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28 February 2017

NSW Department of Planning & Environment Land Release GPO Box 39 Sydney NSW 2001

Dear Sir/Madam

Re: Submission to The Ingleside Precinct on behalf of Garigal Deep Creek Residents Association

1. Introduction

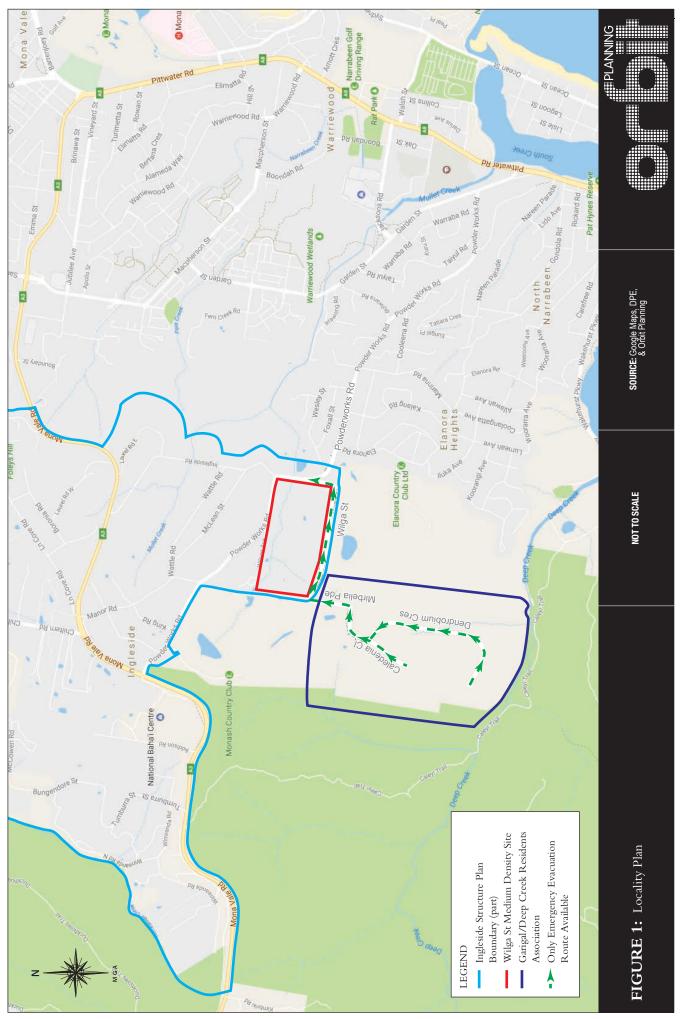
We are pleased to provide this submission to the Department of Planning & Environment (DPE) on behalf on the Garigal / Deep Creek Residents Association (GDCRA). The GDCRA was formed on 12 January 2015 and has 28 family-members representing the 35 properties in the R5 Low Density Residential Estate comprising Mirbelia Parade, Caladenia Close and Dendrobium Crescent, Elanora Heights. The Association is registered with the Northern Beaches Council and is represented formally on Council's Ingleside Land Release Reference Group. These residents are located immediately adjacent to the southern boundary of The Ingleside Precinct as illustrated in **Figure 1**.

The properties along Dendrobium Crescent, Caladenia Close and Mirbelia Parade are rural residential lifestyle lots with a minimum area of 2 hectares. The area adjoins Garigal National Park to the south and west, Elanora Heights Golf Course to the east and Monash Golf Course to the north. The lots were created in 1982 and up until recently the land was zoned rural with it now being zoned R5 Large Lot Residential under Pittwater Local Environmental Plan 2014. There is a single road access in and out of this subdivision which is via Wilga Street that connects to Powderworks Road to the north east.

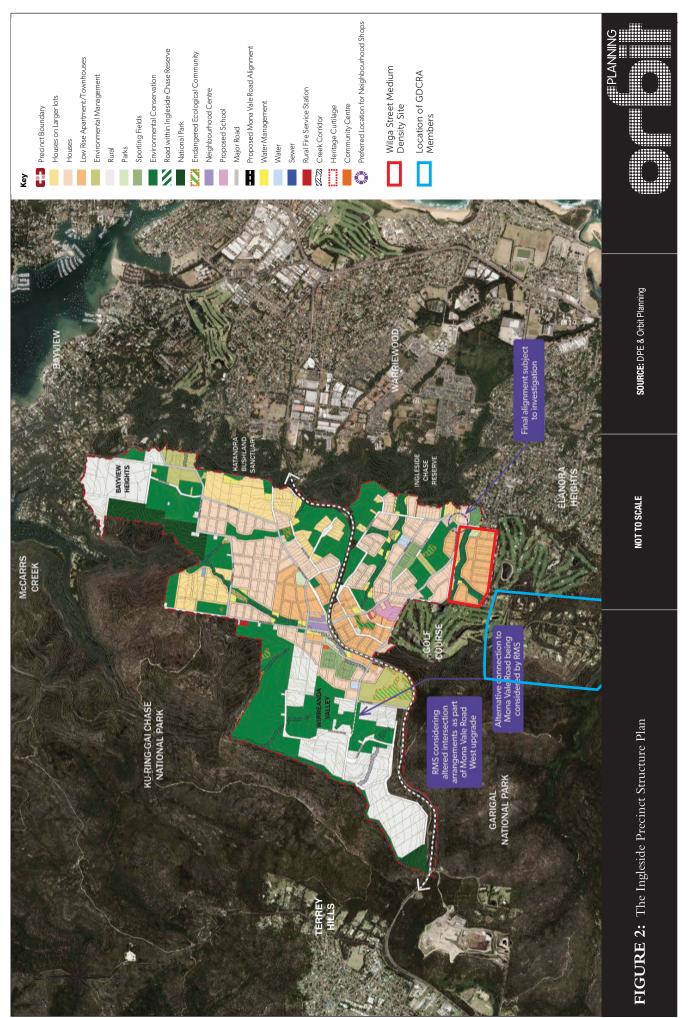
The GDCRA does not object in principle to the redevelopment of The Ingleside Precinct. It does however, strongly object to the inclusion of a medium density housing zone on Wilga Street given the serious bushfire threat in that area and the impact such a significant increase in density would have on the single emergency evacuation route. The GDCRA are concerned for both their safety and that of future residents.

