

ATTACHMENT 1 — REPORTED DAMAGE CASES

Specific addresses omitted for privacy.

ROSE BAY REPORTS

STREET	DESCRIPTION OF REPORTED IMPACT
HAMILTON STREET (MULTIPLE HOMES)	Severe structural cracking reported in several homes following deep basement excavation at the Old South Head Road corner.  Cracks which developed in a home 200 metres away from a construction site in Rose Bay, which the resident claims are linked to excavation. Picture: Rose Bay Residents Action Group
NEWCASTLE STREET	Outdoor tiled area reportedly sank and detached requiring significant repair works after excavation for single-storey basement at neighbouring property – c2023
NORWICH LANE	Rear wall reportedly separated and pulled away from the dwelling
RICHMOND AVENUE	Stop-work orders issued when major cracking appeared in adjoining units on both sides of a development from piling/excavation – Building Commissioner intervention c2022 - ongoing
WILBERFORCE AVENUE	Partial collapse of a house beside development whilst excavating single storey basement; structure needed to be demolished. See picture c2022



The front rooms of a house next to a development site on Wilberforce Avenue in Rose Bay caved after the excavation of a single storey. Ray White

WILBERFORCE
AVENUE

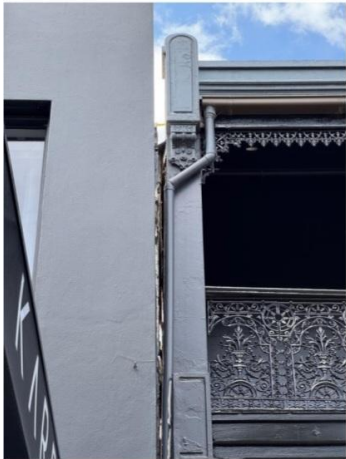
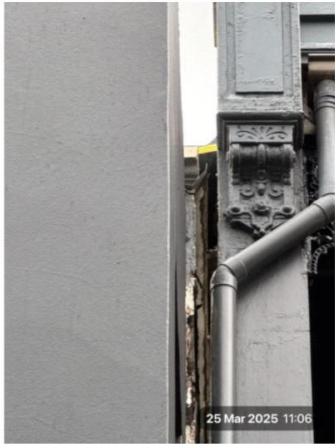
Persistent groundwater flow over several years; continuous pumping required; lift shaft repeatedly filled with ~60cm water; long-term rebuild expected.

WILBERFORCE
AVENUE

Flooding reported in a basement garage during excavation works across the road.

DOUBLE BAY REPORTS

STREET	DESCRIPTION OF REPORTED IMPACT
BAY STREET	Reports that work halted after major cracking (up to ~10 cm) and wall movement in adjoining property from excavation works; residents evacuated, building braced (see image). Community reports suggest possible demolition of a building due to extent of impacts - c2025  A business in Double Bay was forced to relocate due to cracks that appeared after construction next door, with the building now held up by piles. Picture: NewsLocal

	   
COURT ROAD (MULTIPLE HOMES)	Multiple homes reported extensive cracking associated with excavation and groundwater interference.
CROSS STREET	Water ingress reported through basement carpark cracks near adjacent deep excavation; residents advised to engage water engineers c2025
FOREST ROAD	One residence reportedly suffered structural separation requiring full room rebuild; plumbing subsided approximately 1.4 metres.
GLENDON ROAD (MULTIPLE HOMES + INFRASTRUCTURE) GLENDON ROAD	Multiple properties reported groundwater flooding and inundation after nearby basement works; prolonged footpath closure (~6 weeks). Recurrent groundwater flows into the rear yard following upslope excavation; major plumbing & repair expenses incurred.

GLENDON ROAD	Wall collapse reportedly caused by adjoining excavation; owner displaced for ~1 year; remediation estimated at ~\$1M.
KIAORA RD /GLENDON RD HISTORICAL (1984)	Residents describe subsurface sand reportedly drawn out beneath several homes during drainage works, resulting in significant structural instability.
MANNING ROAD & WILLIAM STREET	Reports of structural movement, cracking, and plumbing displacement linked to excavation activity.
PATTERSON STREET (MULTIPLE HOMES)	Approximately 60 nearby homes reportedly affected: plumbing displacement, subsidence and extensive cracking associated with aggressive dewatering for a double basement.