

Statistical Analysis of Surrounding Density Based on all Sites within 100m of Subject Site

	Site	Land Use	Site Area per Dwelling
1	2/2 Broadwaters Parade	Dwelling	145.6
2	1/2 Broadwaters Parade	Dwelling	185.4
3	1/3 Broadwaters Parade	Dwelling	246
4	2/476 Churchill Avenue	Dwelling	357
5	1/476 Churchill Avenue	Dwelling	393
6	482A Churchill Avenue	Dwelling	399
7	2/47 Coolabah Road	Dwelling	401
8	482B Churchill Avenue	Dwelling	408
9	38 Coolabah Road	Dwelling	486
10	2/3 Broadwaters Parade	Dwelling	543
11	15 Broadwaters Parade	Dwelling	561
12	462 Churchill Avenue	Dwelling	561
13	1/40 Coolabah Road	Dwelling	565
14	31 Coolabah Road	Dwelling	569
15	13 Broadwaters Parade	Dwelling	579
16	17 Broadwaters Parade	Dwelling	584
17	464 Churchill Avenue	Dwelling	587
18	2/40 Coolabah Road	Dwelling	592
19	1/47 Coolabah Road	Dwelling	599
20	28 Coolabah Road	Dwelling	612
21	30 Coolabah Road	Dwelling	615
22	46 Coolabah Road	Dwelling	623
23	32 Coolabah Road	Dwelling	635
24	470 Churchill Avenue	Dwelling	645
25	480 Churchill Avenue	Dwelling	645
26	491 Churchill Avenue	Dwelling	645
27	38A Coolabah Road	Dwelling	653
28	468 Churchill Avenue	Dwelling	660
29	48 Coolabah Road	Dwelling	661
30	484 Churchill Avenue	Dwelling	665
31	34 Coolabah Road	Dwelling	668
32	489 Churchill Avenue	Dwelling	675
33	36 Coolabah Road	Dwelling	706
34	44 Coolabah Road	Dwelling	708
35	471 Churchill Avenue	Dwelling	708
36	478 Churchill Avenue	Dwelling	716
37	473 Churchill Avenue	Dwelling	718
38	469 Churchill Avenue	Dwelling	727
39	467 Churchill Avenue	Dwelling	733
40	35 Coolabah Road	Dwelling	744
41	475 Churchill Avenue	Dwelling	746
42	485 Churchill Avenue	Dwelling	756
43	487 Churchill Avenue	Dwelling	756
44	1 Broadwaters Parade	Dwelling	759
45	483 Churchill Avenue	Dwelling	761
46	477 Churchill Avenue	Dwelling	782
47	2 Fehre Court	Dwelling	789
48	7 Broadwaters Parade	Dwelling	802
49	9 Broadwaters Parade	Dwelling	822
50	3 Fehre Court	Dwelling	852
51	11 Broadwaters Parade	Dwelling	857
52	4 Fehre Court	Dwelling	860
53	472 Churchill Avenue	Dwelling	920
54	42 Coolabah Road	Dwelling	922
55	474 Churchill Avenue	Dwelling	951
56	466 Churchill Avenue	Dwelling	1070
57	458-460 Churchill Avenue	Dwelling	1141
58	49 Coolabah Road	Dwelling	1640

Statistical Measure	Value (Sqm)
Mean	674
Median	663
25th Percentile	580
75th Percentile	758
Interquartile range	580 to 758

Proposed density **270sqm**

MAP OF ALL PROPERTIES WITHIN 100M OF ANY PART OF THE APPLICATION SITE.

