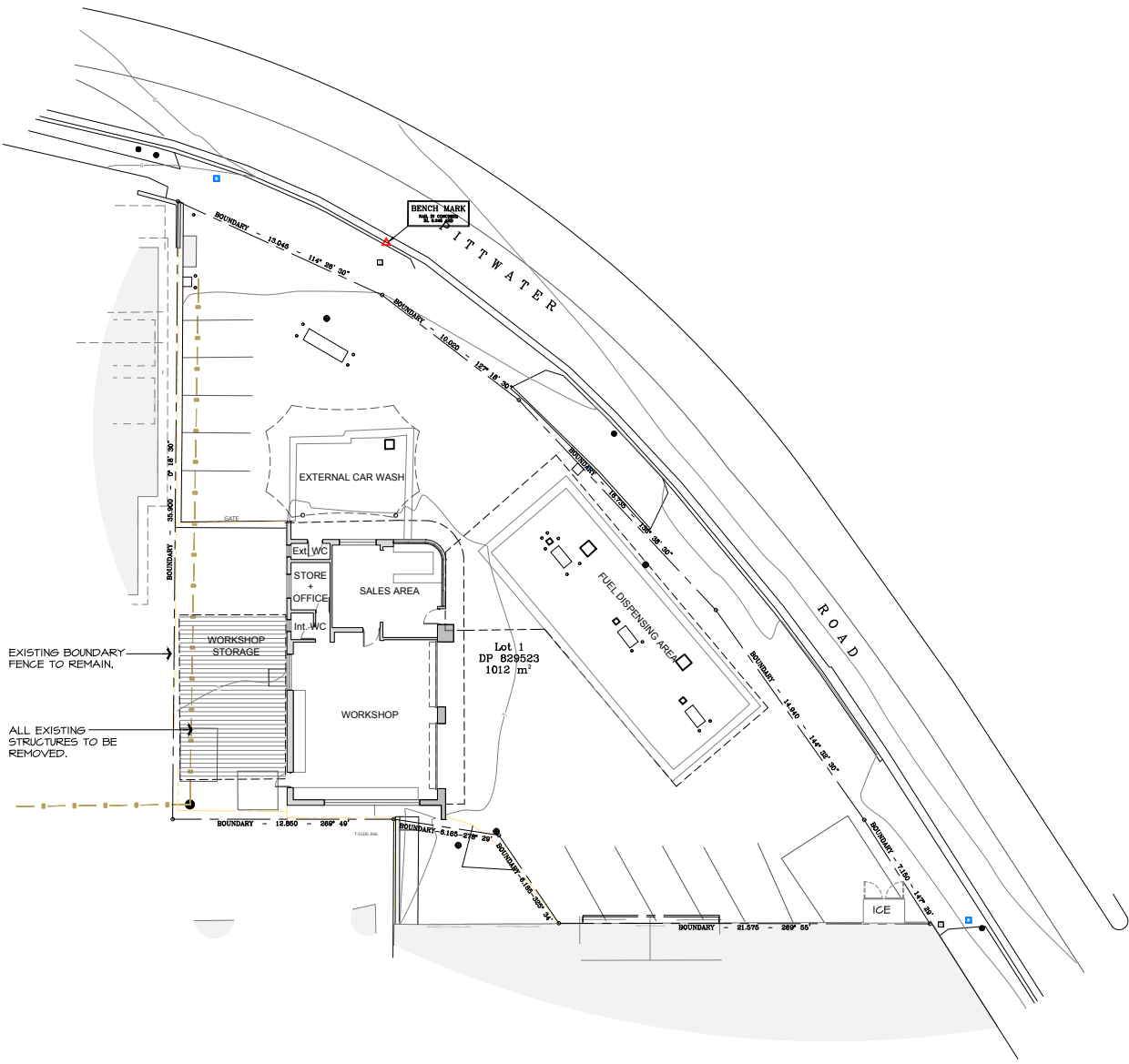
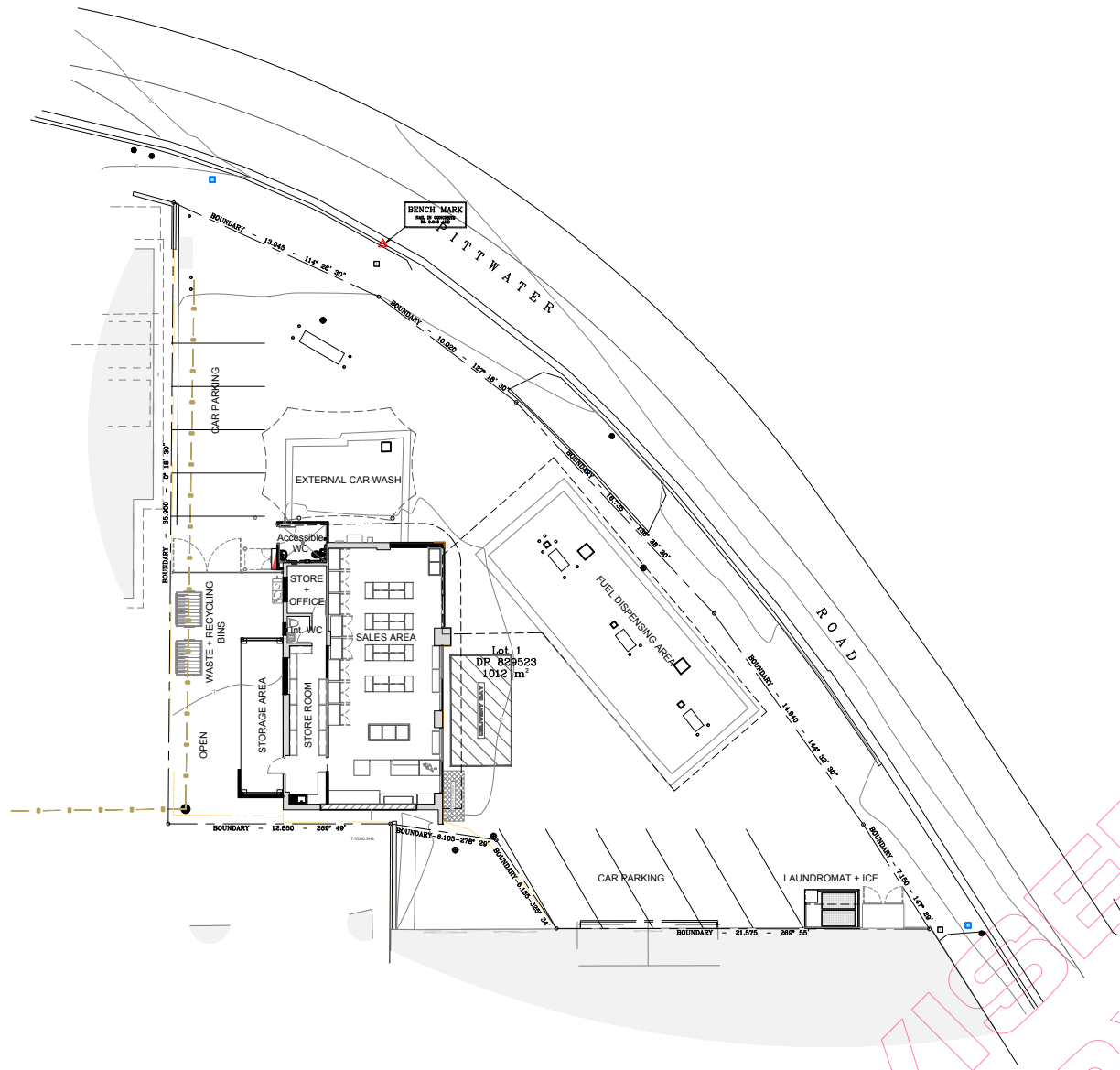


