



MCDERMOTT AVENUE RESERVE

DRAFT MASTER PLAN EXECUTIVE SUMMARY

OCTOBER 2025



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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