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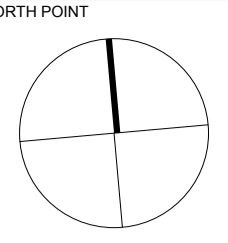
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BAY CENTRAL 

RETAIL 75W APPLICATION

12.02.2016

CAPTAIN COOK DRIVE, WOOLLOOWARE, NSW



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KEY PLAN

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
A	RETAIL 75W	EC	KS	12.02.16

**BAY CENTRAL
75W APPLICATION**

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 ABN 58 805 304 993

PROJECT

**BAY CENTRAL
CAPTAIN COOK DRIVE,
WOOLLOOWARE, NSW, 2230,**

DRAWING TITLE

**RETAIL 75W APPLICATION
URBAN CONTEXT ANALYSIS
LOCATION PLAN**

SCALE

AS SHOWN

PROJECT NUMBER

15R Wool

CHECKED

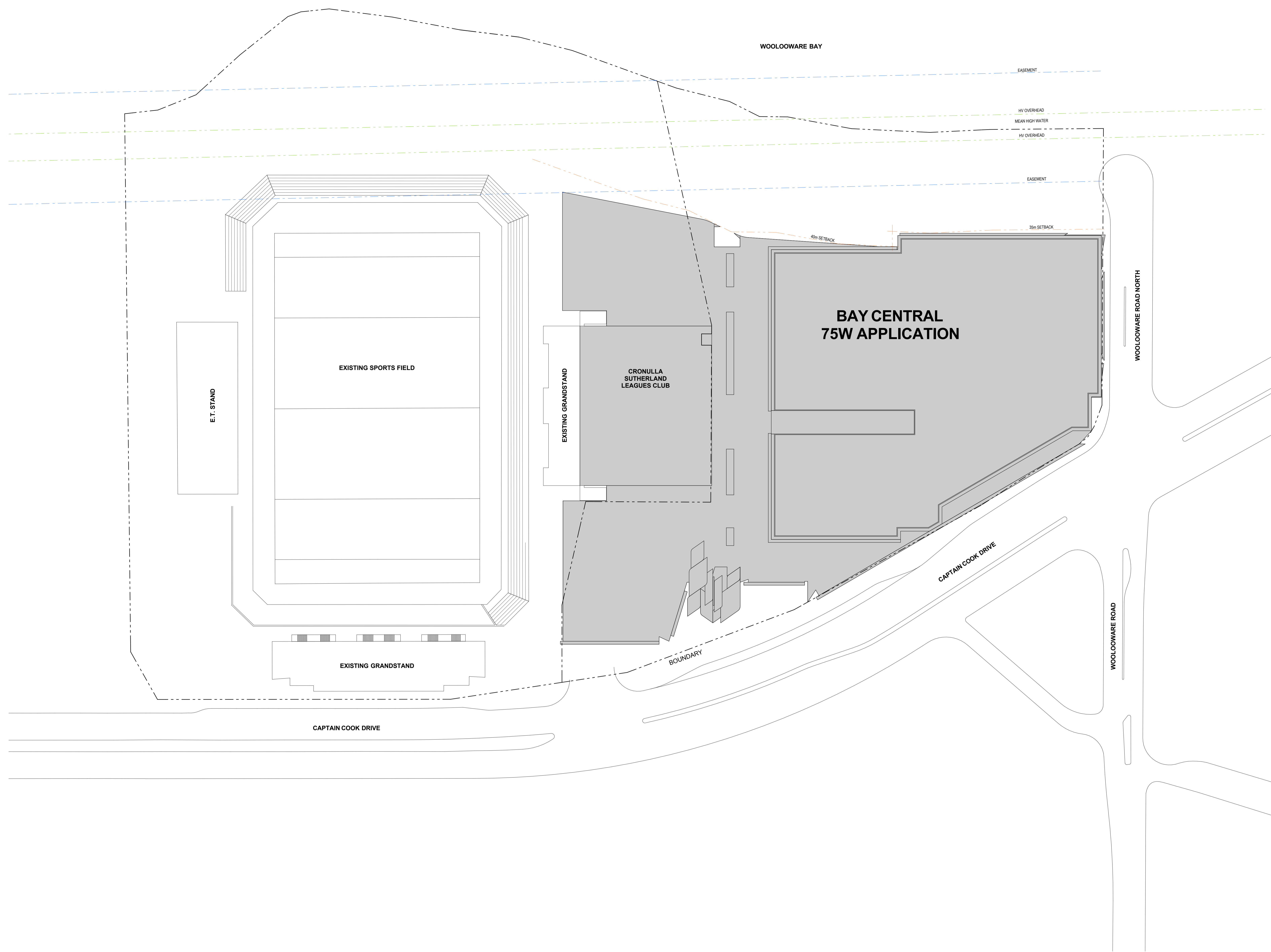
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**1 PLAN
LOCATION PLAN**

