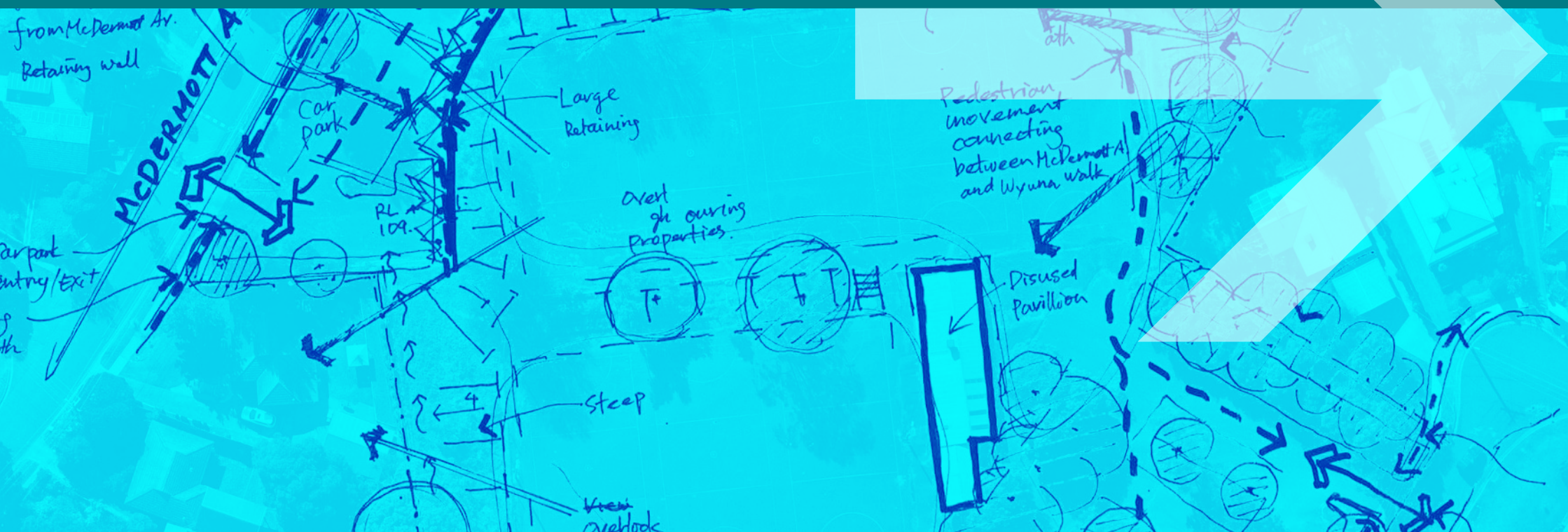


McDermott Avenue Reserve

Background Research



June 2025

Acknowledgement of Country



Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways. We pay our respects to all Elders, past, present and emerging, who have been, and always will be, integral to the story of our region. We proudly share custodianship to care for Country together.

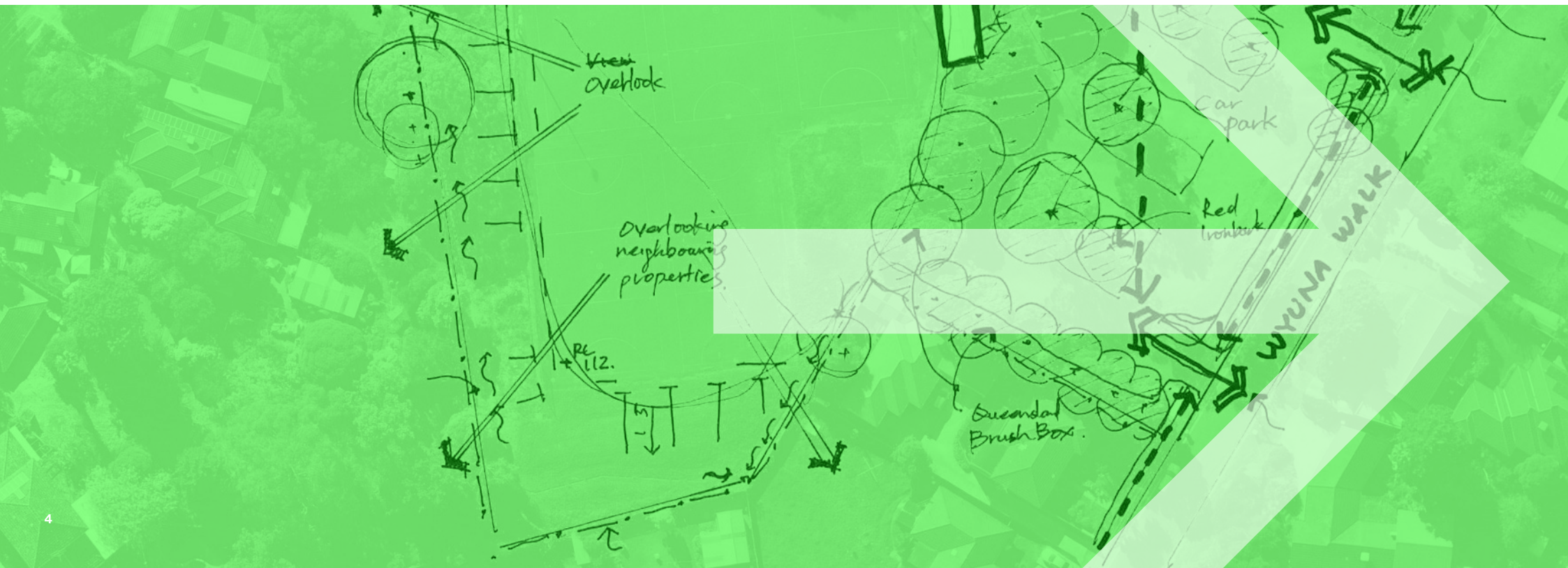
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1 Background Review



1.1 Introduction

The provision of quality infrastructure within our recreation reserves supports Yarra Ranges Council's vision for a healthy and active Yarra Ranges community.

In 2015 when netball moved from McDermott Avenue to Pinks Reserve in Kilsyth, Council resolved to *"commence procedures to appropriately re-zone [...] 52 McDermott Avenue, Mooroolbark on the basis that [it is] surplus to requirement and [is] being made ready for future sale."*

To date there has been no progress on the re-zoning or sale of the land, and there is a strong community desire to see alternate outcomes at the site. This document outlines a summary of the background research conducted on McDermott Avenue Reserve. It reviews aspects of the statutory and strategic planning requirements for the site, and considers the need for public open space now and into the future.

A subsequent comprehensive Feasibility Study is likely to be provided to Council which considers the viability of re-zoning and disposal of all or part of the land for residential, or if there is a need to instead retain parts of the site for public open space.

Project Aim

The aim of this Background Research Paper is to more fully understand the site and its strategic context, including issues and opportunities and to assess options for the site. Early community feedback in 2020 indicated a strong community desire to see the underutilised reserve

reinvigorated into a public open space where the community can enjoy and gather in natural surrounds.

If a decision is made by Council to retain all or part of the land for public open space, then a draft Master Plan will be developed based on the contents of this report and shared with the community for discussion and feedback. This would include outlining the layout and features to be included. Should re-zoning and disposal be pursued, the community will be engaged with in line with legislative requirements.

1.2 Area Profile

Mooroolbark (Figure 1) is bounded by the southern edge of the East Ridge Business Park, Manchester Road and the Maroondah Highway in the north, Mooroolbark Road, Hull Road, the suburb of Lilydale, the Melbourne Water Pipe Track and Belfast Road in the east, Cambridge Road, Hawthory Road and the locality of Kilsyth in the south, Marion Avenue, Hull Road, Lincoln Road, Newman Road, Sherlock Road and Brushy Creek in the west (.id(informed decisions)), September 2024).