SITE ANALYSIS	
SITE AREA :	1012 m <sup>2</sup>
<b>EXISTING FACILITY :</b>	
M SALES AREA :	32.1 m <sup>2</sup>
INTERNAL STORE ROOM + OFFICE :	6.2 m <sup>2</sup>
INTERNAL WC :	3.5 m <sup>2</sup>
EXTERNAL WC :	2.1 m <sup>2</sup>
WORKSHOP :	78.7 m <sup>2</sup>
WORKSHOP EXTERNAL STORAGE AREA :	103.2 m <sup>2</sup>
FUEL DISPENSING AREA :	118.0 m <sup>2</sup>
EXTERNAL CAR WASH AREA :	44.3 m <sup>2</sup>
TOTAL FLOOR AREA :	388.1 m <sup>2</sup>
<b>PROPOSED FACILITY :</b>	
SALES AREA :	95.3 m <sup>2</sup>
INTERNAL STORE ROOM + PREP AREA :	20.2 m <sup>2</sup>
INTERNAL STORE ROOM :	6.2 m <sup>2</sup>
INTERNAL WC :	3.5 m <sup>2</sup>
EXTERNAL WC :	6.2 m <sup>2</sup>
EXTERNAL STORAGE AREA :	22.3 m <sup>2</sup>
FUEL DISPENSING AREA :	118.0 m <sup>2</sup>
TOTAL FLOOR AREA :	271.7 m <sup>2</sup>