1:1000



WOOLLOOWARE BAY

**BAY CENTRAL
75W APPLICATION**

EXISTING SPORTS FIELD

CRONULLA
SUTHERLAND
LEAGUES CLUB

E.T. STAND

EXISTING GRANDSTAND

EXISTING GRANDSTAND

CAPTAIN COOK DRIVE

CAPTAIN COOK DRIVE

WOOLLOOWARE ROAD NORTH

WOOLLOOWARE ROAD

BOUNDARY

40m SETBACK

35m SETBACK

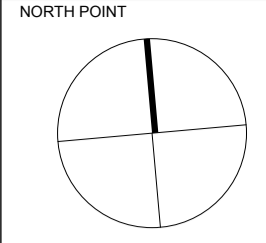
EASEMENT

HV OVERHEAD

MEAN HIGH WATER

HV OVERHEAD

EASEMENT



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KEY PLAN

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1 PLAN SITE PLAN 1:500

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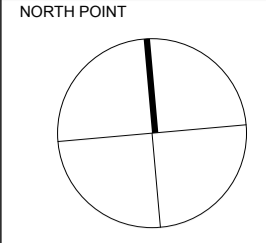
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PROJECT:
BAY CENTRAL
CAPTAIN COOK DRIVE,
WOOLLOOWARE, NSW, 2230,

DRAWING TITLE:
RETAIL 75W APPLICATION
URBAN CONTEXT ANALYSIS
SITE PLAN

SCALE:	CHECKED:
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PROJECT NUMBER:	DRAWING NUMBER:
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KEY PLAN

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VIEW LOOKING WEST ALONG CAPTAIN COOK DRIVE



VIEW LOOKING EAST ALONG CAPTAIN COOK DRIVE
(AT INTERSECTION OF WOOLLOOWARE ROAD & CAPTAIN COOK DRIVE)



PROJECT:
BAY CENTRAL
CAPTAIN COOK DRIVE,
WOOLLOOWARE, NSW, 2230,

DRAWING TITLE:
RETAIL 75W APPLICATION
URBAN CONTEXT ANALYSIS
STREET VIEWS

SCALE:	CHECKED:	
AS SHOWN	KS	
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
15R Wool	DA05	A

Introduction

Since the approval of the Project Application for Bay Central in 2013, and modifications that followed, the proponent has undertaken a further detailed design review alongside JBA Urban Development Services, HDR Rice Daubney and Turner Studio. HDR Rice Daubney's analysis compliments the work that JBA has undertaken and has thus provided a strong urban design focus and a compelling architectural character which supports the key urban design drivers identified early on by the team.

The amendment seeks to strengthen the built form response of the original proposal by augmenting the overall composition of the building mass to respond appropriately to its context, a threshold condition between the natural landscape (Woolooware Bay and mangroves) and the suburban condition, thereby 'seeding' the opportunity for greater reciprocity with the landscape. In this way, the building showcases the landscape and the landscape showcases the building.

Furthermore, Bay Central plays a pivotal role in the ability of Woolooware to transform itself into a retail destination for the local area, thereby servicing the retail needs of both Woolooware and Cronulla and forming a necessary urban anchor at the intersection of Woolooware Road and Captain Cook Drive.

Built Form

The built form strategy is driven by a strong desire to have a clear and legible architectural language defining the northern edge of Captain Cook Drive. A large urban gesture is required in this location to respond to the scale and open-ness of this environment, loosely delineated on its southern edge by the Woolooware and Cronulla golf clubs and on its northern edge by Woolooware Bay and the mangroves.

The Centre itself seeks to infuse the site with an urban sensibility with the introduction of an internal street, running north-south, visually and symbolically connecting Captain Cook Drive entry plaza with the landscape beyond. This 'street' connection occurs both at the ground plane and also serves to connect Centre visitors to the sky by way of the semi-continuous skylight which runs along the length of 'the street'. In this way, visitors have a sense of the natural environment beyond the limits of the Centre itself. The geometry of the northern façade draws inspiration from the natural landscape - the sinuous lines of the water's edge on Woolooware Bay and the mangroves located between the bay and the subject site. The language of the façade is taken through the building in the form of a sculpted skylight running along the length of the main mall and in the design of the shopfronts.