2. The Ingleside Precinct - Wilga Street Medium Density Proposal

In preparing this submission we have reviewed the Ingleside Draft Land Use and Infrastructure Strategy (DLU&IS) and Structure Plan and the supporting specialist reports. We note that the Ingleside Precinct has been split into two areas on either side of Mona Vale Road, referred to as North Ingleside and South Ingleside. The area this submission is focused on is the parcel of land between Wilga Street and Powderworks Road within South Ingleside as highlighted in **Figure 1 & 2**.



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The site is currently predominantly occupied by single dwellings on 2 hectare lots with some nursery and religious uses. This portion of land has an approximate area of 28 hectares, with 21 hectares proposed to be used for medium density housing and the remainder to be used for a combination of environmental conservation (creek corridor), water management and parks. The Structure Plan has described the type of housing to be located in this location as "Low Rise Apartment/Townhouses (3 storeys)". This represents approximately one third of the medium density land identified in the Structure Plan (both North and South Ingleside). Based on the Land Use Outcomes identified in Table 1 of the DLU&IS (page 6) a density of up to 27 dwellings per hectare averaging 300m² per dwelling is likely for the Wilga Street site. This would equate to approximately 570 apartments and well over 1300 new residents on the site (adopting the 2.4 persons per medium density household rate from Demographic and Social Infrastructure report prepared by Elton Consulting 2016).

As long-term residents of the area, the GDCRA members have attended the preliminary workshops and provided their feedback to DPE and Council and have consistently reinforced the preference for lower density housing in the Wilga Street location. This is evidenced by a review of the 'Site Specific Concerns' figure from the Ingleside Design Workshop Outcomes Report (Dec 2014) repeated in **Figure 3** where the comments "should be lower density", "concerns over increased traffic congestion" and "already difficult to exit onto Powderworks Road" were recorded. The Structure Plan has failed to take into consideration the feedback from the community as detailed in the workshops.

The Structure Plan states that "housing density and form responds to environmental constraints, including topography, riparian corridors and vistas to heritage elements" (page 14 DLU&IS). In relation to the Wilga Street site the DLU&IS states "Low rise apartments/townhouses are proposed at the less visually prominent location of Wilga Wilson, close to local shops at Elanora Heights and transport routes" (Page 14 DLU&IS).

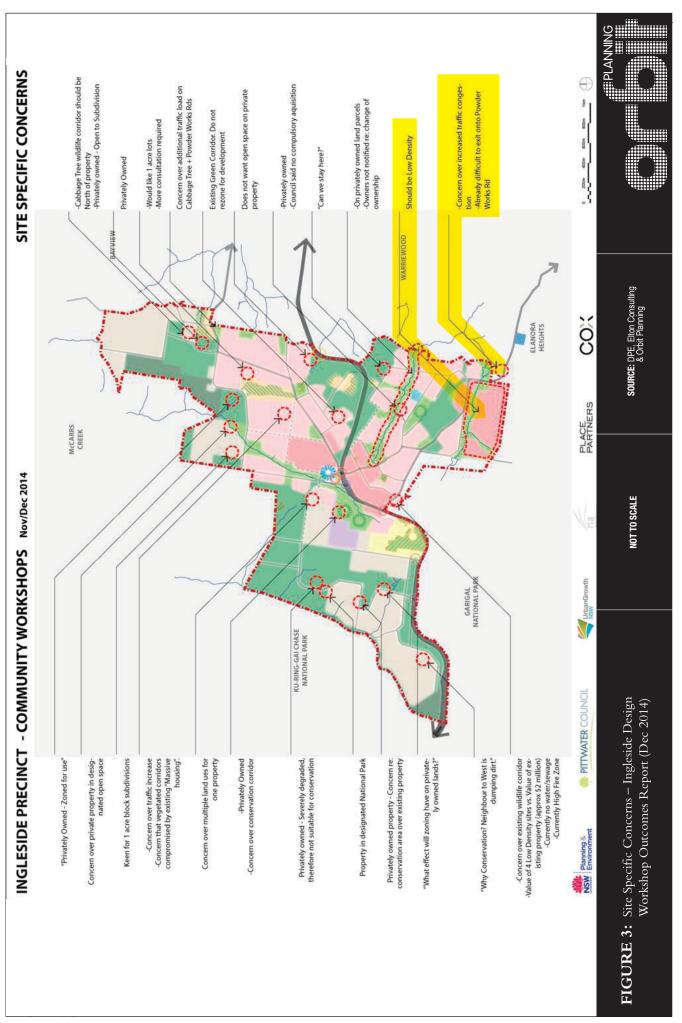
The justification identified for the change in density within the DLU&IS appears to be based largely on the lack of visual impact (as determined by the Landscape Visual Assessment prepared by Richard Lamb & Associates), without sufficient consideration of the hazards of the land. As will be detailed further in this submission, the Wilga Street site is subject to bushfire and flooding hazards and we submit that these constraints are not commensurate with such a significant increase in residential density. The GDCRA members strongly object to the significant increase in density of this area and the reasons for this are detailed further in Section 3 below.