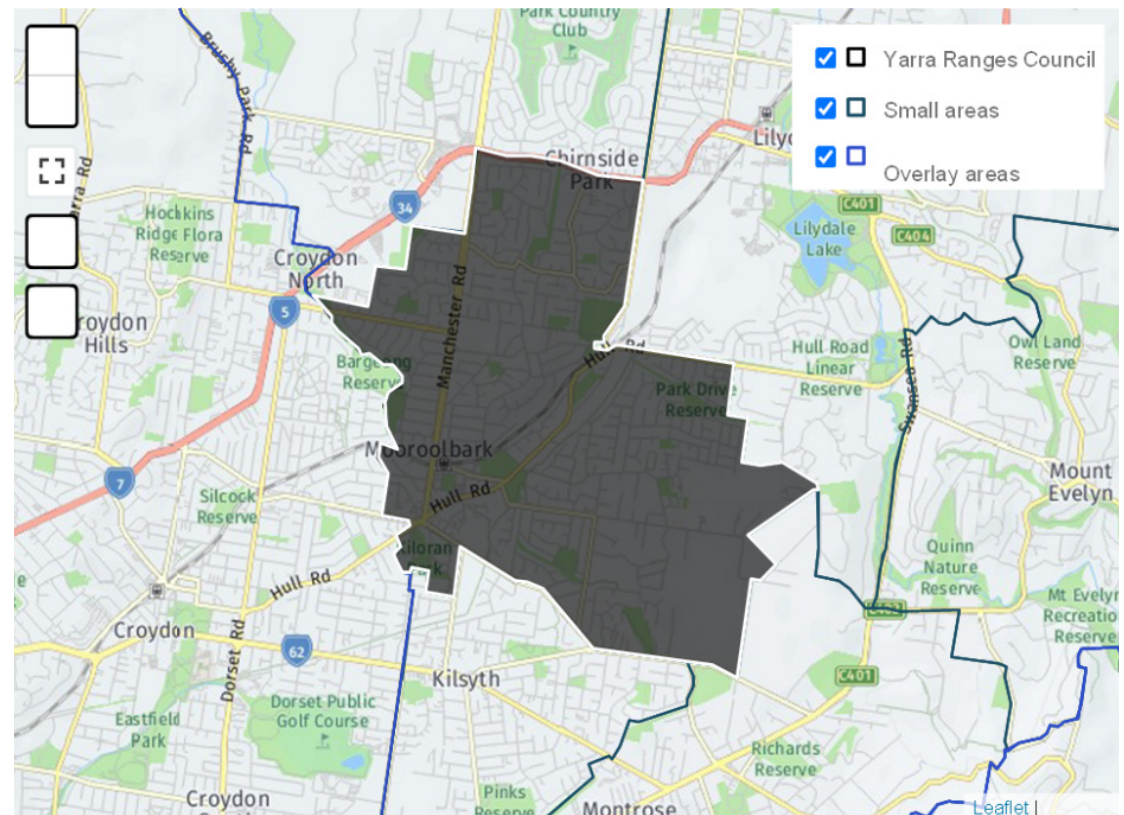


Figure 1 Mooroolbark (shaded)
Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), September 2024.

Study Area

The study site 52 McDermott Avenue, Mooroolbark (Figure 2), is a 1.730ha property located at the western end of the Yarra Ranges between McDermott Avenue and Wyuna Walk.

For this research and planning process, the site will be referred to as McDermott Avenue Reserve or the reserve.

The reserve is the former home to the Lilydale and Yarra Ranges Netball Association. Netball relocated to Pinks Reserve, Kilsyth in 2015. There are no current tenant clubs or user groups active at this site. In addition to the 10 disused asphalt netball courts split over two levels, there is a redundant pavilion and two parking areas.



Figure 2 Project site: 52 McDermott Avenue Mooroolbark

Local context

Distance to nearby facilities and services (Figure 3):

- Mooroolbark College (1) 500m
- Bimbadeen Primary School (2) 500m
- Shadowplay Reserve playspace 600m
- Larnook Reserve playspace 700m
- Bimbadeen Gardens playspace 950m
- Manchester Road bus stop (3) 590m
- Mooroolbark Train Station (4) 1300m
- Local shopping centre (5) 1400m

The site in its current condition is underutilised and not welcoming. Council regularly receives complaints of anti-social behaviour, vandalism of the old pavilion and broken glass on the old courts.

The old play equipment was decommissioned and removed approximately five years ago. The closest playspace is 600m away at Shadowplay Reserve.

Local residents currently use the reserve as a walking, bike skills training and dog exercise area, plus thoroughfare to the nearby Mooroolbark College.

The layout of McDermott Avenue Reserve currently lacks an active interface with local residents which reduces opportunity for passive surveillance of the area. All neighbouring properties currently back onto the reserve apart from a few opposite the two parking areas as shown in Figure 2.

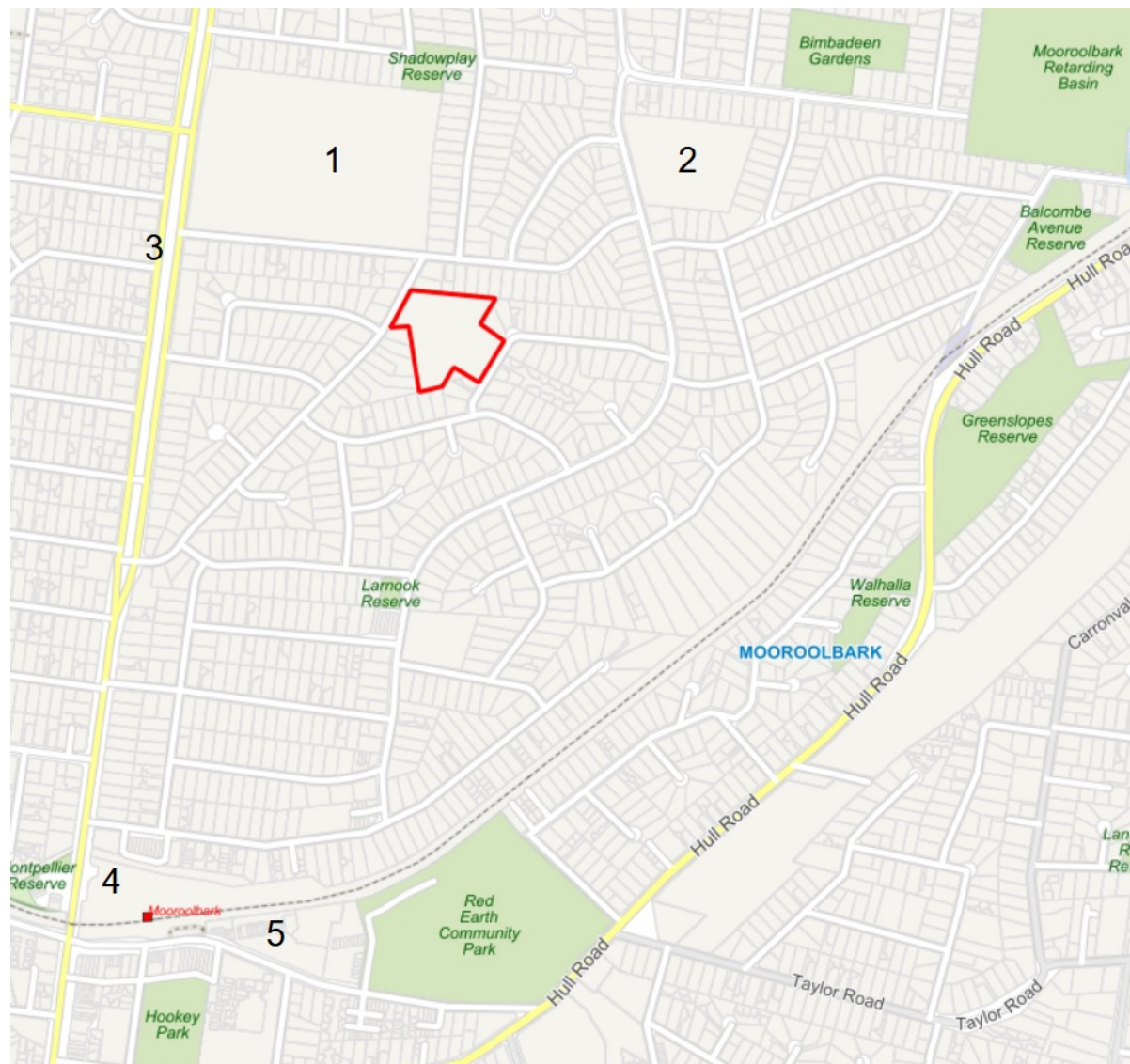


Figure 3 McDermott Avenue Reserve (red lined) and surrounds

1.3 Demographic Profile

Demographic data obtained from forecast.id (informed decisions), revised September 2024, reports that:

- In 2021, the population of the urban area of Yarra Ranges was 82,346. By 2046, this number is expected to grow to 107,115. This is an increase of 24,769 people (30% overall increase, or about 1.06% growth per year).
- In Mooroolbark, the population is expected to grow by 3,550 people, from 23,349 in 2021 to 26,899 in 2046. This is a 15.2% increase overall, or 0.57% per year.
- In 2021, the largest age group in Mooroolbark was 35 to 39 years old, making up 8.1% of the population.
- The largest increase in persons between 2021 and 2031 is forecast to be in ages 40 to 44, which is expected to increase by 426 and account for 7.7% of the total persons.
- The largest 5-year age group in 2031 is 35 to 39 years, with a total of 1,961 persons.
- Between 2031 and 2046 there is forecast to be an extra 1,885 persons, the 35-39 years olds most dominant (8.1%) followed by 30 to 34 years (7.6%) and 0 to 4 years (7.2%).
- By far the greatest change between 2021 and 2046 is the migration into the 85+ bracket, being an additional 859 persons.
- The number of dwellings in Mooroolbark is forecast to grow from 8,628 in 2021 to 10,173 in 2046, with the average household size falling from 2.77 to 2.71 by 2046.

