

DEVELOPMENT ANALYSIS	COMBINED	70 KENNING RD	60 KENNING RD
Site Area	8.090 ha	4.043 ha	4.047 ha
Waterway/Wetland	3.480 ha	1.943 ha	1.537 ha
Passive Open Space	0.500 ha	0.271 ha	0.229 ha
Net Developable Area	4.110 ha	1.829 ha	2.281 ha
Local Roads	1.505 ha	0.677 ha	0.828 ha
Net Residential Area (NRA)	2.605 ha	1.152 ha	1.453 ha
Conventional Residential	2.005 ha	1.067 ha	0.938 ha
Medium Density Residential (inc. Laneway)	0.600 ha	0.085 ha	0.515 ha
DEVELOPMENT YIELD BREAKDOWN			
Conventional Residential	73 Lots	38 Lots	35 Lots
Conventional Average Lot Area	275 m ²	281 m ²	268 m ²
Medium Density	33 Lots	4 Lots	29 Lots
MD Average Lot Area	182 m ²	213 m ²	178 m ²
Total Yield	106 Lots	42 Lots	64 Lots
Average Lot Area	246 m ²	274 m ²	227 m ²
Dwelling Density (NDA/Ha)	25.79 Dw/ha	22.96 Dw/ha	28.06 Dw/ha

RESIDENTIAL YIELD BREAKDOWN	%Yield	%Yield	%Yield
Medium Density	33 31%	4 4%	29 27%
SLHC Type A (Less than 300m ²)	50 47%	24 23%	26 25%
300m ² - 399m ²	22 21%	13 12%	9 8%
400m ² - 500m ²	1 1%	1 1%	0 0%
Greater than 500m ²	0 0%	0 0%	0 0%
Total Yield	106	42	64

DEVELOPMENT SEQUENCING			
STAGE	STAGE AREA (HA)	RESIDENTIAL YIELD	ACCUMULATIVE YIELD
1	1.734	38	38
2	1.905	32	70
3	4.451	36	106
Total	8.090	106	

*Stage includes medium density yield



TRUGANINA

OUTER METROPOLITAN RING ROAD

BOUNDARY ROAD

OFFICE & LIGHT INDUSTRIAL

LOCAL PARK

LOCAL PARK

LOCAL PARK

70 KENNING ROAD

60 KENNING ROAD

FUTURE COMMUNITY FACILITY

KENNING ROAD TOWN CENTRE

KENNING ROAD

FUTURE ACTIVE OPEN SPACE

POTENTIAL GOVERNMENT PRIMARY SCHOOL

LOCAL PARK

TARNEIT

DOHERTYS ROAD

LOCAL PARK

FUTURE ACTIVE OPEN SPACE

FUTURE ACTIVE OPEN SPACE

PATCH.
DESIGN+PLAN

LOCAL CONTEXT PLAN
60 & 70 KENNING ROAD
TARNEIT NORTH



0 75 150 375

SCALE: 1:7,500 @ A3
17.05.22 V1



PUBLIC INFRASTRUCTURE								
ITEM	PSP/DCP PROJECT	SUMMARY	PROJECT DESCRIPTION	STAGE	AREA (HA) 70 KENNING ROAD (89-NW-34)	AREA (HA) 60 KENNING ROAD	AREA (HA) TOTAL	RESPONSIBILITY
1	P NW-04	Local Park	Embellishment of small neighbourhood park	2	0.27	0.23	0.50	Developer
2	RBWL 3	Wetland/ Retarding Basin	Construction of wetland and retarding basin in accordance with Tarnett North PSP	3	1.94	1.54	3.48	Melbourne Water
3	-	Connector Street	Road Construction - Connector Street (25.0m)	1,2	-	-	-	Developer
4	-	Off Road Cycle Path	Construction of two way cycle path - off road	1,2	-	-	-	Developer
5	-	Shared Path	Construction of shared path	3	-	-	-	Developer

DEVELOPMENT SEQUENCING			
STAGE	STAGE AREA (HA)	RESIDENTIAL YIELD	ACCUMULATIVE YIELD
1	1.734	38	38
2	1.905	32	70
3	4.451	36	106
Total	8.090	106	

*Stage includes medium density yield



LEGEND

- SITE BOUNDARY
- INTERNAL PROPERTY BOUNDARY
- CONVENTIONAL RESIDENTIAL



WATERWAY/
WETLAND
3.48HA

70
KENNING
ROAD

60
KENNING
ROAD

LOCAL
PARK
0.5HA

FUTURE
COMMUNITY
FACILITY

LEGEND
 SITE BOUNDARY
 INTERNAL PROPERTY BOUNDARY
 CONVENTIONAL RESIDENTIAL