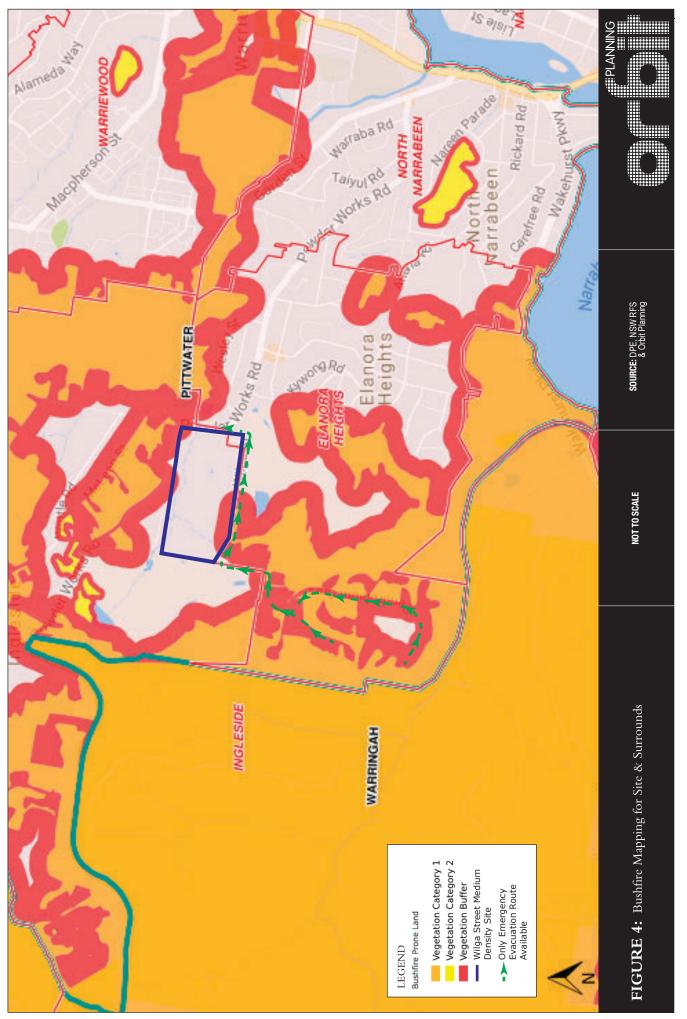
3. Objections

3.1 Bushfire Threat and Inadequate Evacuation Route

The Structure plan has failed to adequately consider the bushfire threat to the Wilga Street medium density site and the impact this development would have on the ability of existing residents in Dendrobium Crescent, Caladenia Close and Mirbelia Parade to safely evacuate in the event of a bushfire. A review of the bushfire map (provided in **Figure 4**) clearly identifies that the site is affected by 'bushfire buffer' and identifies 'Category 1' and 'Category 2' bushfire land surrounding the site on all sides.

The DLU&IS and Bushfire Protection Assessment (Ecological Oct 2016) identify the bushfire hazard to the site itself but have not considered any impacts from outside the 'study area'. The topography of the land to the south of Wilga Street slopes steeply down to Deep Creek which makes this an extremely dangerous fire run. Both reports fail to identify this severe bushfire threat facing new residents and existing residents in Dendrobium Crescent, Caladenia Close and Mirbelia Parade. Housing within these streets are within 'flame zone' and have a history of being impacted by bushfires.





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In 1994, thirty-three (33) properties in Dendrobium Crescent and Caladenia Close received damage ranging from loss of sheds and motor vehicles to minor damage and complete destruction of homes. These streets have been described as "amongst the worst affected residential areas" (Burnt Out? Experiences of the January 1994 Bush Fires in Warringah and Pittwater 1994, page 10). In addition to these properties being affected, the Elanora Golf Club which immediately adjoins the Wilga Street site to the south was also "badly burnt" (Burnt Out? Experiences of the January 1994 Bush Fires in Warringah and Pittwater 1994, page 54). Photo 1 illustrates the existing view of the area. Photo 2,3,4,5 & 6 shows the destruction from the 1994 fires on Caladenia Close and Dendrobium Crescent, Elanora Heights. An aerial photograph taken after the 1994 bushfire is provided in Figure 5.



Photo 1: View of existing bushland taken from Caladenia Close looking down to Dendrobium Parade.



Photo 2: Caladenia Close, Elanora Heights 1994 Bushfire. Credit: Alan Brinkman



Photo 3: Caladenia Close, Elanora Heights 1994 Bushfire. Credit: Alan Brinkman



Photo 4: No. 10 Caladenia Close, Elanora Heights 1994 Bushfire.

Credit: Alan Brinkman



Photo 5: Dendrobium Crescent, Elanora Heights 1994 Bushfire.