Forecast age structure - 5 year age groups

Mooroolbark - Total persons

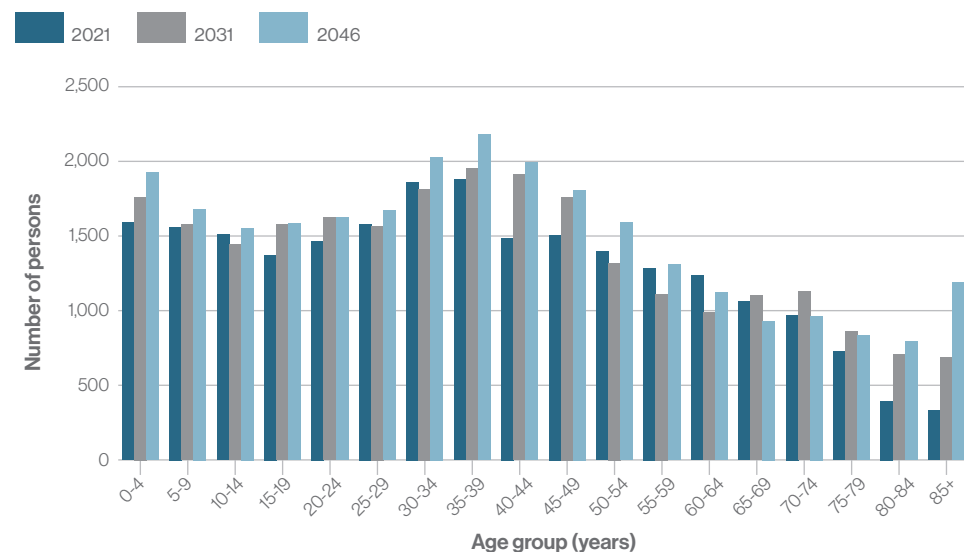


Figure 4 Forecast age structure – 5 year age groups

Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), September 2024.

Forecast change in age structure - 5 year age groups

Mooroolbark - Total persons

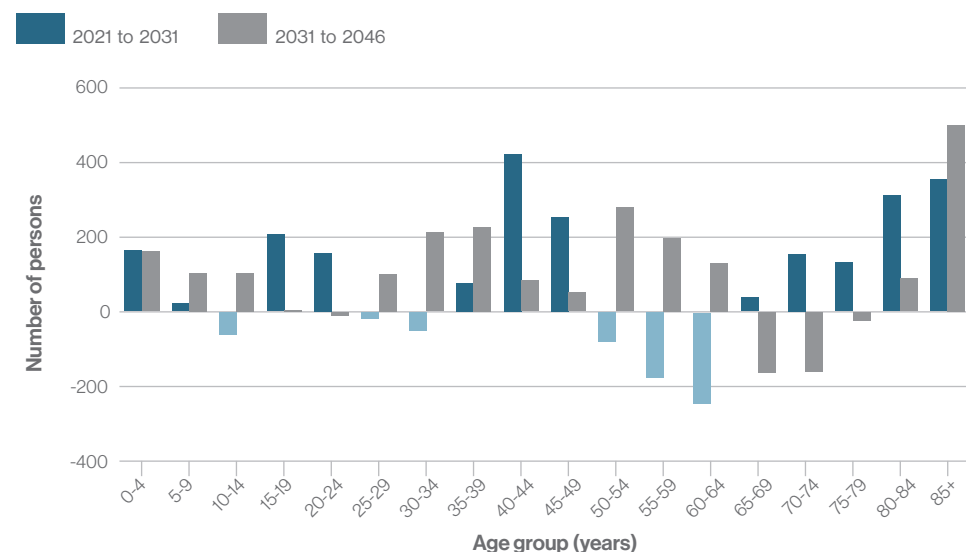


Figure 5 Forecast change in age structure – 5 year age groups

Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), September 2024.

1.4 Site History

"The First People of this country had carried with them a rich assemblage of knowledge, narratives and traditions (for the most part imbedded in stories)" (Mick Woiwood, 'Paradise Lost – on and around the great *Moorool*', Tarcoola Press, 2013).

Mooroolbark the name, has always been understood to mean 'red earth', however there is also an understanding that its meaning is that of 'the land of Moorool' which relates to a great body of water. It is said that the area comprising Mooroolbark and surrounds was once underwater. Mooroolbark is also viewed as a corruption of the Wurundjeri word Moorool-bik.

By the 1890s Mooroolbark had become predominately dairy country, although there was a market garden down along the north side of Brice Avenue, where the shops and oval are now.

The railway and the station ensured that local milk could be easily and quickly transported to the factory at Box Hill and that any other produce could be sent on to the markets in the city.

Slowly but surely, the spread of suburbia began to take hold and local dairy farmers were impacted by fast development of large-scale pasture farming in Gippsland.

Subsequent housing estates around McDermott Avenue, Batterbee Drive and Rolling Hills were the areas which extended Mooroolbark residential land so that they became "little more than a stone's throw from the Maroondah Highway" (James, 'Border Country, 1984).

By the 1960s -1970s as so much land was being released, support facilities and services were required, including secondary schools and sporting grounds. The McDermott Avenue netball courts would soon take off by the late sixties with several local teams established, and other teams around the district competing at the venue.

There have been recollections shared to the Mooroolbark History Group on Facebook on the topic of the landfill on which the netball courts were constructed over. It seems the courts were constructed over an old dam which needed to be drained and then backfilled.



Looking northwards along Manchester Road, from the railway crossing, 1950.

Figure 6 Photograph of Manchester Road, 1950
Source: 1 Mooroolbark College website, accessed 21 November 2024

1.5 Strategic Alignment

Background research has included a review of a wide range of Council plans, strategies and policies to identify strategic alignment, priorities and goals. These will guide and underpin further research and recommendations in the development of any future draft Master Plan for 52 McDermott Avenue, Mooroolbark.

Strategic documents reviewed included:

- Council Plan 2021-25
- Health and Wellbeing Plan 2021 – 2025
- Housing Strategy 2024
- Recreation and Open Space Strategy 2013 – 2023
- Active Recreation Plan 2023
- Equity, Access and Inclusion Strategy 2013 – 2023
- Child and Youth Strategy 2014 – 2024
- Playspace Plan 2019 – 2029
- Nature Plan 2024 – 2034
- Liveable Climate Plan 2020 – 2030
- Tree Canopy Strategy 2024 – 2044

A Gender Impact Assessment will be undertaken in accordance with Council's legislative requirements to ensure equity of consideration and provision.

Recreation and Open Space Strategy (2013 – 2023)

Council's Recreation and Open Space Strategy 2013 – 2023 (ROSS) incorporates a strategic framework, to guide Council's decision-making process in providing recreation and open space services and facilities in Yarra Ranges.

The ROSS identifies a range social, environmental and economic benefits derived from engaging with open spaces. In addition, it considered current and future demographic implications for providing open space, including:

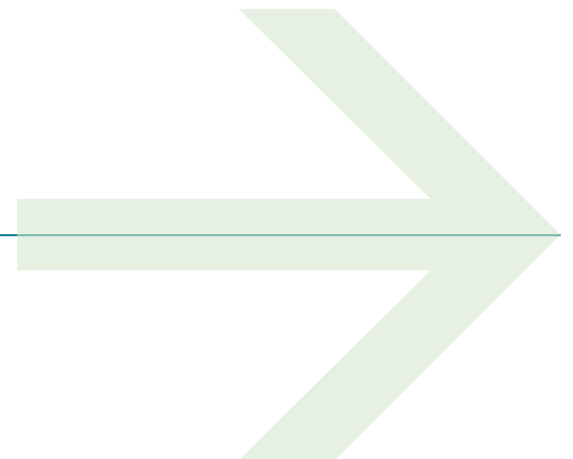
- Emerging Chin, Burmese and Indian communities in the urban areas: providing inclusive participation opportunities and club cultures that respect the cultural differences will be important.
- Catering for the high percentage of young people who use a range of both organised sporting facilities (i.e. playing fields, sports courts) and unstructured open space and facilities (i.e. skate and BMX facilities, half courts, play spaces, etc.).
- Providing a mix of activity spaces that encourage family participation including social recreation parks.

McDermott Avenue Reserve previously accommodated organised sport. Given the transition of this function to an alternative site, there are opportunities for the reserve to fulfil an important Neighbourhood or District-level Social Recreation Park role in the network.

Social recreation parks support areas for families and friends to meet and socially gather and offer environments for play, relaxation and informal recreation activities.

The Open Space Design Standard Guidelines under the ROSS establish a level of service for this type of open space, considering:

- Location, size and distribution of open space in the area
- Accessibility, visibility
- Site features (vegetation, existing support infrastructure)
- Interface with neighbouring properties
- Opportunity for improved design and community outcomes.



Public Open Space Network

The ROSS establishes a hierarchy for open space and seeks to provide a Local park in urban areas within 400-500m of every household and a District park that is central to the main hub of activity in the area that provides for social recreation and is a venue for events and activities. The ROSS was adopted in 2013 and a review of contemporary standards has been pursued.

Preliminary State Government guidance suggests another tier of park to ensure quality open space which is a Neighbourhood park with a catchment of 800m and an increased level of infrastructure over a Local park (Draft Guide for Open Space Strategies, Department of Energy, Environment and Climate Action 2024).