Active Street Frontage

One of the key objectives of the development is to encourage activation along Captain Cook Drive. To this end, the façade along Captain Cook Drive has been arranged to accommodate a carefully curated programme of uses, ranging from community rooms to retail tenancies, art spaces and spaces for temporary pop-up stores, which may operate on game day. A highly flexible façade frame forms the organizing structure for a range of operable elements, creating a series of authentic human scaled micro-environments at the ground floor level that encourage occupation of the public domain as a living organism.

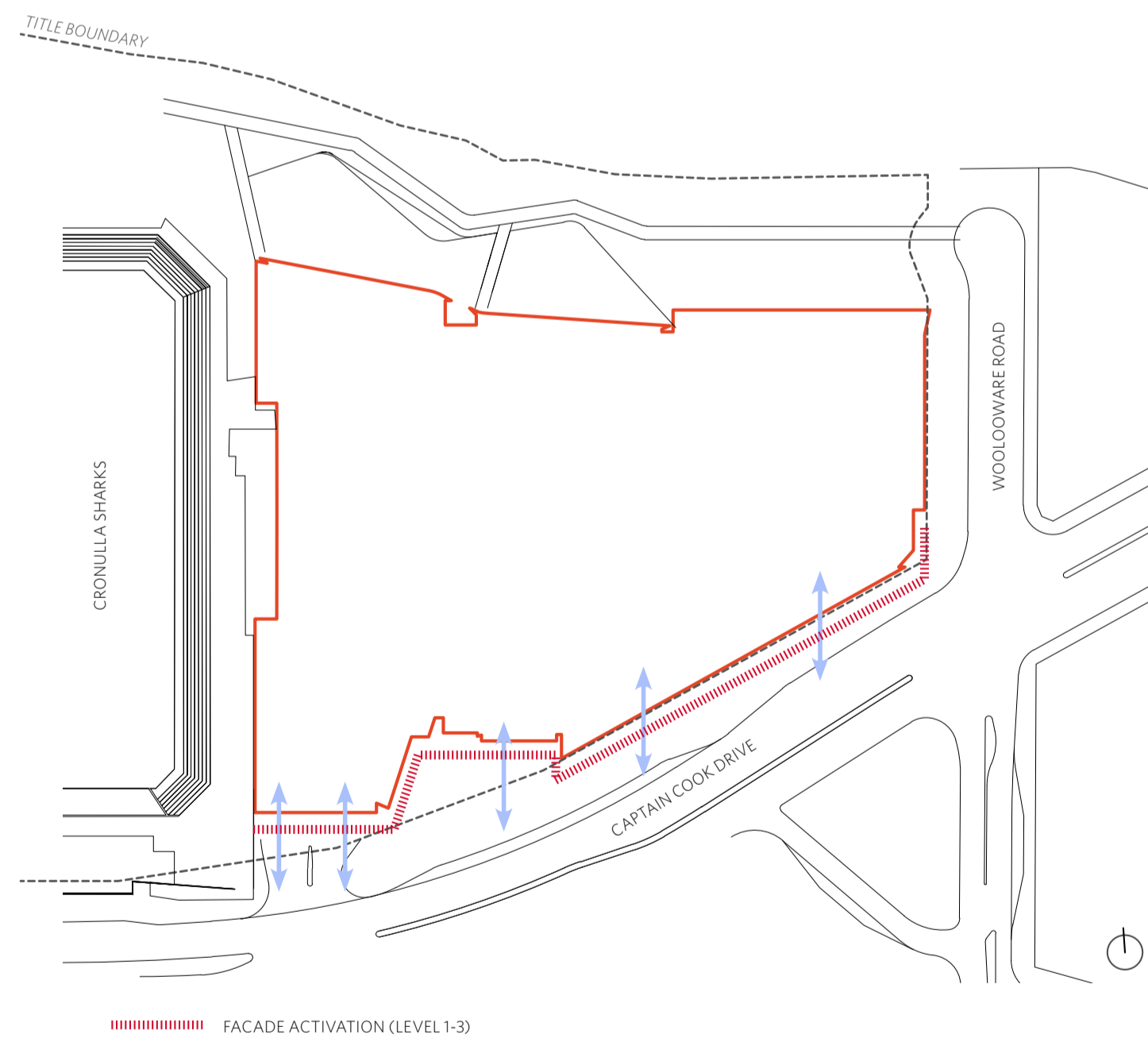
Within the ground plane the opportunities for a variety of programmed uses can flourish, be they retail opportunities that create a destination for artisans and artists or spaces for both structured and informal collaboration in the community rooms. The space is further activated by street furniture, bus shelters and landscaping. In this way, the façade is brought to life, in a manner characteristic of a dynamic urban setting.