Credit: Alan Brinkman



Photo 6: Caladenia Close, Elanora Heights 1994 Bushfire. Credit: Alan Brinkman

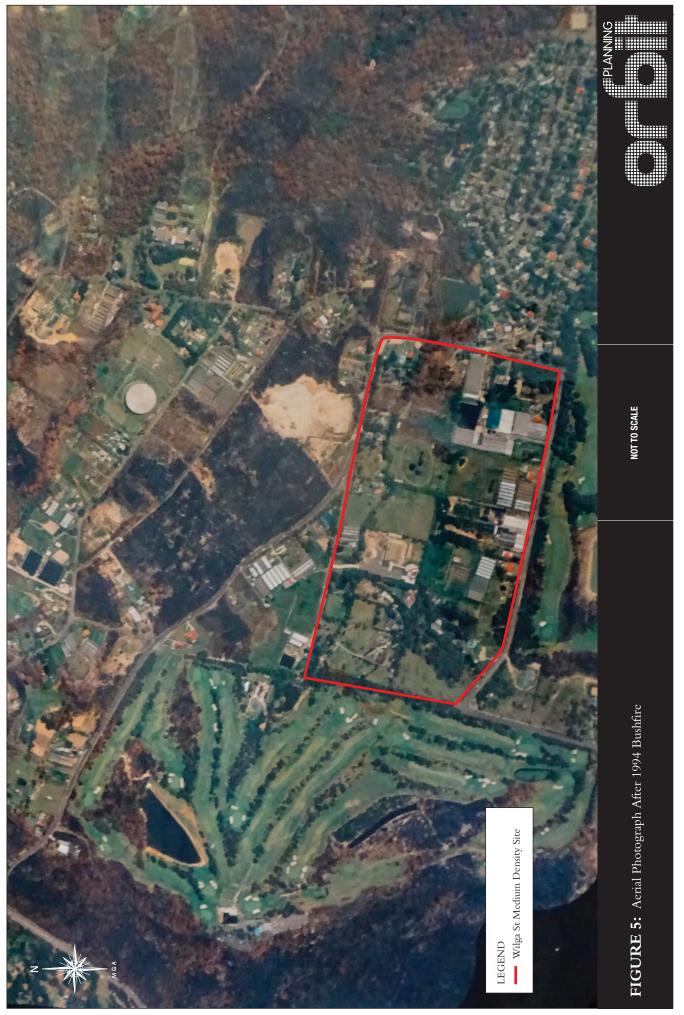
A Coroner's Investigation was undertaken as part of the NSW Parliamentary Bushfire Inquiry. A review of the Coroner's report into the 1994 bushfire confirms:

"The evidence established that at about 3pm, the fire impacted on Caladenia Close and Dendrobium Crescent, Elanora Heights. At the time, Bush Fire units were committed to Ingleside but were called to those affected areas at Elanora Heights. However, when they arrived the fire was so intense it was too dangerous to fight the fire. Resources had to be kept in safety in Dendrobium Crescent. Houses were destroyed and damaged in this area." (Coroner's Report Page 97)

"The Courts have considered the submissions and evidence of Messrs Gash and kindred in respect of the issues of bushfire risk arising out of the proposed Ingleside housing development. In summary, the concerns expressed are the new development will place many thousands of people in danger unless proper planning in advance is carried out for their protection. Particular concern was that there will be limited access and exits to the development, the transport in times of emergency and restrictions of movement on our already inadequate road system... In the Court's opinion having regard to the severity of all bushfires which impacted on residential bushland interface throughout the metropolitan area these witnesses have raised legitimate concerns about the development." (Coroner's Report Page 98 & 99)

"The fire totally destroyed 27 houses, damaged 60 other houses and destroyed 6 home units, 42 sheds, 13 garages, 44 fences, 33 motor vehicles, 3 caravans, 7 boars, 5 trailers were destroyed or damaged. Many other items of real and personal property were also destroyed or damaged together with approximately 12,300 hectares of National Park and bushland. The total estimated value of the damage caused by the fire is \$12,115,053.00." (Coroner's Report Page 102)

A list of the damage to properties in Dendrobium Crescent and Caladenia Close as detailed in the Coroner's report is provided in **Appendix 1**.



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The Coroner's report identified a number of key recommendations for future interface developments in the Ingleside area which we submit have not been adequately considered in relation to the Wilga Street medium density site. The recommendations state:

- 1. Adequate radiation or buffer zones between housing developments and bushland with further fuel reduced areas within the bushland perimeters adjoining the buffer zones;
- 2. Appropriate access, exit and perimeter roads to and around such new housing estates to accommodation emergency vehicles;
- 3. Adequate water supply throughout the housing estate with the main on the outer perimeter positioned so that emergency fire service hoses can be connected without obstructing streets;
- 4. Houses to comply with the Australian Standard (AS3959) "Construction of Buildings in Bushfire Prone Areas". (Coroner's Report Page 99)

By placing addition housing with access solely to Wilga Street, the Structure Plan fails to adequately consider the bushfire threat and appropriate emergency access and egress arrangements for future residents contrary to recommendation 2. Although outside the Study Area, the bushfire threat to homes in Dendrobium Crescent, Caladenia Close and Mirbelia Parade is a relevant consideration in identifying future residential density in this location. Wilga Street is the only evacuation route for all residents in these streets. All vehicle access to the medium density site will be from Wilga Street as Powderworks Road to the north is cut off by the riparian corridors. Existing residents in this location are already vulnerable to Wilga Street being blocked by traffic, smoke, fire, fallen trees, and powerlines and introducing a further 1300 residents in this location will overcrowd this emergency evacuation route and emergency services.