Given the size of McDermott Avenue Reserve (1.7ha) and a review of current open space provision in the immediate area, at a minimum, McDermott Avenue Reserve is playing an important role in the network as both a Local park for immediate residents to the South West and a Neighbourhood park with a catchment area of 800m. Refer to Figure 7, which applies the 800m radius to all open space in Mooroolbark that is capable of servicing this catchment but may not currently be embellished to this standard.

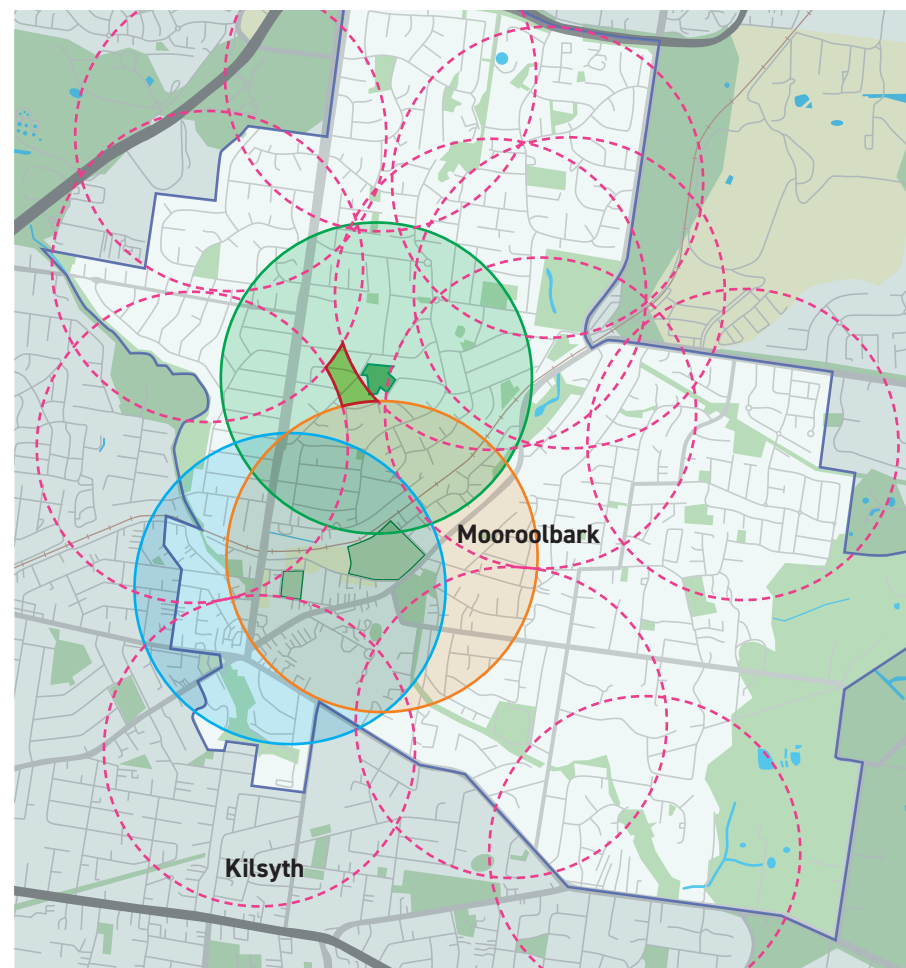


Figure 7 800m catchments from Hookey Park (blue), Red Earth Community Park (orange) and McDermott Avenue Reserve (green). Pink outlines indicate all other open space in Mooroolbark that is capable of servicing an 800m catchment. Highlighted area southwest of McDermott Avenue Reserve shows potential gap in neighbourhood open space if the reserve is removed.

Active Recreation Plan 2023

The Active Recreation Plan 2023 sets out a guide for Council's efforts to encourage residents to be healthy and active through the design of active recreation infrastructure and the provision of programs that remove barriers to participation and respond to preferences over the next 10-15 years.

Factors influencing active recreation participation include:

- Gender
- Age
- Recreation preferences
- Disability
- Ability/fitness
- Cultural factors
- Socio-economic factors

Key principals guiding the provision of active recreation opportunities are shown in Table 1.

	Access	Active recreation opportunities that encourage participation and have a positive influence on physical health are provided in accessible and convenient places for residents within Yarra Ranges.
	Diversity	A diversity of active recreation opportunities are provided reflecting the diversity of our community and places across the municipality, the diversity of needs and preferences in the community, and different financial capacities.
	Activation	Programming and events are delivered through internal and external partnerships to optimise utilisation of recreational assets, maximise health and wellbeing outcomes for the community, and contribute to sustainable tourism and economic prosperity across the municipality.
	Inclusion	Facilities are designed with inclusion, accessibility, and safety of all people in mind, enabling individuals to make choices based on their needs and interests. There is a particular focus on women and girls, gender diverse people, disability, and Indigenous ways of knowing, being and doing.
	Social Connection	Where possible, active recreation facilities are provided in proximity to other compatible uses where they facilitate social interaction and encourage intergenerational use of reserves and spaces.

Table 1 Key Principles

1.6 Zone and Planning Scheme Constraints

The property at 52 McDermott Avenue, Mooroolbark, Victoria 3138:

- is owned and managed by Yarra Ranges Shire Council
- is in Council's Melba Ward
- is a combination of five allotments
- is zoned PPRZ – Public Park and Recreation Zone
- has no planning overlays.

The following Planning Scheme references provide a framework for future land use considerations, relevant to 52 McDermott Avenue:

Clause 19.02 – 6S Open Space

Provides guidance for the provision and use of public open space.

- Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.
- Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude in a fair and equitable manner.

Clause 19.02 – 6L Open Space

- Support the redistribution of public open space areas where it will result in a net community benefit in terms of accessibility, facilities and protection of environmental attributes.

Clause 12.01 – 1L Biodiversity

- Support planting of indigenous vegetation to provide habitat for local flora and fauna, providing a net improvement in Yarra Ranges' biodiversity assets.

Other Particular Provisions in the Planning Scheme to be considered, include:

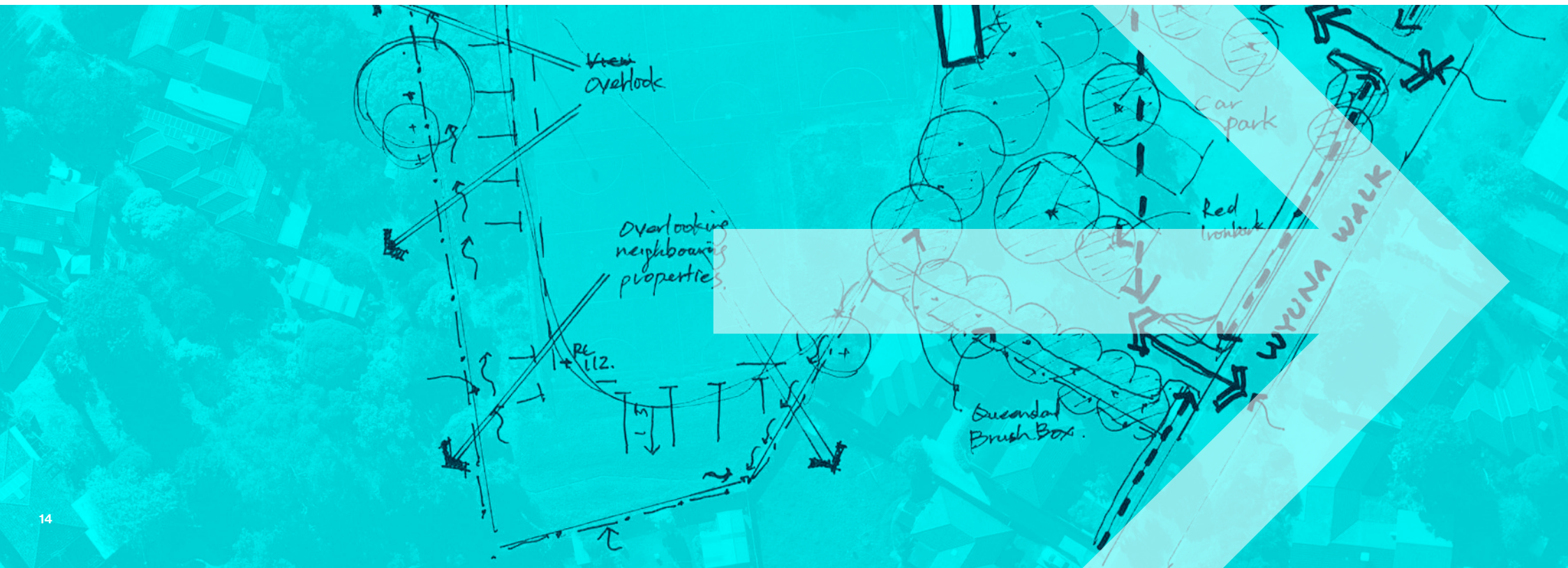
- Clause 51.03 Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan
- Clause 52.06 Car Parking
- Clause 52.17 Native Vegetation
- Clause 54.02 Neighbourhood Character

Objective:

To establish, manage and improve a diverse and integrated network of open space that meets the needs of the community.

