celebrations. Facilities and opportunities provided at the new pavilion and at an upgraded public hall should be well integrated and not duplicated.

Generic Considerations
The following provides an overview of issues that apply to the park as a whole.

Tree and Vegetation Plantings
Anecdotal feedback received through the project indicates the reserve is appreciated for its intimate and treed environments, particularly for twilight events and that these features should be built on. The master plan proposes tree and vegetation plantings throughout the site and along 5th Street so to create a strong presence for the reserve as part of the street.

The master plan flags tree and vegetation plantings as medium and longer term priorities. If resources become available plantings should be brought forward so that vegetation can become established as soon as possible.

Park Furniture
The master plan recommends a programmed replacement / addition of park 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.

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.

6.0 Review and Implementation of the Master Plan
This master plan has been prepared to guide the development of Nichols Point Recreation Reserve. It is important 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 Nichols Point 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; and / or
- has significant implications for the future / survival of the sport; and / or
- caters for a priority need in the broader community; and / or
- was significant throughout the community consultation process; and / or
- has health and wellbeing implications for the broader community; and / or
- has particular implications in relation to the demographic profile of the area; and / or
- 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.
<table>
<thead>
<tr>
<th>No.</th>
<th>TASKLIST</th>
<th>YEAR</th>
<th>COST ESTIMATE</th>
<th>POTENTIAL FUNDING PARTNERS</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Removal of tennis court fencing and infrastructure</td>
<td>1</td>
<td>$33,000</td>
<td>council, sport /service clubs</td>
<td>To allow for car parking in the short term to replace car parking in front of existing tennis building</td>
</tr>
<tr>
<td>2</td>
<td>Demolition of old toilet block 1</td>
<td>1</td>
<td>$10,000</td>
<td>council</td>
<td>Immediate action - amenity, risk management</td>
</tr>
<tr>
<td>3</td>
<td>Closing of existing north-west entry</td>
<td>1</td>
<td>$2,500</td>
<td>council</td>
<td>Removes traffic from alongside residential property</td>
</tr>
<tr>
<td>4</td>
<td>Planting along boundary with residential property</td>
<td>8</td>
<td>$10,000</td>
<td>council, community</td>
<td>Sound buffer, amenity enhancement</td>
</tr>
<tr>
<td>5</td>
<td>Demolition of old tennis club building</td>
<td>2</td>
<td>$20,000</td>
<td>council</td>
<td>To coincide with new clubrooms coming on line. $10,000 - $30,000 depending on service infrastructure / building hazards etc.</td>
</tr>
<tr>
<td>6</td>
<td>Allocation for services upgrade / provision</td>
<td>2</td>
<td>$15,000</td>
<td>council, sport /service clubs</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Design and feasibility study of multiuse clubrooms/changerooms</td>
<td>1</td>
<td>$30,000</td>
<td>Council, clubs</td>
<td>Including investigation of removal of public hall</td>
</tr>
<tr>
<td>8</td>
<td>Pavilion development</td>
<td>2</td>
<td>$100,000</td>
<td>council, state govt., clubs, community</td>
<td>Note: All stages of the pavilion development may be completed as 1 stage if funds are available</td>
</tr>
<tr>
<td></td>
<td>Stage 1 - Construction of clubroom / kiosk / store room / verandah</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Demolition of old kiosk</td>
<td>2</td>
<td>$10,000</td>
<td>council</td>
<td>To coincide with new clubrooms coming on line</td>
</tr>
<tr>
<td>10</td>
<td>Demolition of toilet block 2</td>
<td>3</td>
<td>$10,000</td>
<td>council</td>
<td>To coincide with new change rooms / toilets coming on line</td>
</tr>
<tr>
<td>11</td>
<td>Provision / formalising of (limited) car parking (sealed) between the new clubrooms and 5th St.</td>
<td>9</td>
<td>$142,000</td>
<td>council, state govt., clubs, community</td>
<td>Limited to disability car parking, club admin functions, emergency vehicles, service vehicles. Seal for dust suppression. Limits impacts on adjoining property</td>
</tr>
<tr>
<td>12</td>
<td>Relocating of north-west entry further along 5th St. - includes sealing of entry</td>
<td>9</td>
<td>$101,000</td>
<td>council, state govt., clubs, community</td>
<td>Removes traffic from alongside residential property. For restricted vehicle access only to the north-west of the new pavilion. Seal for dust suppression</td>
</tr>
<tr>
<td>13</td>
<td>Sealing of south entry</td>
<td>9</td>