It is critical that appropriate planning is undertaken at this early stage as the Ingleside Precinct will introduce a further 9000 residents into this area and according to the Demographic and Social Infrastructure Assessment (Elton Consulting 2016) "there are no plans to expand existing emergency services" (page 51). Furthermore, it is noted that the existing Ingleside NSW Rural Fire Service Station in King Street will be relocated to North Ingleside as part of the redevelopment. This will further isolate the residents in Dendrobium Crescent, Caladenia Close and Mirbelia Parade from the emergency assistance required in a bushfire event.

There has been insufficient consideration given to the impacts such a significant increase in population would have on the ability of existing residents to evacuate the bushfire affected land in an emergency. This is a key issue for any new development within a bushfire prone area and was highlighted in the Coroner's report into the 1994 bushfires which stated "where new land in Ingleside was to be developed it should be done with caution because of limited access and inadequate roads" (Burnt Out? Experiences of the January 1994 Bush Fires in Warringah and Pittwater 1994, page 59). There is no question that a fire will occur in this location. It is only a matter of when.

The Bushfire Protection Assessment states that "Planning for Bushfire Protection (PBP) requires an access design that enables safe evacuation away from a bushfire prone area whilst facilitating adequate emergency and operational response to the areas requiring protection". It further states that "all bushfire prone areas should have an alternative access or egress option" and "given the high level of bushfire risk posed by large expanses of vegetation, all precincts within the site should allow for an alternative public access road" (Ecological, page 18). These requirements in Planning for Bushfire Protection 2006 are in line with the recommendations in the Coroner's report which require a perimeter road and more than one way in and out of a bushfire affected area. The Wilga Street site does not provide

an alternative public access road and fails to comply with the recommendations of the Bushfire Protection Assessment and NSW Planning for Bushfire Protection 2006.

Section 2.3 of Planning for Bushfire Protection 2006 outlines a number of planning principles that apply when land is proposed to be rezoned for residential purposes in bush fire prone areas. The principles state:

- a. Provision of a perimeter road with two way access which delineates the extent of the intended development;
- b. Provision, at the urban bushland interface, for the establishment of adequate asset protection zones for future housing;
- c. Specifying minimum residential lot depths to accommodate asset protection zones for lots on perimeter roads;
- d. Minimising the perimeter of the area of land, interfacing the hazard, which may be developed;
- e. Introduction of controls which avoid placing inappropriate developments in hazardous areas; and
- f. Introduction of controls on the placement of combustible materials in asset protection zones.

The proposed medium density use of the site would involve rezoning the existing rural land to residential and consideration of these principles is required. As detailed in this submission the hazardous nature of the Wilga Street medium density site with its significant access constraints render the site inappropriate for the development density proposed contrary to principle (a) and (e). Furthermore, future development of the Wilga Street site would be contrary to Section 4.1.2 of Planning for Bushfire Protection 2006 'Specific Objectives for Subdivisions' which requires subdivisions to "provide clear and ready access from all properties to the public road system for residents and emergency services".

Reference is also made to the S117 Ministerial Direction 4.4 Planning for Bushfire Protection which will apply to any future Planning Proposal that seeks to rezone of the land. The objectives of this Direction are:

- 1(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) to encourage sound management of bush fire prone areas

The Direction further states:

- 5 A planning proposal must:
- (a) have regard to Planning for Bushfire Protection 2006,
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and
- (c) ensure that bushfire hazard reduction is not prohibited within the APZ.

We submit that, for the reasons outlined above, any future Planning Proposal that sought to rezone the land for medium density housing would not be consistent with the objectives under clause 1 (a) and (b) of this Direction or the requirements of Clause 5(a) and (b).

This issue is not one that can be disregarded or taken lightly. The consequences of getting this wrong are potentially fatal. The local residents are united in their opposition to any medium density development in this

area due to the significant access issues which we submit cannot be overcome at the detailed design stage. The land is fundamentally unsuitable for the density proposed and the Structure Plan needs to be amended at this preliminary planning stage to ensure the safety of existing and future residents.

3.2 Increased Traffic and Inadequate Roads

The Transport and Traffic Assessment prepared by Aecom (Oct 2016) has been reviewed and the following key issue are noted:

- There is no plan to increase the width of Powderworks Road
- A Roundabout is to be installed along Powderworks Road and intersection with Wilga Street, Wilson Avenue, Ingleside Road and Wattle Road (page iii)
- Traffic volumes are expected to increase along Powderworks Road as a result of the Ingleside development (page 13)
- Access to the small village centre at Elanora Heights will be difficult for residents seeking to travel by non-car modes (page 15)
- A small community node comprising a community centre and small retail offerings is proposed at South Ingleside at the intersection of Manor Road/King Road (page 15)
- Powderworks Road currently accommodates a portion of east-west through traffic. Measures to
 dissuade this will be needed to mitigate traffic impacts along Powderworks Road such as traffic
 calming, re-directing the collector road to make it more circuitous and closing Powderworks
 Road to through traffic in favour of Manor Road and Wattle Street as the primary collector
 route in South Ingleside (page 19)

The traffic assessment data is over 3 years old and was obtained outside private / independent school terms (in part) which underrepresents the volume of traffic and peak travel times. A substantial portion of children in this area attend private/ independent schools where the last day of term was 6 December 2013 (as confirmed by the Association of Independent Schools of NSW timetable accessed here: https://www.aisnsw.edu.au/Noticeboard/Documents/School%20Term%20Dates%202010-2015.pdf) It is further noted that student numbers in the final days of school is often down as attendance is not compulsory which potentially further underestimates the traffic volumes cited in the Aecom report. This could help explain why the Aecom report concludes that there is no difference between weekday peak hour and weekend peak hour, a position which local residents strongly dispute.