Clause 19.02– 6S (Open Space)

2 Site Assessment



2.1 Existing Conditions

McDermott Avenue Reserve (Figure 8) is an irregular, multi-level complex site. Major features for consideration include:

- Extensive bitumen car park areas:
 - McDermott Avenue (western frontage) - 29 spaces
 - Wyuna Walk (eastern frontage) - 112 spaces
- Extensive, redundant bitumen netball courts (10) over two levels:
- Decommissioned netball pavilion
- Massive retaining wall to the east of the McDermott Avenue car park
- Elevated (overlooking) position with steep drop off to neighbouring fence lines on the north, south and west boundaries.
- Mature canopy of valuable trees within the Wyuna Walk car park area.



2.2 Site Investigations

The following site investigations have been undertaken to provide a detailed picture of conditions at McDermott Avenue. The findings will help identify and issues and opportunities at the site and underpin any future development of a Master Plan for the site.

Investigations undertaken include:

- Feature and Level Survey (July 2022) Figure 9
- Environmental Assessment (2020 then revised in July 2024)
- Asset condition Report (March 2023)
- Asbestos and Synthetic Mineral Fibre Compliance Survey (February 2024)
- Preliminary Tree Assessment (2020 then revised in July 2024)
- Soil Assessment Report (September 2024)



Figure 8 Study Site: 52 McDermott Avenue, Mooroolbark

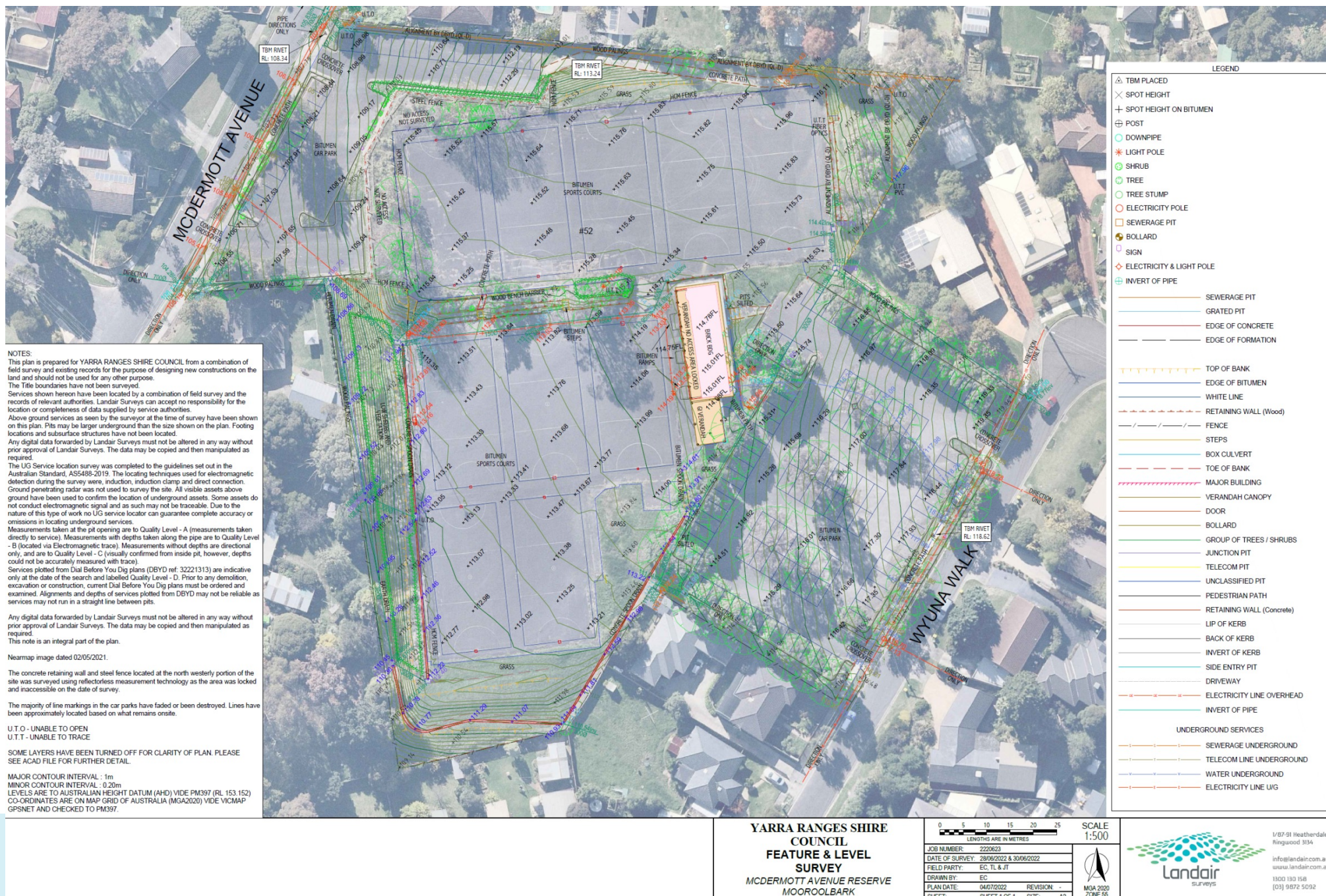
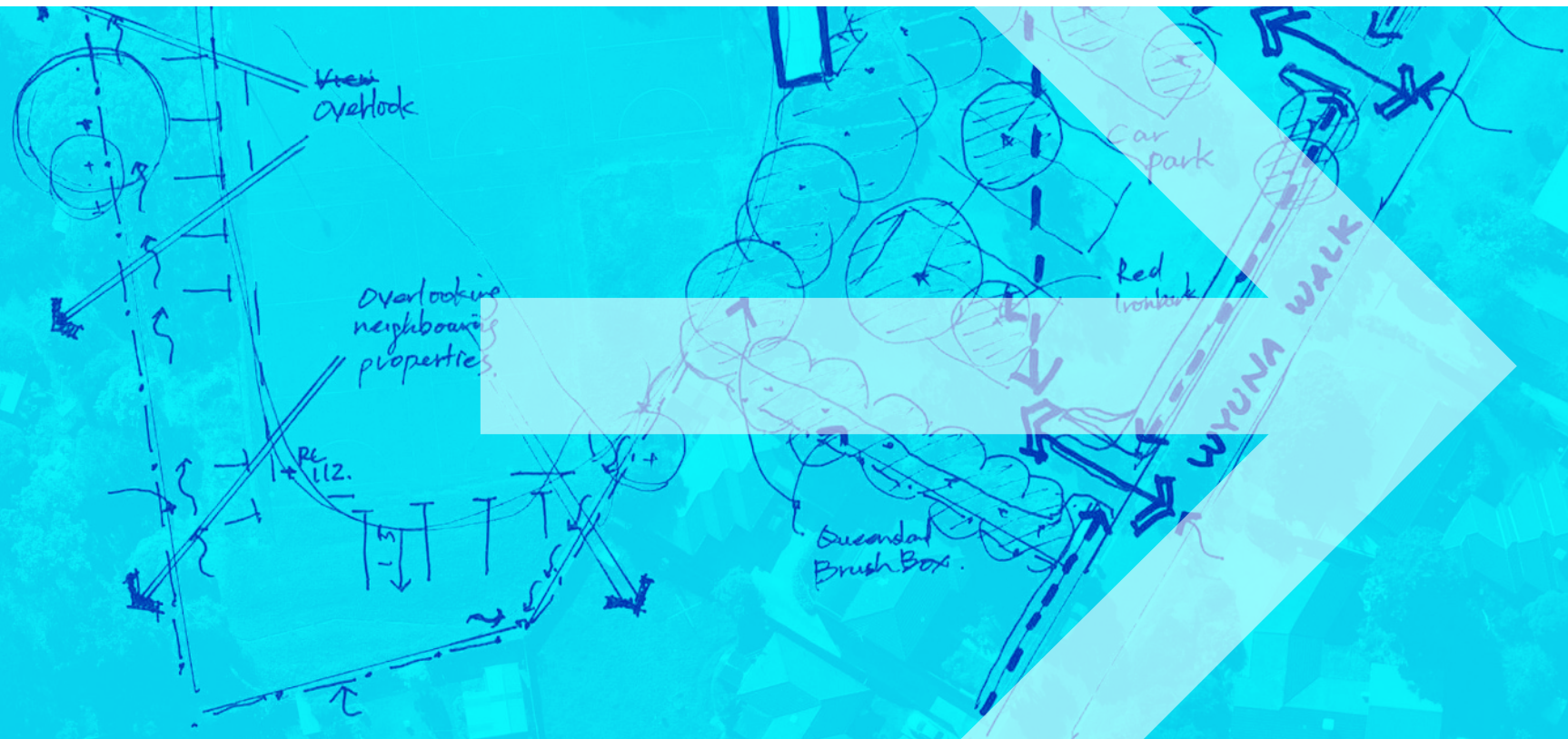


