MCDERMOTT AVENUE RESERVE

DRAFT MASTER PLAN EXECUTIVE SUMMARY

OCTOBER 2025

Yarra Ranges Council

CONCEPT PLAN

SITE REACTIVATION INCLUDING OPEN SPACE (NEIGHBOURHOOD LEVEL)

It is proposed that Council do not act on the 2015 decision to sell the land with a new motion: to retain the site at 52 McDermott Avenue Mooroolbark and investigate housing opportunities in the southern portion of the land (approximately 3000m2).

A draft concept plan (Figure 1) has been developed to show the potential layout of the social recreation area (minimum one hectare).

The land at 52 McDermott Avenue, Mooroolbark is already zoned PPRZ. Key considerations for development as community open space for social recreation include, but are not limited to:

- Ensure the plan for the area provides a mix of recreation opportunities suited to the diverse community (age, gender, culture and ability).
- Re-terracing of the site to provide improved sightlines through the reserve, activity zones and accessibility.
- Maintain linkages with abutting streets, schools etc.
- Enhance biodiversity and support indigenous planting.
- Ensure parking provision is appropriate to future usage.

Utilising the southern section for housing eliminates problem sections that have poor safety and obstructed visibility, by providing housing that looks out onto the new open space area, offering passive surveillance. It also responds to identified issues of overlooking from the reserve into surrounding residential properties along the south boundary. This shaded section has been reserved for further investigation and feasibility as a potential housing opportunity.

Image 1: Example of Rope Climbing Element

Image 2: Example of Concrete Climbing Wall

Image 3: Example of Climbing Space Elements

Image 4: Example of Playspace Equipment

Figure 1: McDermott Avenue Reserve Draft Concept Plan

Figure 2: Artist Impression - View of Climbing Play Space

Figure 3: Artist Impression - View from Carpark

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Prepared by
Open Space Strategy and Planning
Design and Place, Yarra Ranges Council

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ABN: 21 973 226 0120
15 Anderson Street, Lilydale
PO Box 105, Anderson Street, Lilydale 3140

Phone: 1300 368 333
Email: mail@yarraranges.vic.gov.au
Web: yarraranges.vic.gov.au