Advice from the local residents who use Powderworks Road and Mona Vale Road on a daily basis indicate that peak hour extends from 6.30am to 8.00am (not 8.00 to 9.00am quoted in the report) and it can often take 30 minutes or more to get from the intersection of Wilga Street & Powderworks Road to Mona Vale Road during this time. **Photos 7 & 8** illustrate the daily traffic congestion at the intersection of Wilga Street and Powderworks Road. The introduction of 1300 new residents whose only access is via Wilga Street will place significantly more pressure on the intersection with Powderworks Road. This will inevitably cause further delays in peak hour as well as in times of emergency where residents will be evacuating the area in accordance with the bushfire evacuation plan or as directed by Police or Fire personnel.

The lack of public transport serving the Ingleside area is highlighted in the Aecom report. It is noted that improved public buses will be provided but there is no indication when these improved services will be provided and whether they would pre-date the development of South Ingleside. The timing of these road and

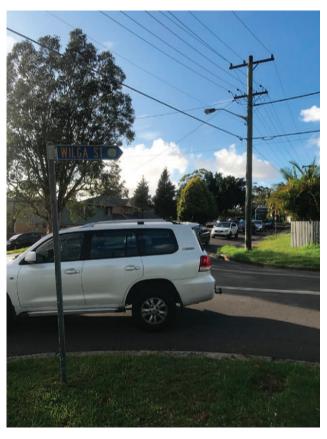


Photo 7: View of traffic along Powderworks Road looking east from Wilga Street



Photo 8: View of traffic along Powderworks Road looking north west from Wilga Street towards Mona Vale Road

transport upgrades are critical as the Infrastructure Delivery Plan identifies that Sydney Water has the capacity to service the development with potable water and wastewater and the Wilga Street medium density site will likely be "developed first due to its proximity to existing services" (Cardno 2016 page 28).

The ability of the existing road network of Wilga Street and Powderworks Road to cope with current traffic volumes from residents and commuters is limited in peak periods. The operation of these roads will worsen with the increase in residents proposed within the Wilga Street medium density development and the wider Ingleside Precinct. Powderworks Road is often clogged with traffic, whether it is due to flooding of Wakehusrt Parkway which results in traffic backing up back to Garden Street and Pittwater Road or an accident on Mona Vale Road. The impact the increased density in this location will have on resident's peak hour commute is highly undesirable, however, the implications for the emergency evacuation for existing and new residents from Wilga Street is potentially disastrous and needs to be considered at this early stage of the planning process.

3.3 Inadequate Services to Support Medium Density Development

The Wilga Road medium density development is located around 1 kilometre from the existing local shops at Elanora Heights. The existing shops are extremely busy with residents reporting that parking in the area is very difficult. This is supported by the acknowledgment in the DLU&IS that "there is an undersupply of retail land in the region, as well as growing demand for retail and commercial use" (Page 17). The proximity to the Elanora shops is used as part of the justification for the Wilga Street medium density development. However, we submit that this small shopping area is not within comfortable walking distance from the medium density site

(especially with groceries) so future residents would drive, putting further pressure on the limited parking available and increasing congestion Powderworks Road. Development in accordance with the DLU&IS will result in the closure of New Leaf Nursery and Ingleside Market on Powderworks Road, which will put further pressure on Elanora Heights shops as these premises currently provide retail sales of eggs, milk, bread, vegetables and other products.

It is noted that all other medium density sites within The Ingleside Precinct are located within a comfortable walking distance of approximately 300-500 metres of the new Neighbourhood Shopping Centre in North Ingleside and within close proximity to the Mona Vale Road public transport options. The Wilga Street medium density site is the only one that is isolated from retail services and higher serviced public transport routes. Given these circumstances, coupled with the critical access issues, the GDCRA question the justification for the selection of Wilga Street as a medium density site.

3.4 Stormwater Drainage & Flooding

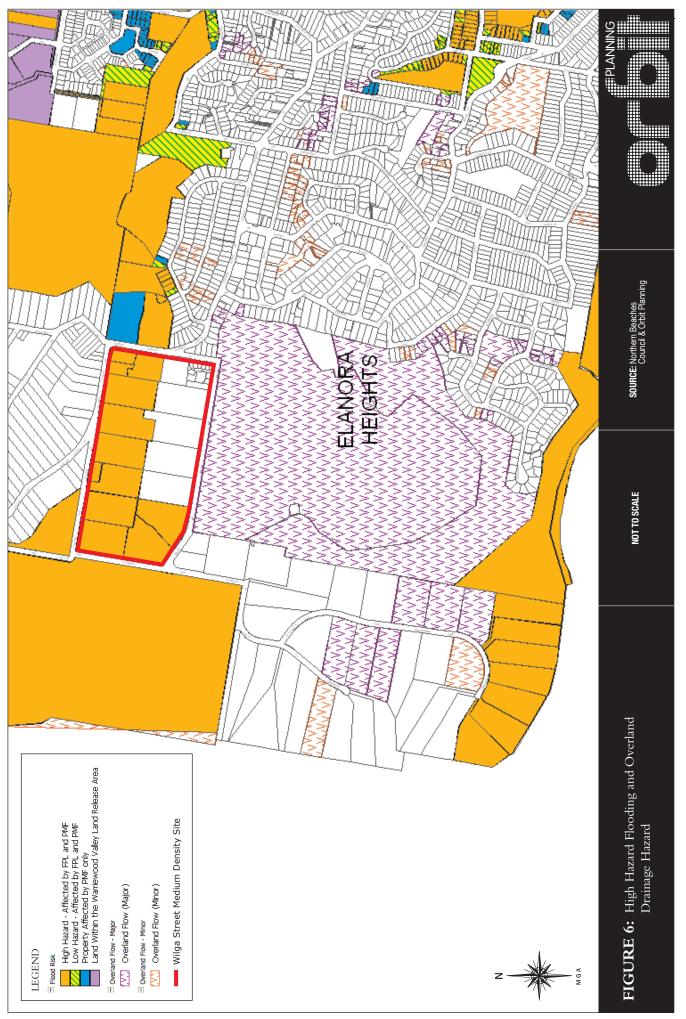
The Wilga Street medium density site is identified as high hazard as it contains land affected by the Flood Planning Level (FPL) and Probable Maximum Flood (PMF) as identified in **Figure 6**. A review of the Pittwater Overland Flood Mapping and Flood Study (Cardno, 2013) identifies that the land affected by FPL extends beyond the boundaries of the environmental conservation (creek corridor) and into the area identified for townhouse development as illustrated in **Figure 7**.