Figure 9 Feature and Level Survey – 52 McDermott Avenue, Mooroolbark

3 Site Analysis



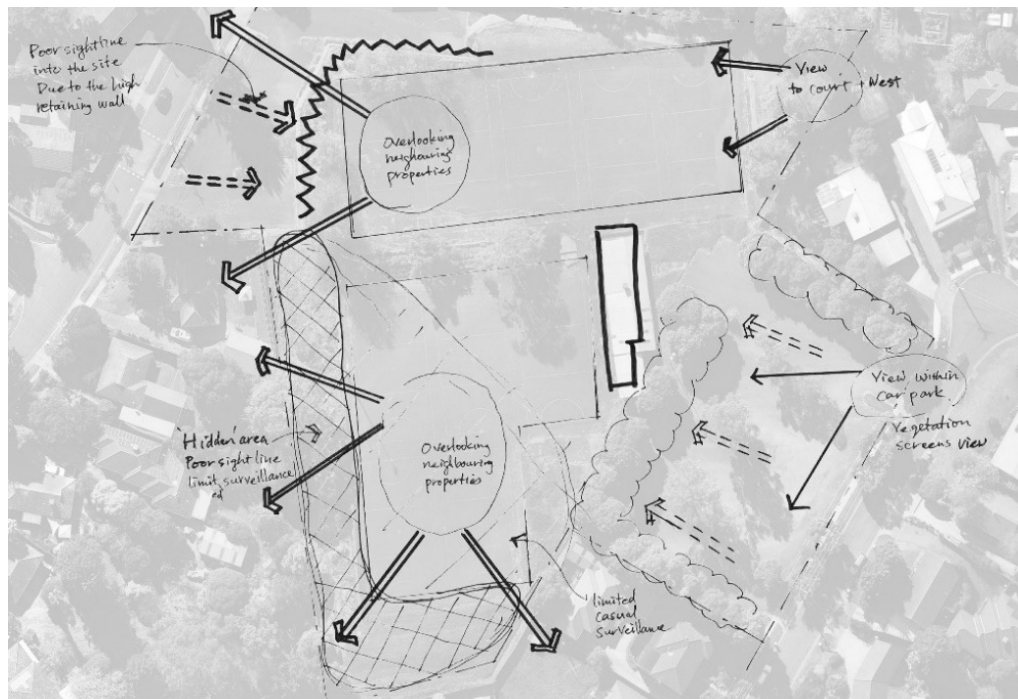
3.1 Views and sightlines

Issues

- Poor sightlines into the site from McDermott Avenue (west) due to the high retaining wall.
- Trees and pavilion obstruct sightlines from Wyuna Walk (south east)
- Overlooks neighbouring properties to the north, west and south.
- Areas on western and southern boundaries are hidden (drop away), creating poor sightlines and limited surveillance.

Opportunities

- Include seating to capture the view from the north east corner over the current court area and out to the west.
- Enhance views from within the eastern car park.
- Consider southern section for housing to provide active interface and passive surveillance of the reserve.



3.2 Topography

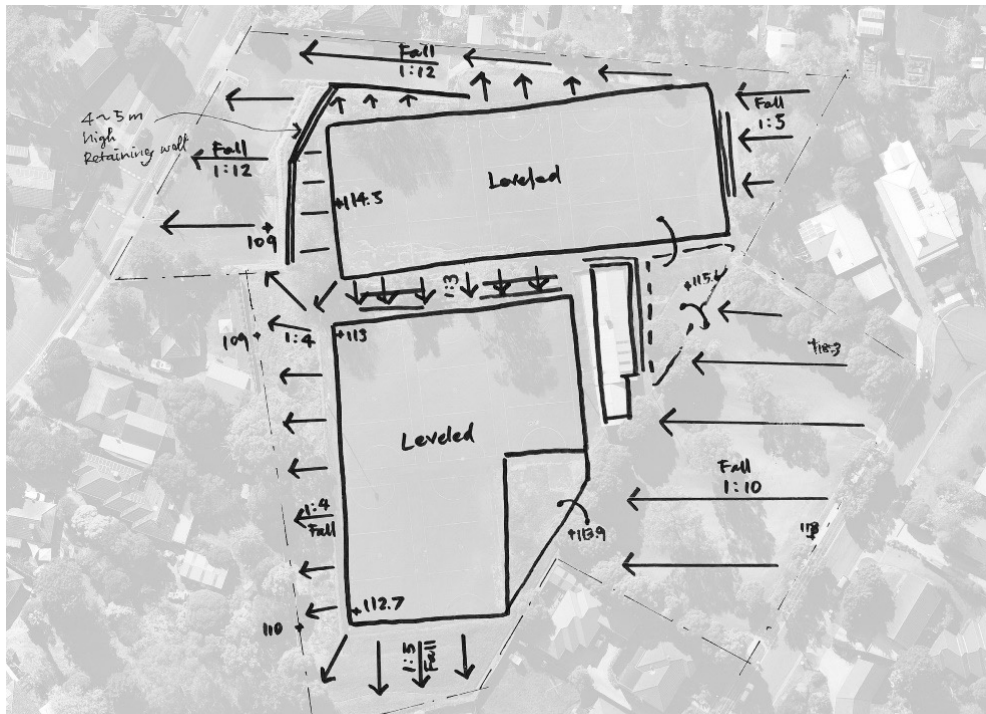
Issues

- Multi-levelled site with an overall fall of 12 meters across the site, generally falling from the east to the west.
- Only the former netball courts are level but are split over two levels, a height difference of approximately two metres.
- Western fence line: 2 – 3.8m drop from the court to boundary.

- Retaining wall in the north west corner is 4-5m high approximately.
- Both car parking areas have steep falls of 1:10 on Wyuna Walk side and 1:12 on the McDermott Avenue side.

Opportunities

- Terrace the inclines to open the line of sight from McDermott Avenue through the reserve towards Wyuna Walk.
- Integrate proposed activity nodes within the terraces.



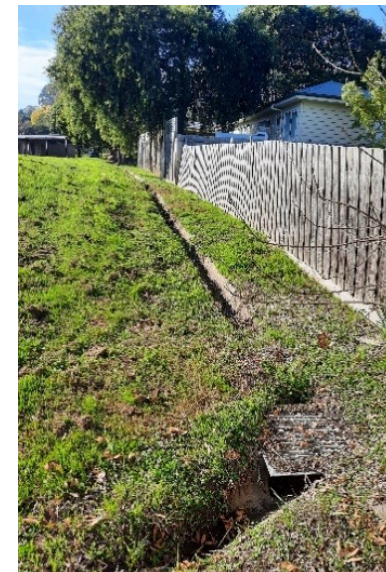
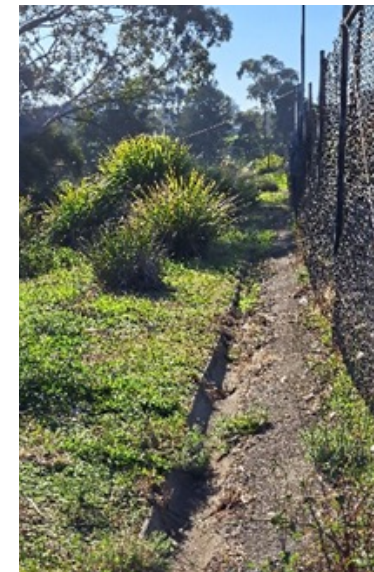
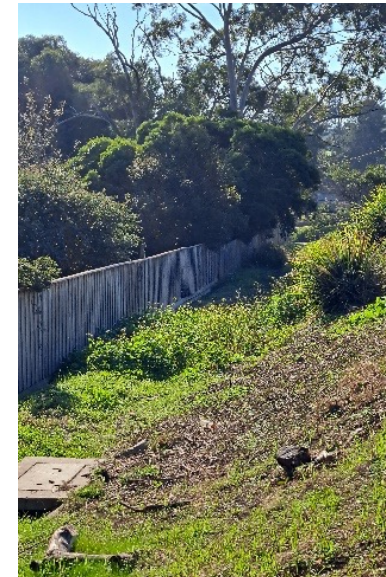
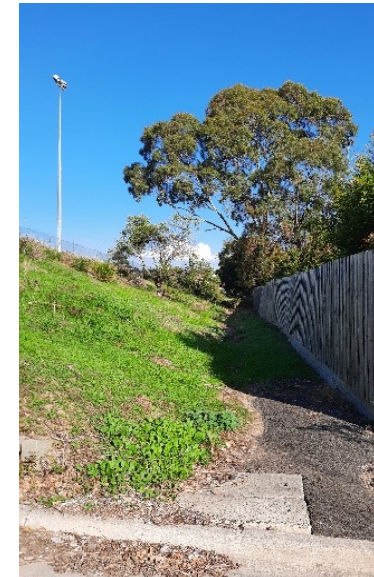
3.3 Drainage

Issues

- Natural water flow is predominantly east to west putting pressure on the earth drain located on the western fence line, and the most south-east pit adjacent to the southern residences serviced by an open concrete swale.
- Blocking of the numerous pits due to fallen leaves has been observed.

Opportunities

- Removal of the expanse of bitumen (former netball courts and some car park) will increase water absorption, decreasing flow into the drainage system.
- Revisit drainage network with development of any revised layout of the site.
- Inclusion of Water Sensitive Urban Design (WSUD) elements (e.g. swale and basin) for minimising runoffs, water absorption and filtering.