<td>$1,500</td>
<td>council, state govt.</td>
<td>Dust suppression, risk minimisation</td>
</tr>
<tr>
<td>14</td>
<td>Security lighting - pavilion</td>
<td>2</td>
<td>$25,000</td>
<td>council</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Planting of new pedestrian only zone</td>
<td>ongoing</td>
<td>$10,000</td>
<td>council, clubs, community</td>
<td>Consider extension of this space into former primary school yard and use of part of existing courts as court play space e.g., half court bounce ball area</td>
</tr>
<tr>
<td>16</td>
<td>Installation of a playground in the vicinity of the existing cricket shed</td>
<td>7</td>
<td>$100,000</td>
<td>council, state govt., clubs, community</td>
<td>Upgrading to cater for community play needs / expand age group catered for</td>
</tr>
<tr>
<td>17</td>
<td>Seating and tables</td>
<td>7</td>
<td>$25,000</td>
<td>community</td>
<td></td>
</tr>
<tr>
<td>No.</td>
<td>TASKLIST</td>
<td>YEAR</td>
<td>COST ESTIMATE</td>
<td>POTENTIAL FUNDING PARTNERS</td>
<td>COMMENT</td>
</tr>
<tr>
<td>-----</td>
<td>--------------------------------------------------------------------------</td>
<td>------</td>
<td>---------------</td>
<td>----------------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>18</td>
<td>Security lighting - car park</td>
<td>7</td>
<td>$25,000</td>
<td>MRCC, clubs</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Upgrading / relocation of cricket nets</td>
<td>4</td>
<td>$30,000</td>
<td>council, state govt., clubs, community</td>
<td>Fencing and matting</td>
</tr>
<tr>
<td>20</td>
<td>Upgrading of playing surface</td>
<td>2</td>
<td>$36,000</td>
<td>council, state govt., clubs, community</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Addition of 2 lighting towers on the east side of oval</td>
<td>4</td>
<td>$25,000</td>
<td>council, state govt., clubs, community</td>
<td>To spread the load / wear &amp; tear on the oval</td>
</tr>
<tr>
<td>22</td>
<td>Provision of perimeter seating</td>
<td>10</td>
<td>$25,000</td>
<td>council, clubs, community</td>
<td>As perimeter fencing / part thereof needs replacing</td>
</tr>
<tr>
<td>23</td>
<td>Replacement of perimeter fencing</td>
<td>10</td>
<td>$7,500</td>
<td>council, clubs, community</td>
<td>Year 10 or progressively as required</td>
</tr>
<tr>
<td>24</td>
<td>Secure access to oval</td>
<td>1</td>
<td>$500</td>
<td>council, clubs</td>
<td>Prevention of vandalism</td>
</tr>
<tr>
<td>25</td>
<td>Re-shaping of oval along north-west boundary</td>
<td>5</td>
<td>$5,000</td>
<td>council, state govt., clubs</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Relocation of existing lighting towers in line with re-shaping of the oval</td>
<td>5</td>
<td>$10,000</td>
<td>council, clubs</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Upgrade &amp; extend the irrigation system</td>
<td>5</td>
<td>$50,000</td>
<td>council, state govt., clubs</td>
<td>To improve coverage &amp; extend in line with oval re-shaping. Note also opportunity to include winter watering regime &amp; increase maintenance schedules</td>
</tr>
<tr>
<td>28</td>
<td>Vegetation (shade) plantings around oval perimeter.</td>
<td>4</td>
<td>$6,000</td>
<td>council, clubs, community</td>
<td>Must be cognisant of possible impacts on the abutting irrigation channel</td>
</tr>
<tr>
<td></td>
<td><strong>Public Hall</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Energy assessment of hall to determine appropriate heating / cooling system / insulation works</td>
<td>2</td>
<td>$6,000</td>
<td>council</td>
<td>$4000-$8000 dependent on scope of works</td>
</tr>
<tr>
<td>30</td>
<td>Services assessment - plumbing, electricity</td>
<td>2</td>
<td>$6,000</td>
<td>council</td>
<td>$4000-$8000 dependent on scope of works</td>
</tr>
<tr>
<td>31</td>
<td>Structural assessment - structural integrity</td>
<td>2</td>
<td>$6,000</td>
<td>council</td>
<td>$4000-$8000 dependent on scope of works</td>
</tr>
<tr>
<td>32</td>
<td>Installation of heating &amp; cooling - allocation only</td>
<td>5</td>
<td>$10,000</td>
<td>council, community, state govt.</td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>Upgrade of toilets</td>
<td>5</td>
<td>$35,000</td>
<td>council, community, state govt.</td>
<td>Including provision of disability toilets</td>
</tr>
<tr>
<td>34</td>
<td>Provision for disabled car parking</td>
<td>2</td>
<td>$5,000</td>
<td>council</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>Painting of hall - internal</td>
<td>6</td>
<td>$3,000</td>
<td>council, community, state govt.</td>
<td></td>
</tr>
<tr>
<td>36</td>
<td>Reinstatement of kitchen</td>
<td>4</td>
<td>$15,000</td>
<td>council</td>
<td>Dependent on scope of works</td>
</tr>
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</table>
### NICHOLS POINT RECREATION RESERVE - MASTER PLAN ACTIONS & COST ESTIMATES