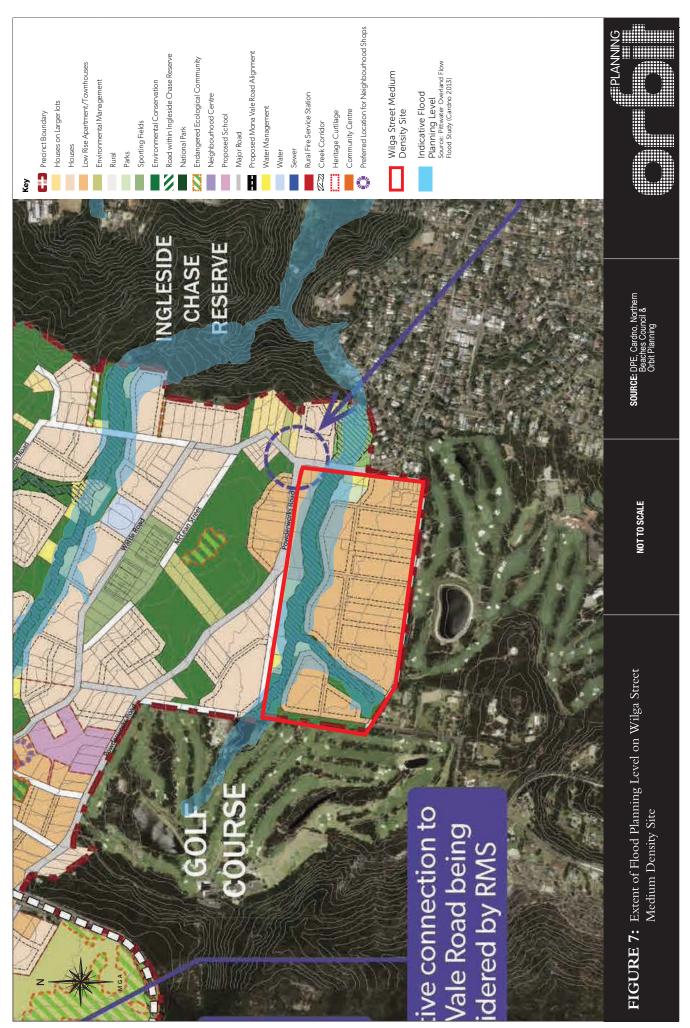
Reference is made to Section 117 Ministerial Direction 4.3 Flood Prone Land which applies when a Planning Proposal creates, removes or alters a zone or a provision that affects flood prone land. The objectives of the direction are:

- (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and
- (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

The Pittwater Overland Flood Mapping and Flood Study (Cardno, 2013) indicates that land within the FPL is being identified for future development which is inconsistent with Section 117 Direction 4.3 and the NSW Floodplain Manual 2005. The identification of the Wilga Street site for medium density housing is not commensurate with the flood prone nature of the land. The location of the creek dictates that all access to the site be from Wilga Street. Riparian Corridor widths ranging from 27 metres to 61 metre are indicated to be applied to the drainage lines on site (Riparian Corridor Assessment, page 38) thereby prohibiting access to Powderworks Road. The land in the western portion of the site is enclosed by flood waters to the north and east with access potentially in conflict with residents evacuating along Mirbelia Road.

The Pittwater Overland Flood Mapping and Flood Study (Cardno, 2013) has mapped the Wilga Street site as 90% open space and the modelling has not taken into consideration the significant increase in run off from this site should it be development for 500 plus apartments. The overland flow path from this site crosses Powderworks Road and drains into the catchment flowing to Warriewood and Narabeen Lake over the Warriewood escarpment. The Water Cycle Management and Flooding Assessment (Cardno 2016)





report identifies that Mullet Creek will overtop Powderworks Road with a deep, high velocity flow in events more frequently that 100yr ARI (Cardno 2016, page 31). The report describes this overtopping as "a significant hazard for evacuees and should not be crossed while flooding" (Water Cycle Management and Flooding Assessment 2016, page 31). The increase of water flow in this area has the potential to cause erosion on the brittle sandy Warriewood escarpment and has potential for flooding of the Warriewood Wetlands and the newly developed area of Warriewood. It is submitted that a significantly lower density of housing with larger pervious areas of open space would be more appropriate in this location given the flooding and overland flow issues.

