



# Terms of Reference

## Community Project Control Group

### Mayer Park Master Plan

February 2018

#### 1. BACKGROUND

Mayer Park is located at 99 Leinster Grove (corner of Normanby Avenue and Leinster Grove), Thornbury. It is an approx. 3.98 hectare Neighbourhood park with the primary category of sporting ground and secondary category of parkland (*Darebin Open Space Strategy 2007-2017*).

Mayer Park consists of two (2) soccer pitches in winter and two (2) cricket ovals in summer, cricket nets, a pavilion recently refurbished in 2014 and a smaller community hall in aging condition. An outdoor gym was installed in 2016 at the north-east corner of the park. Other park amenities include scattered seats, picnic tables, rubbish bins and a dated barbecue area adjoining the community hall. Existing trees and vegetation are located along the perimeter of the park, mostly along the western and southern boundaries. An existing unsealed walking track provides east-west access along the northern boundary of the park.

In 2015, Mayer Park was identified as one of the five possible sites for locating Darebin's new Multi-Sport Stadium and extensive community consultation was conducted at the time. Ultimately the selected site for the Multi-Sport Stadium was John Cain Memorial Park, however the community consultation results clearly showed that the local community are very supportive of retaining access to green open space at Mayer Park. The Friends of Mayer Park group was formed following this process and has been active ever since organising community events at the park such as regular outdoor movie nights and markets. Friends of Mayer Park has also advocated for the need for a new masterplan for Mayer Park with Darebin Council. This was recognised by the inclusion of an action to '*develop new master plans and yearly action plans for Mayer Park and the Northcote Golf Course*' in Council's 2017-2018 Action Plan. **At a Council Meeting on 26 February 2018, a motion to develop a master plan for Mayer Park only was endorsed.**

Council and the community recognise this opportunity to direct future developments in the park, in light of the changing community need in Thornbury. Council is keen to take a different approach to engagement with the community and stakeholders and is proposing to establish a Community Project Control Group that includes community members for the purpose of designing and developing the Mayer Park Master Plan. Importantly, Council aims to engage with the local residents who have led the proposal to redevelop the Park to date, recognising their local knowledge, commitment and expertise.

The new 2018-21 Mayer Park Master Plan will guide the overall design and development of the park over the next four years and provide a set of actions and projects to be delivered during this time including an implementation program and budget estimates.

The development of the master plan confirms Council's commitment to expanding and improving our network of open and green spaces, parks and natural environments (*Goal 1.3 of Darebin's Council Plan*).

#### 2. PURPOSE

The purpose of the **Mayer Park Community Project Control Group (PCG)** is to design and develop the master plan for Mayer Park with the support and guidance from Council.

### 3. ROLES & RESPONSIBILITIES

The role and responsibilities of the Mayer Park Community Project Control Group (PCG) are to:

- **Develop a timeline** for the preparation of the Mayer Park Master Plan, taking into consideration that the master plan is to be completed and endorsed by Council *in the 2018-2019 financial year*. **The PCG will determine and revise the timeline as the project progresses.**
- **Develop a thorough and inclusive community and stakeholder consultation process** that will gather feedback at key stages of the preparation of the master plan. The PCG will have to agree on the nature and timing of this consultation process. This can be done with assistance from Council Landscape Architects/ Project Managers if required.
- After the initial round of community and stakeholder consultation, the **PCG will be responsible for translating the community vision and feedback into a project scope/brief** while taking into consideration the project constraints as nominated in item 4 of this document.
- **Develop the master plan, including the scope, key actions and implementation priorities** while taking into consideration the project constraints as nominated in item 4 of this document. This can be done with assistance from Council Landscape Architects/ Project Managers if required.
- **Provide feedback and develop recommendations at the various design stages** during (1) the preparation of the master plan and (2) the project implementation phase. This includes the conceptual design of major projects identified in the Mayer Park Master Plan.

The PCG shall make recommendations based on **general consensus**. This means that **all members of the PCG must agree on the recommendations**. In the event consensus cannot be reached then resolution shall be sought via a report to Council.