3.4 Vegetation

Issues

- Row of trees on the western extent of the Wyuna Walk car park obstruct views into the reserve.
- Lack of boundary vegetation to provide a privacy barrier to adjacent residences.

Opportunities

- Incorporate existing mature feature trees in future design, including:
 - Existing red ironbark trees (*Eucalyptus sideroxylon*) within the car park provide an almost complete network for shading of cars and general aesthetic appeal.
 - Red ironbark trees feature in the north-east corner identified for featuring the view.
 - Feature the significant Lemon Scented Gum (*Corymbia sp.*) on the incline between the court levels.
 - The two large She-oak trees (*Allocasurina sp.*) create a strong vegetative impact at the McDermott Avenue interface.



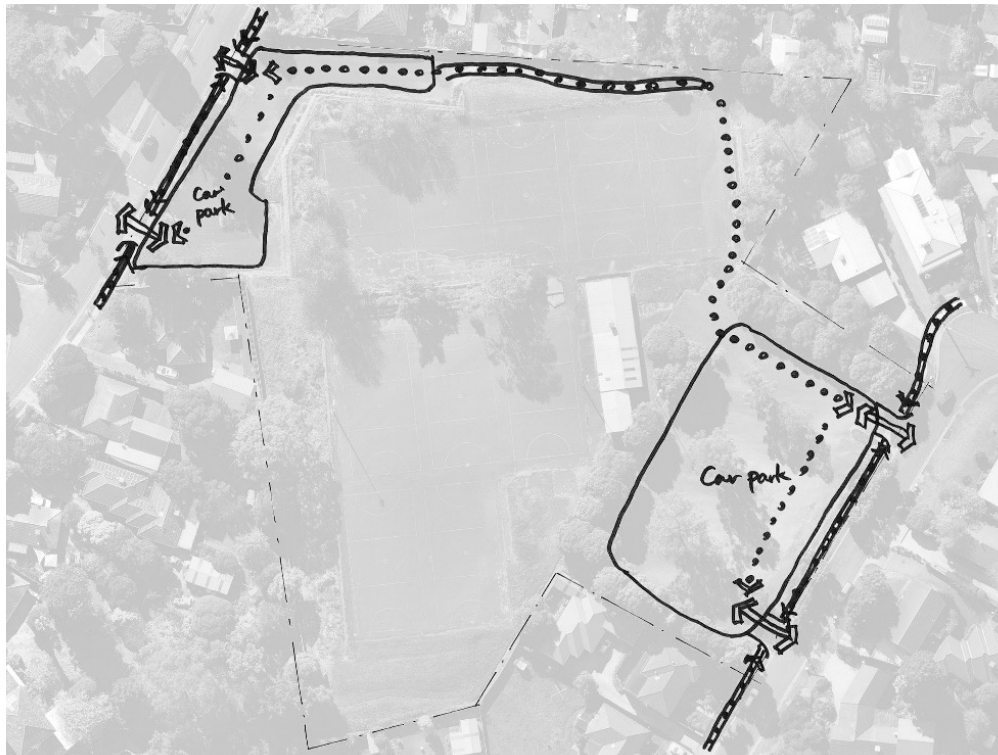
3.5 Pedestrian Movement

Issues

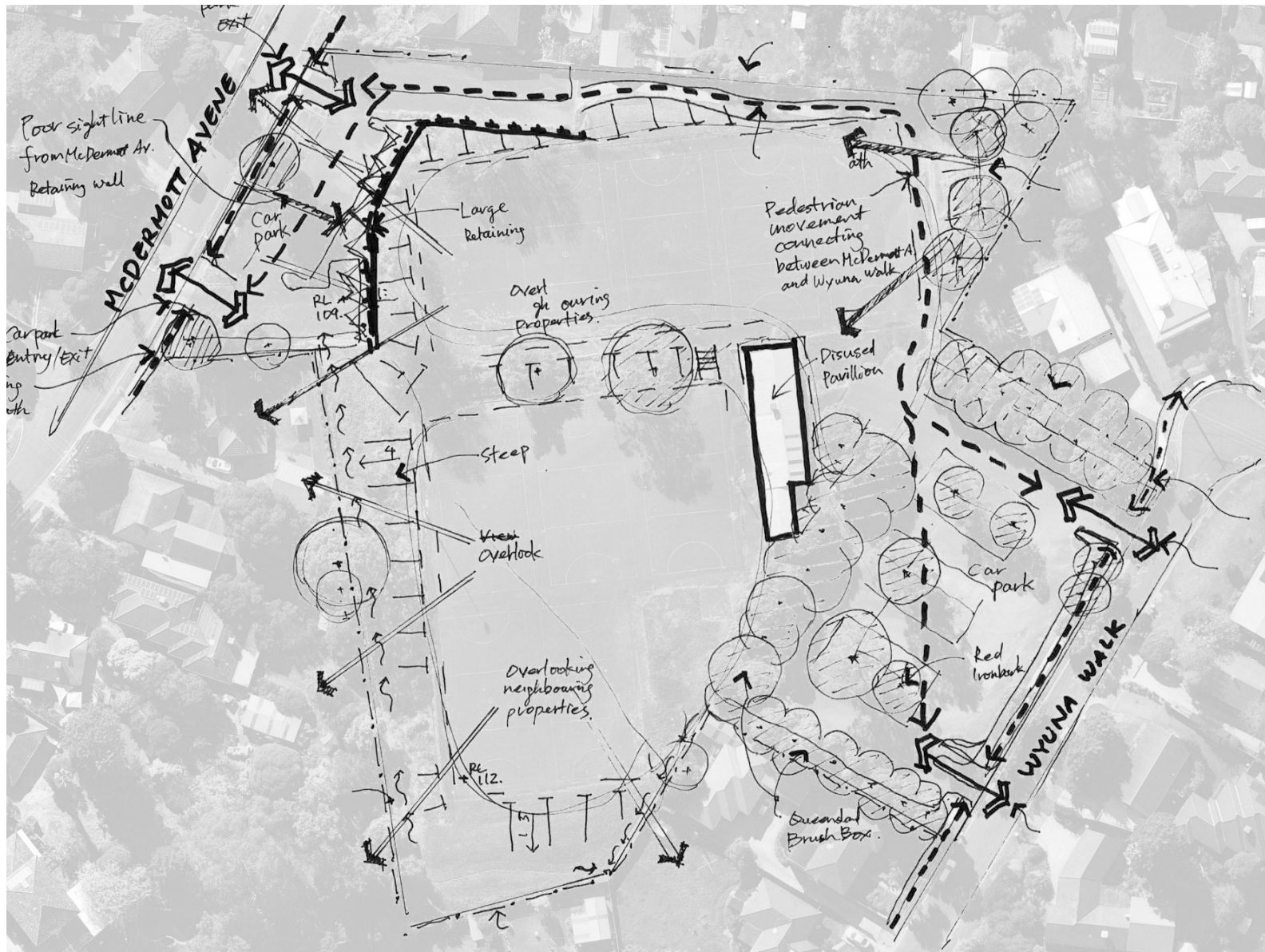
- Existing conditions do not provide people with a circuit path or network to encourage exercise and/or dog walking.
- Indirect path of travel through the reserve linking the nearby Mooroolbark College to south-eastern residences.
- There is no compliant accessible path from the top to the bottom of the site.

Opportunities

- Create an interesting, accessible and engaging network of paths that will attract people to spend time in the reserve, not just pass through.
- Paths to be suitable for multi-use, including walking, fitness, dog walking and children learning to ride a bike.
- Provide an intuitive path of travel directly through the reserve as a link to local schools.



