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19/11/2025

MR Robert Teitzel Teitzel
26g - 26g Ralston AVE
Belrose NSW 2085
[REDACTED]

RE: DA2025/1638 - 8 / 0 Pringle Avenue BELROSE NSW 2085

19.11.25

To the assessing officer:
Development Application DA2025/1638

I write to express my concern regarding the above development application.

My concerns in a priority order are:

1. Safety/ school zone

As the Development in question is located within a school zone and with 3 kids of my own in the local school/ preschool I fear that the site will bring increased traffic to the site deviating from Forrest way to stop to purchase petrol. With slim margins these outlets rely on trading in large volumes which means many cars passing through an already busy suburban street directly across from a school.

2. Traffic and parking

As mention above more traffic will be lured off the main road "Forrest way". With cars regularly parked on both sides of pringle avenue and a bus stop adjacent to the site I have no doubt that if approved the area will become more congested. It is evident that Buses already have great difficulty passing through the area which will only be exacerbated. I believe that the need for an increase of space to operate the petrol pumps will result in cars from the workshop or car wash being parked on the street meaning residents will also lose parking spaces.

3. Noise and visual pollution

The illuminated signage proposed in the application will be clearly visible by all local residents and change aspect from many dwellings along the street. The street after 8pm in the evening is currently quiet, however a petrol station trading until 10pm will no doubt bring additional unwanted noise / light.

4. Logistics, deliveries and refueling outside of "peak operational hours" as per the traffic management report

The traffic management report attached to the application mentions the refueling "outside of peak trading hours". The petrol station no doubt will be refuelled by a semi trailer. I would object to this happening in the evening or early morning. But presume this is the plan.

5. Trading Hours

Additional traffic being diverted from Forrest way through a quiet suburban street until 10pm each evening is not desirable for residents and the local community.

6. Sustainability

The proposed development lacks consideration for sustainability in accordance with the

Northern Beaches Council carbon footprint reduction. I also note that there has been no provision for electric car charging stations