**Any procurement of consultants and expenditure of funds will be done by Council officers**, in accordance with Council procurement policies, procedures, and Council budgets. The PCG shall provide input into the Council procurement process regarding suggestions for the engagement of specialist consultants and have a role in the evaluation of submissions.

Support by Council officers will be provided to the group as requested by the PCG in a timely manner to ensure timelines are met.

Members of the PCG are expected to provide detailed input on local issues and initiatives by:

- **Attending and actively participating in meetings** which can be held at or near the park. Council can also assist with venue for meetings if required.
- **Liaising with local residents, other community organisations and community members** to distribute information about the project and gather feedback.
- **Being respectful of other PCG members** and work positively and co-operatively within the group, acknowledging the diversity of viewpoints and experiences from different stakeholders.
- **Acting as ambassadors** to share knowledge and educate others about the key projects for Mayer Park.
- **Progressing the project in a timely manner** to achieve outcomes.

## 4. PROJECT CONSTRAINTS

### ***Timeframe***

- The master plan is to be completed and endorsed by Council *in the 2018-2019 financial year. The PCG will determine and revise the timeline as the project progresses.*
- Implementation of the master plan will be conducted over the four years following endorsement of the master plan.

### ***Budget***

A budget of **\$65,000** has been assigned in 2017-2018 to conduct initial background investigations at the park including feature & level surveys, existing tree assessment and flora and fauna surveys and to begin the development of the master plan.

The priority actions identified in the master plan will form the basis of future Capital Works Submissions over the course of the next four years following endorsement of the master plan.

### ***Project requirements***

- Existing Environmental Significance Overlay (ESO1) applies to the park due to its proximity to Merri Creek. Environmental objectives listed in Schedule 1 of the ESO on the Darebin Planning Scheme will need to be achieved.
- Existing Land Subject to Inundation Overlay (LSIO) applies to the park. A permit may be required for some works (if applicable).
- Existing Special Building Overlay (SBO) applies to the park. A permit may be required for some works (if applicable).
- The study area is limited to within the park boundary.
- Existing underground services such as power cables, water mains or Telstra cables. The exact location of underground services is to be confirmed.
- Universal Design principles are followed.
- Ensuring the park's primary function of sporting ground is retained.
- Ensuring the park retains open space for informal activities such as walking, running and sitting.
- Ensuring the park remains dog friendly.

### ***Community Engagement and Empowerment***

The PCG will work with Council to plan for a series of community engagement sessions to gather ideas and feedback during the Master Planning process. Council officers will assist the PCG as required to connect with key local stakeholders including local primary schools, aged care, child care and other groups to empower more voices to be heard through this process. The opportunity of using local artists, community groups and businesses to deliver the project will be explored.

### ***Deliverables***

- A master plan document that clearly and graphically represents the actions and recommendations.
- An implementation plan that clearly outlines the design principles, actions and their respective priorities.
- An estimate of cost for each action. This can be prepared with assistance from Council Landscape Architects/ Project Managers if requested.

Council can supply examples of the documents above for the PCG's reference.

## 5. SELECTION CRITERIA FOR MEMBERSHIP

Selection of the Project Control Group members will be based on the applicant's submission that demonstrates:

- Knowledge of local issues.
- Ability to contribute ideas for improving the park.
- Ability to represent a broad cross section of views and understand the diverse needs of the local community.
- Availability to attend all meetings.
- Desire to serve or act as a local ambassador or leader for the local Thornbury community.

The selection process for membership will also aim to evenly reflect key stakeholder groups, local community groups and local residents and reflect the balance of gender, ability, age range and cultural diversity for a total of eight members.