4. Recommendations

The GDCRA is not opposed to redevelopment that is sensible and takes into account the constraints of the site and surrounding area. It is accepted that the Wilga Street site may have some potential for intensification of use from the current 2 hectare holdings but we submit the most appropriate form of development in this location is low density housing on larger lots (2000m²). Adopting this form of development on the site would still increase the yield of the site by around 100 lots but the density would be more appropriate given the bushfire and flood hazards affecting the land and the significant access constraints.

This approach would significantly reduce the level of traffic accessing Wilga Street and would allow an opportunity to provide a bushfire buffer within each lot and a transition from the R5 Large Lot Residential zone in Dendrobium Crescent, Caladenia Close and Mirbelia Parade and open space of the Golf Courses. It is noted that those areas on the northern side of the riparian corridor with direct access to Powderworks Road could be retained for housing or medium density housing as this land does not have the critical emergency evacuation constraint which applies to the southern area of the site.

5. Conclusion

This submission has been prepared with input from the local residents of Dendrobium Crescent, Caladenia Close and Mirbelia Parade and has highlighted a number of important issues which we believe have not been adequately addressed by the Structure Plan or DLU&IS. The GDCRA does not object to the general development outcomes identified for the wider Ingleside Precinct but it strongly opposes the land on Wilga Street being identified as suitable for medium density housing.

Many of the GDCRA members are long term residents who experienced the catastrophic 1994 bushfire event that destroyed many houses in their street and put thousands of lives at risk. They live within a bushfire prone area and understand the risks and all have emergency evacuation plans in place. The most critical aspect of their emergency evacuation plan is to maintain a safe and accessible exit route from the fire threat. For residents in Dendrobium Crescent, Caladenia Close and Mirbelia Parade their only option is Wilga Road. This route currently gets crowded during peak hour and in an emergency situation and the impact from introducing a further 1300 residents onto this road would be devastating and would very possibly lead to potential loss of life.

The GDCRA members request that the Structure Plan be amended to remove the medium density housing element and that this land be retained for large lot housing (2000m²) which is commensurate with the constraints of the site and acknowledges the importance of maintaining a safe and accessible emergency

evacuation route for existing residents. An amendment of this nature would be consistent with the Section 117 Direction 4.3 & 4.4, Planning for Bushfire Protection 2006 and the recommendations from the Coroner in the NSW Parliamentary Inquiry into the 1994 bushfire.

Any future correspondence to the GDCRA should be sent directly to:

Tess Wiseman 8 Mirbelia Parade Elanora Heights NSW 2101

Should you wish to discuss this submission please do not hesitate to contact the undersigned on 0427 000 910.

Yours faithfully,

Sally Flannery RPIA

Director

APPENDIX 1 Coroner's Report Extract Property Damage

ADDRESS	DAMAGE	COST
2 Caladenia Close Elanora Heights	Fence and Outdoor Equipment	\$125,000
4 Caladenia Close Elanora Heights	Major damage to house, m/vehicle	\$200,000
5 Caladenia Close Elanora Heights	Minor to dwelling & m/vehicles x 2	\$150,000
6 Caladenia Close Elanora Heights	Garden equipment/green house/tennis crt	\$35,000
7 Caladenia Close Elanora Heights	Minor to house, one m/vehicle	\$45,000
8 Caladenia Close Elanora Heights	Mower, tennis crt, vehicle & fence	\$52,000
9 Caladenia Close Elanora Heights	M/vehicle x 3, caravan and pool	\$21,000
13 Caladenia Close Elanora Heights	Minor to house	\$6,000
15 Caladenia Close Elanora Heights	Major damage o house	\$150,000
17 Caladenia Close Elanora Heights	Dwelling destroyed	\$400,000
19 Caladenia Close Elanora Heights	Major damage to house	\$120,000
1 Dendrobium Cres Elanora Heights	Major damage to house	\$100,000
3 Dendrobium Cres Elanora Heights	Minor damage to house	\$23,500
5 Dendrobium Cres Elanora Heights	Minor damage to house	\$40,000
6 Dendrobium Cres Elanora Heights	Minor damage to house	\$4,500
7 Dendrobium Cres Elanora Heights	House, shed, tennis crt, garage pergla	\$90,000
8 Dendrobium Cres Elanora Heights	Minor damage to house	\$25,000
9 Dendrobium Cres Elanora Heights	Major damage to house and cabana	\$250,000
10 Dendrobium Cres Elanora Heights	Dwelling destroyed	\$550,000
11 Dendrobium Cres Elanora Heights	Cabana and outdoor furniture	\$80,000
12 Dendrobium Cres Elanora Heights	Major damage to house	\$180,000
13 Dendrobium Cres Elanora Heights	Major damage to house	\$137,000
14 Dendrobium Cres Elanora Heights	1 x m/vehicle and fence	\$20,000
15 Dendrobium Cres Elanora Heights	Minor damage to house	\$6,500
16 Dendrobium Cres Elanora Heights	Minor damage to house	\$55,000
17 Dendrobium Cres Elanora Heights	Minor damage to house	\$25,000
18 Dendrobium Cres Elanora Heights	Minor damage to house	\$10,000
19 Dendrobium Cres Elanora Heights	Minor damage to house	\$10,000
20 Dendrobium Cres Elanora Heights	Minor damage to house	\$34,700
22 Dendrobium Cres Elanora Heights	Minor damage to house	\$5,000
24 Dendrobium Cres Elanora Heights	Major damage to house	\$250,000
26 Dendrobium Cres Elanora Heights	Dwelling destroyed	\$409,000
28 Dendrobium Cres Elanora Heights	Major damage to house	\$150,000