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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 11/11/2025 9:23:06 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

11/11/2025

MR Benjamin Oehlbeck  
5 James ST  
Manly NSW 2095  
[REDACTED]

**RE: DA2025/1549 - 4 James Street MANLY NSW 2095**

Dear Development Assessment Team,

I am writing on behalf of my grandmother, Margaret Oehlbeck, the owner of 5 James Street, Manly, which directly adjoins the proposed development at 4 James Street, currently under assessment.

I wish to lodge a submission outlining our concerns regarding the potential impact of the proposed works on our property.

The development appears to involve substantial excavation to accommodate a garage, pool and a three-storey dwelling on a cross-fall site.

Given the proximity to our property and the extent of the proposed earthworks, we are concerned about the risk of:

Ground movement or vibration causing cracking or structural damage to our dwelling, boundary walls and retaining structures;

Undermining or loss of soil support during excavation; and

Further ground instability, noting that our property and 4 James Street has already experienced significant landslides resulting from previous construction works from properties at the rear.

We respectfully request Council's guidance on:

What steps we should take to ensure our property is properly protected during excavation and construction;

Whether the developer is required to undertake and fund a dilapidation report of our property prior to works commencing; and

Whether Council can impose conditions of consent requiring appropriate shoring, monitoring, and adjoining property protection measures.

Please let us know if you require further details, photographs, or our contact information for inclusion in the application file.

Kind regards,  
Benjamin Oehlbeck

on behalf of Margaret Oehlbeck  
0422 515 212  
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