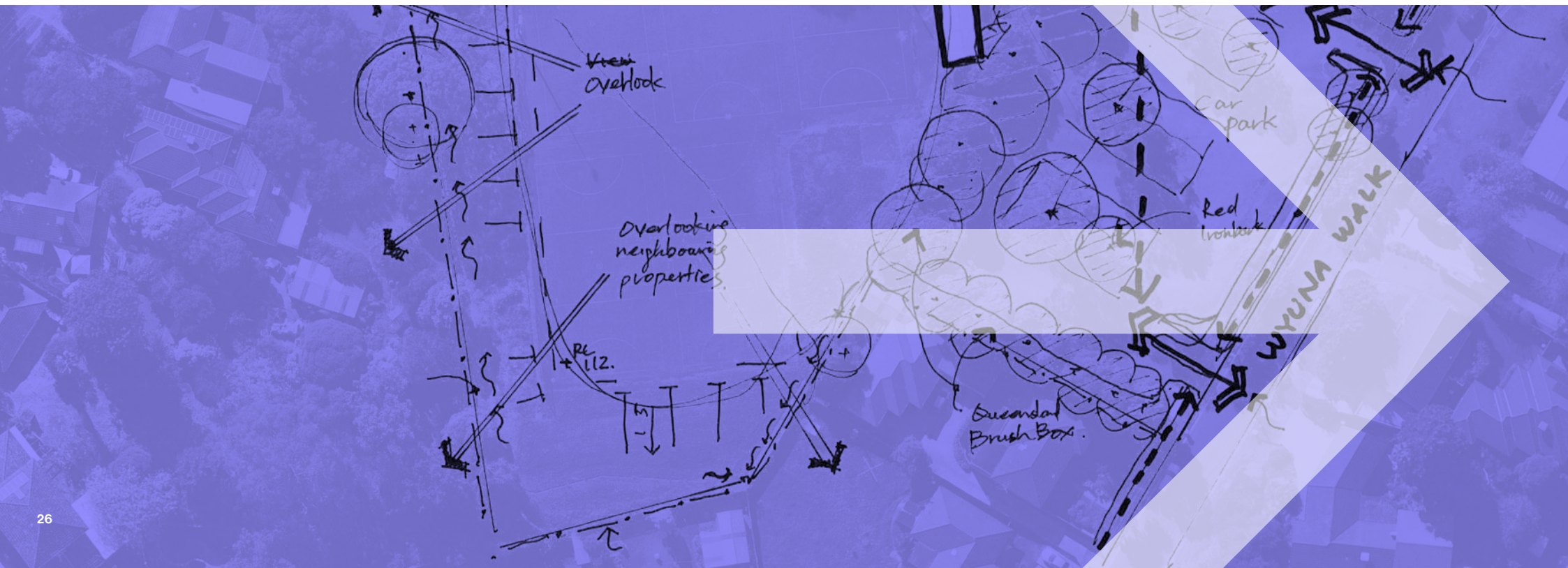
3.6 Overall Site Analysis



3.7 Site Issues and Opportunities Summary

FEATURE or THEME	ISSUE	OPPORTUNITY
Neighbour privacy	Neighbours to the west and south are overlooked from court level.	- Create a vegetative barrier to restrict line of site into neighbouring properties - Consider residential interface option.
Topography	Two to four metre drop over short distance into earth drain on the western boundary interface creating an issue to maintain and secluded areas.	Landscape treatment to open up the area to greater usage and passive surveillance.
Drainage	Open drain along southern and western fence lines.	Apply water sensitive urban design (WSUD) consideration and recommendations for the entire site.
Courts and car parks	Asphalt is a heat sink and impervious surface, adding to drainage issues elsewhere on site.	Reduce the amount of hard surface (asphalt) to allow greater water penetration through the soil.
	Court area is underutilised. It is unpleasant and lacks sport and recreation opportunities.	Remove asphalt courts and replace with grassed open space.
	Car park areas are not aligned with current or anticipated future level of use.	Decrease car park areas, replacing with activity zones and/or grassed open space.
Retaining wall	Poor sight lines through the site due to the high and extensive retaining wall.	Create a terraced layout through the site.
	Structural integrity of the retaining wall to be examined. May not be cost effective to repurpose as recreation infrastructure.	Modify to create a horizontal climbing wall(s) within a new terraced layout, including standalone bouldering features e.g. climbing rock.
Trees and Vegetation	Sparse vegetation since weed species were removed. Increased lack of privacy for neighbours on west and south boundaries.	Create a landscape plan as part of the future design concept development featuring indigenous and native trees and plants.
Safety	Vandalism (pavilion) and broken glass on courts.	Demolish the pavilion. Reactivate the site, increasing usage and passive surveillance.
Security	Reserve lacks residences that front on to the reserve providing passive surveillance, other than six that have frontages on the other side of McDermott Avenue and Wyuna Walk. Most properties (18) back onto the reserve.	Activation of the site and improved line of sight through the reserve.
Decommissioned infrastructure	Former netball pavilion has been decommissioned and is a magnet for graffiti and vandalism.	Remove existing building, consider better siting of basic infrastructure (toilets, shade, seating etc.) to support use of the reserve for community events and social recreation.
Paths	Indirect path of travel through the reserve to the Mooroolbark College located nearby to the north-west.	Landscape design to include better orientation of the connecting path within an accessible path network.

4 Consultation and Engagement



4.1 Community Engagement



Key themes identified in the 2020 community engagement are summarised below. What the community has told us about their vision for the site and the types of activities they currently participate in, or would like to participate in, confirms

the feedback we received in 2020. A more detailed analysis can be found in the separate document Community Engagement Summary.

Key themes



Paths and path connectivity

- Support for a path network for walking, running and connections to nearby schools and surrounding residential areas
- Path suitable for learning to ride a bike



Security

- Lighting of paths
- Activation to deter unsociable behaviour.



Grassed open space

- for social ball games such as soccer
- for community picnics, gatherings and events



Activity spaces

- Half-court area
- Climbing activities
- Exercise equipment
- Gardening experiences



Playspace

- Range of play activities that include both formal and nature play for a wide range of ages and abilities
- Access to toilet facilities



Park furniture

- Call for more shade (shelters and/or trees), seating, picnic and BBQ facilities

Informal consultation is ongoing and includes;

- Correspondence
- Ad hoc conversations with local residents during site visits
- Conversations and general open space activity collection at the Chin Community Festival (Feb 2025) and Celebrate Mooroolbark Community Festival (March 2025).

Chin Community Festival 22 February 2025

While not directly targeted at McDermott Avenue, members of the Chin Community were asked what activities they most liked to participate in or would like to do in the outdoor space.

Most community members that engaged were upper primary school aged through to young adults. Each participant was provided five dots to link to favourite activities.

Activities identified (Table 2) reflect the feedback received in December 2020, with the more recent emphasis on volleyball by both male and female respondents of the Chin community.

Young males indicated soccer as a favourite team activity, however it was agreed this would be more suited to nearby Kiloran Reserve due to limited space.

Social gatherings, walking and relaxing were popular with all age groups.

Celebrate Mooroolbark Festival 16 March 2025

Although attendances were low at the very wet Mooroolbark Festival, engagement with community members confirmed the key outdoor activities enjoyed by Mooroolbark residents (Table 2).

Respondents came from a wide age range and genders. They valued local outdoor space for passive and active pursuits.

Activity	Number of responses	
	Chin Community Festival	Celebrating Mooroolbark Festival
Picnics, BBQs or gathering with friends and family	25	10
Volleyball, Sepak Takraw	22	1
Walking or running	21	13
Soccer	19	3
Relaxing in a quiet outdoor space alone	18	8
Playing basketball / netball / pickleball	14	3
Playground equipment	13	5
Bike riding or scooting	11	10
Dance (including traditional dance)	8	0
Visiting community gardens	7	6
Walking the dog	6	7
AFL football (3), cricket (1), golf (1)	5	0
Climbing, Parkour	4	4
Events including outdoor cinema and festivals	4	10
Skateboarding	1	3
Swimming at the pool	0	8
TOTAL	178	91
Number of respondents (approx.)	40	19

Table 2 Mooroolbark community consultation responses 2025



Figure 10 Chin Community Festival Activities



Figure 11 Chin Community Festival Consultation

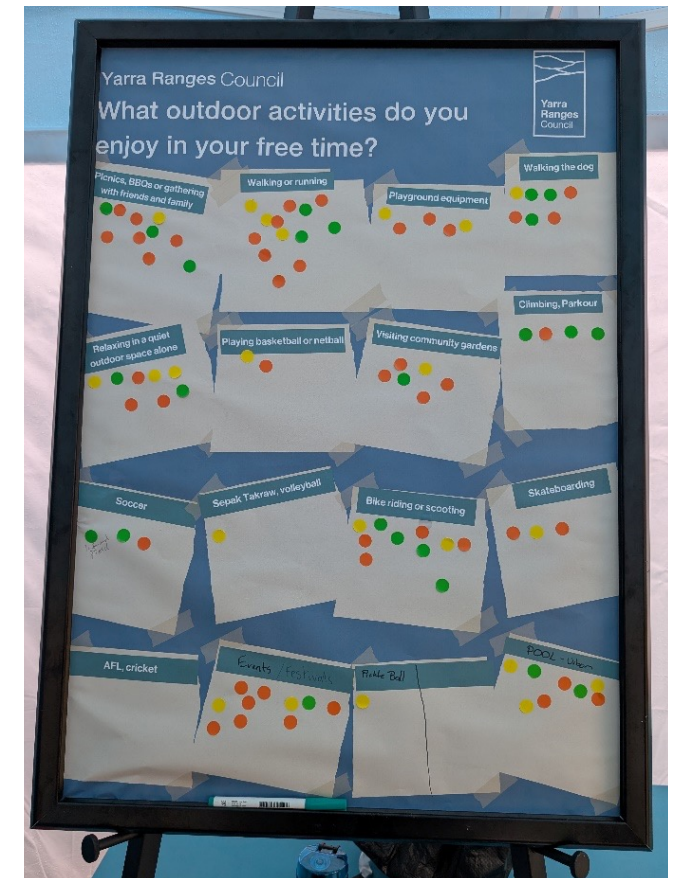


Figure 12 Celebrate Mooroolbark Festival Activities

from McDermott Av.
Retaining wall

McDERMOTT A

Car park

Large Retaining

Over
looking
properties.

RL 109.

Car park
entry/exit

Pedestrian
movement
connecting
between McDermott A
and Wyuna walk

Disused
Pavilion

Steep

View
overlook

Car park

Red
Ironbark

WYUNA WALK

Overlooking
neighbouring
properties.



Yarra
Ranges
Council