A Project Lead Council Officer from the Public Places Unit will be nominated as a non-voting administration and project support to the PCG. This Officer will work across the relevant areas of Council over the period of the project, to ensure Council actions required to deliver the Master Plan are undertaken in the required timeline as agreed to by the PCG and to ensure the Master Plan is delivered ***in the 2018-2019 financial year***. **The PCG will determine and revise the timeline as the project progresses.**

## 6. SELECTION PROCESS

Membership to the PCG will be appointed by Council and Council officers following the selection process. Selection will occur through the following process:

- A drop-in session will be organised at Mayer Park to initiate the Expression of Interest (EOI) process and invite applications for membership to the community project control group.
- Advertisements in local media and through Council's website and social media inviting applications from interested community members, for a three week period.
- Formal invitations will be sent to individuals or community groups known to have an interest in the park and/or the surrounds of the park.
- Applications will be evaluated by Council officers with a recommendation taken to Council for consideration and endorsement of the final group.
- If the membership of the project control group is not filled through the advertising process or if the applications received are deemed by the selection panel to not fulfil the requirements of the project control group, Council may target potential members.
- Council will seek a broad representation of Darebin's community that reflects Darebin's diverse community – based on balance of gender, ability, age range and cultural diversity.

## 7. COUNCILLOR REPRESENTATION

Ruckers Ward Councillors will be invited to be members of the PCG. The PCG will be chaired and facilitated by one of the Rucker Ward Councillors, to be nominated by Council.

## 8. MEETINGS & REPORTING

- The PCG is required to meet at a frequency determined by the group to support the effective management of the project.
- Members are required to attend all meetings.
- Meeting dates and times to be set at the initial PCG meeting by the group.
- There will be no quorum for meetings.
- Meetings are to be held at a place to be decided by the PCG. It is recommended that meetings are held at or near the park however Council may assist with securing a venue at Council offices if required.
- The PCG will be chaired and facilitated by one of the Rucker Ward Councillors, to be nominated by Council.
- Meeting Agenda preparation and minutes will be the responsibility of the non-voting Council Officer who will attend all meetings to support the PCG. The Council Officer will be responsible for recording each meeting and liaising with other Councils Officers on Council actions as specified and where required by the PCG.
- Meeting minutes will be checked by the chair and PCG members as a true and accurate record at the commencement of the following meeting.
- Agenda and meeting minutes will be forwarded to the Council Project Manager/ Landscape Architect and circulated to all Councillors.
- The PCG will present directly to Council and Officers prior to the final endorsement of the Master Plan, on the design, recommendations and reflect on the experience of this new community-led process.

#### **9. TERM OF THE PCG**

- The PCG shall be in place for the duration of the master planning process with the opportunity to extend by a decision of the council. Council would retain the right to revisit at that time, the future need (if any) for the continued use of the group.
- The PCG can be discontinued at any time at the discretion of Council.

#### **10. REVIEW OF THE PCG TERMS OF REFERENCE**

- Council will be required to approve any changes to the Mayer Park Community Project Control Group Terms of Reference.
- Members may propose changes to the Terms of Reference however Council will be required to approve the proposed changes.

#### **11. METHOD OF RESIGNATION**

- Members will automatically resign after their membership period.
- Retiring members are eligible for re-appointment.
- If a member retires during the course of their term invitations will be sent out to those people who registered interest in being members in the most recent call for members. If there are no such people the position will be advertised for the remainder of the term.

#### **12. RELEVANT DOCUMENTS**

The following relevant documents will be made available to the PCG for reference:

- Open Space Strategy 2007-2017 (Currently under review)
- Playspace Strategy 2010-2020
- Public Toilet Strategy 2015-2025
- Council Plan 2017-2021
- Environmental Significance Overlay (ESO1) Schedule
- Land Subject to Inundation Overlay (LSIO) Schedule
- Special Building Overlay (SBO) Schedule
- Design for Everyone Guide (Sport and Recreation Victoria)
- Universal Design Principles (Sport and Recreation Victoria)

### **13. FURTHER INFORMATION**

For further information please contact Council's Public Places Unit on 8470-8888, email [public.places@darebin.vic.gov.au](mailto:public.places@darebin.vic.gov.au) or visit [www.yoursaydarebin.vic.gov.au](http://www.yoursaydarebin.vic.gov.au)