<table>
<thead>
<tr>
<th>No.</th>
<th>TASKLIST</th>
<th>YEAR</th>
<th>COST ESTIMATE</th>
<th>POTENTIAL FUNDING PARTNERS</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>37</td>
<td>Landscape softening along north-west side of the hall and to highlight memorial cairn</td>
<td>8</td>
<td>$6,000</td>
<td>council, clubs, community</td>
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</tr>
<tr>
<td>38</td>
<td>Increased vegetation plantings &amp; informal landscaping along reserve boundary with 5th St.</td>
<td>9</td>
<td>$6,000</td>
<td>council</td>
<td>To enhance presentation of the reserve to 5th St. Highlight peppercom tree plantations</td>
</tr>
<tr>
<td>39</td>
<td>Extend vegetation plantings along 5th St.</td>
<td>10</td>
<td>$6,000</td>
<td>council, clubs, community</td>
<td>Enhance connectivity with the reserve</td>
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<td>40</td>
<td>Formalising of parking along 5th St.</td>
<td>10</td>
<td>$142,000</td>
<td>council</td>
<td>Landscaping and soft works only</td>
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<tr>
<td>41</td>
<td>Directional signage at entry</td>
<td>1</td>
<td>$10,000</td>
<td>council</td>
<td>Landscaping only</td>
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<tr>
<td>42</td>
<td>Directional signage on highway</td>
<td>1</td>
<td>$10,000</td>
<td>council</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$1,201,000</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 8.0 Site Plan

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

Appendix 1 – Photographs

North-west entry with derelict toilet block – relocation of entry recommended

Old tennis courts – removal of tennis infrastructure recommended

Derelict toilet block – removal recommended

Old tennis pavilion with kiosk and 2nd toilet block in the background – new shared-use pavilion recommended