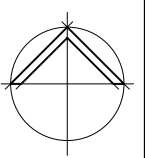
SITE : EXISTING



SITE : PROPOSED

SCALE 1 : 1 On A1 Size Original  
 SCALE 1 : 2 On A3 Size Reduction

No.	Amendment	By	Date
PI	PRELIMINARY ISSUE FOR DISCUSSION PURPOSES ONLY. NOT FOR CONSTRUCTION.	RJS	10.03.2023
DA-1	NEW SURVEY BASE PLAN INSERTED. RE-ISSUED FOR DEVELOPMENT CONSENT PURPOSES ONLY. NOT FOR CONSTRUCTION.	RJS	28.03.2023
P2	PROPOSED AUTO CAR WASH BAY REMOVED FROM APPLICATION. REVISED PRELIMINARY ISSUE FOR DISCUSSION PURPOSES ONLY. NOT FOR CONSTRUCTION.	RJS	20.02.2024
DA-2	PROPOSED AUTO CAR WASH BAY REMOVED FROM APPLICATION. CAR PARKING AMENDED TO SUIT NEW TRAFFIC IMPACT ASSESSMENT REPORT. ISSUED FOR SECTION 8.3 APPROVAL PURPOSES ONLY. NOT FOR CONSTRUCTION.	RJS	17.04.2024



CLIENT NAME:  
 BUILDING DESIGNERS AUSTRALIA  
 Accredited Building Designer - 6318  
 Victoria : RBP DP-AD 15279  
 Tasmania : LC No. DP-AD 15279

**R.J. SINCLAIR Pty Ltd**  
 Building Design

PO Box 503  
 ROUND CORNER NSW 2158

Phone : 02 9654 2480

Email : design@rjsinclair.com.au  
 Web : www.rjsinclair.com.au  
 Multi-Discipline Design + Project Management

Project  
 ALTERATIONS TO SERVICE STATION  
 209 PITTWATER ROAD  
 MANLY NSW 2095  
 FOR  
 ULTRA PETROLEUM GROUP Pty Ltd

Drawing Title  
 SITE ANALYSIS : EXISTING + PROPOSED

THIS DRAWING IS TO BE PRINTED AND DISTRIBUTED IN COLOUR

REVISED ISSUE FOR SECTION 8.3 REVIEW NOT FOR CONSTRUCTION

Approved	Designed
Date 30th March 2023	Drawn RJS
Scale 1 : 200 @ A1 1 : 400 @ A3	Checked
Project No. 08-045-22	Drawing No. A - 01
	Amdt. DA-2



REVIEWED APPROVAL