Old tennis pavilion car park

Roadway between old tennis pavilion and the oval
Cricket pavilion and cricket nets

Open water channel that bounds part of the reserve

Fifth Street

Peppercom trees along boundary with Fifth Street

Public Hall

Historic Cairn
Nichols Point under 8 soccer team 2008

Pukapuka women’s cricket team 2008 / 09

Nichols Point under 8 soccer team 2008
Appendix 2 - Submissions to the Project

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

Submission 1 – Nichols Point Soccer Club

The following is a summary of key information contained in the submission:

- Membership of the soccer club – 150 anticipated to increase to 200 by 2010. Number of teams has increased over the last 2 years from 3 to 6 teams following the introduction of junior and women’s teams. Aim is to field 1 team in every division including a senior women’s team
- Cricket club – has an all islander team
- Sunraysia Rugby Association - first season at Nichols Point in 2008. Has 3 teams made up of a mix of different cultures
- Notes all 3 clubs are culturally diverse
- Clubs have established a joint committee
- Priority for all clubs is for a sporting pavilion which would also be available for broader community use. Currently no shelter for parents, no facilities for functions or for training (tactics)
- Options for addressing pavilion needs
  - Option 1 – relocate portable from now disused primary school. Would provide combined floor space of 303 sq mts. In principle support has been given by the Education Dept. Estimated cost $170,000
  - Option 2 – new community and sporting pavilion
  - Option 3 – Use old community hall. The hall is not in an ideal location or of an appropriate design to allow for the viewing of children by parents whilst at training. Also is not ideally located for spectators of sporting events.

Submission 2 – Nichols Point Cricket Club

The following is a summary of key information contained in the submission:

- Participation / membership
  - 3 teams competing in Red Cliffs Cricket Association, a women’s team competing in the SCA and 4 junior sides and a Milo program
  - 62 registered senior players, 22 registered women, 45 juniors and 32 sub-juniors
  - Over 100 people at cricket matches
  - 82% of players live in the Nichols Point area
- Facilities used by clubs at the reserve do not cater for requirements and are below standard. Cricket clubrooms over 120 mts from the toilet. The community has no local facility since that hall was taken over by the council for storage. Multi-purpose pavilion that can be shared by all users is needed
- Use of the reserve
  - Walkers, dog walkers, exercise activities, bike riding
  - Cricket uses reserve September to March 7 days a week. 150 members
  - Soccer use facility March t October with similar numbers
  - Touch Football – use reserve March to October for training 2 nights a week
Priorities - Extension of the oval by 15 mts to the west. Turf wicket – will remedy the problem re soccer / rugby training on a concrete surface. Will attract better cricketers required when club moves into Sunraysia District Association)

- Council should consider taking over the former school site including the residence and retaining for community use. Consider community use of heritage listed buildings
- Consider re-designing the consolidated site to make way for 2 ovals
- The site needs a good quality playground – no other playground in Nichols Point
- The natural amenity / atmosphere of the reserve is commended by visiting teams
- Opportunities associated with amenities at the former school site e.g. sheds, courts, open space

Submission 3 – Resident

The following is a summary of key information contained in the submission:

- Nichols Point Tennis Club no longer use the reserve, the club has relocated to the Riverside Complex
- Toilets to the north-west of the tennis courts should be demolished. Council has notified that this would be done
- Disappointed with the mess left after events at the reserve – particularly notes rugby games
- Cricketers engage in unacceptable behaviour, in particular car ‘hooning’ on leaving the reserve in a dangerous / disrespectful manner from the side lane. They do not look out for pedestrians / cyclists etc. This is a risk management issue
- Tennis courts – retain 2 courts and upgrade and turn other 2 into a playground or public park / picnic area.
- Campers from the river - use toilets, bins and water so could consider a campers facility
- Traffic – speed restriction signs. Laneway – would like to see blocked off
- Pavilion - needs a bigger / better clubroom facility that is shared by all the users