At the upper levels, the frame may house retail and Centre signage and large-scale suspended art installations, again emphasizing physical and visual activation to provide a layered urban experience. The façade framing strategy permits a cinematic view of the building composition in that there would be different types and levels of activity visible in each of the panels of the frame. The (inaccessible) gallery at Level 2 for instance would feature commissioned artworks from various local artists suspended in the window, whilst the community rooms and retail tenancies would showcase human activity visible from the street.

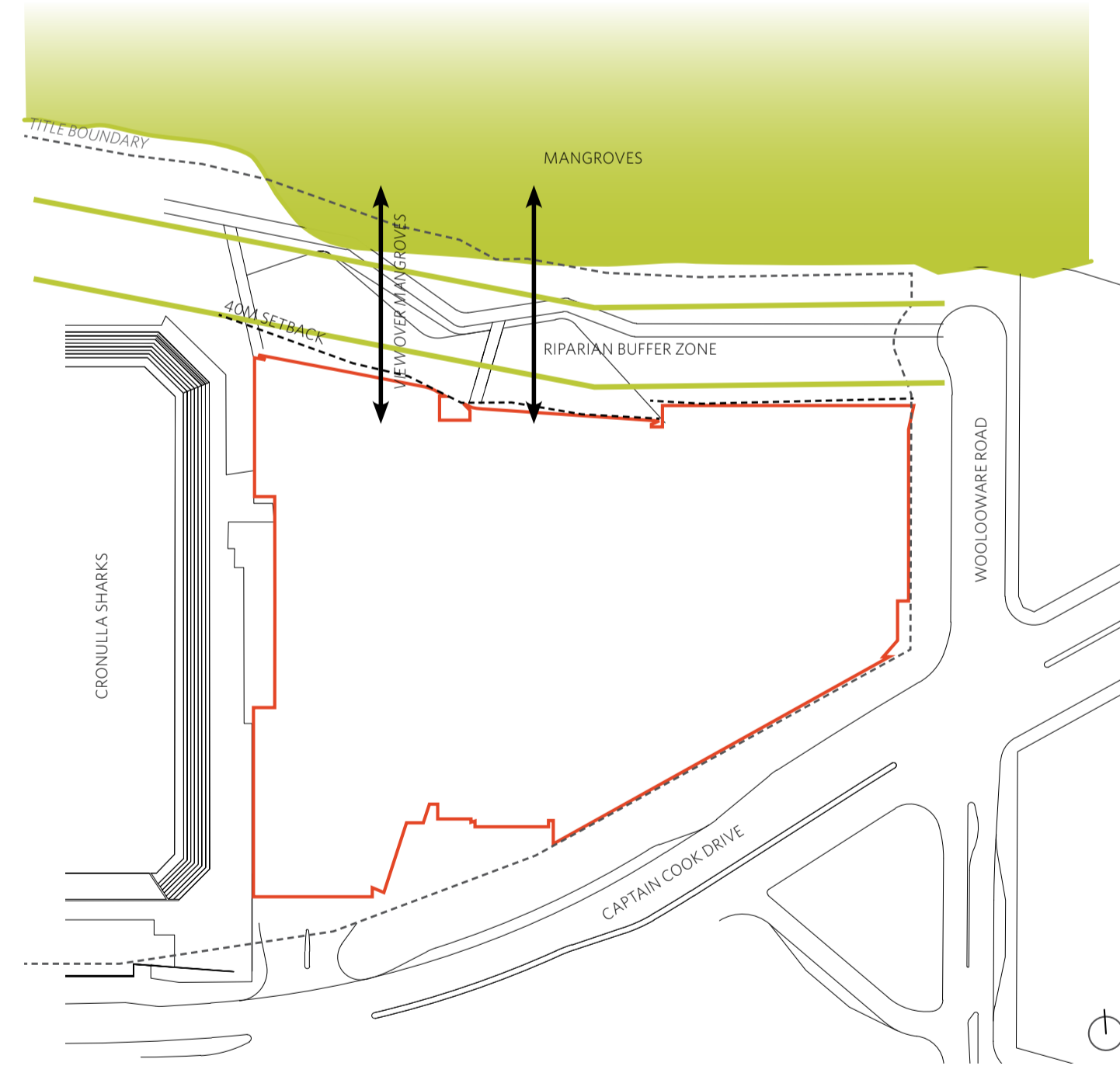
The sculpted canopies signalling the entry ways to the Sharks Club (Level 3) and retail centre (Level 1 & 2) are strong visual markers on the street which link the footpath and entry plaza (as public space) to the development in a precinct likely to become a significant component of the Captain Cook Drive setting.

Material Palette

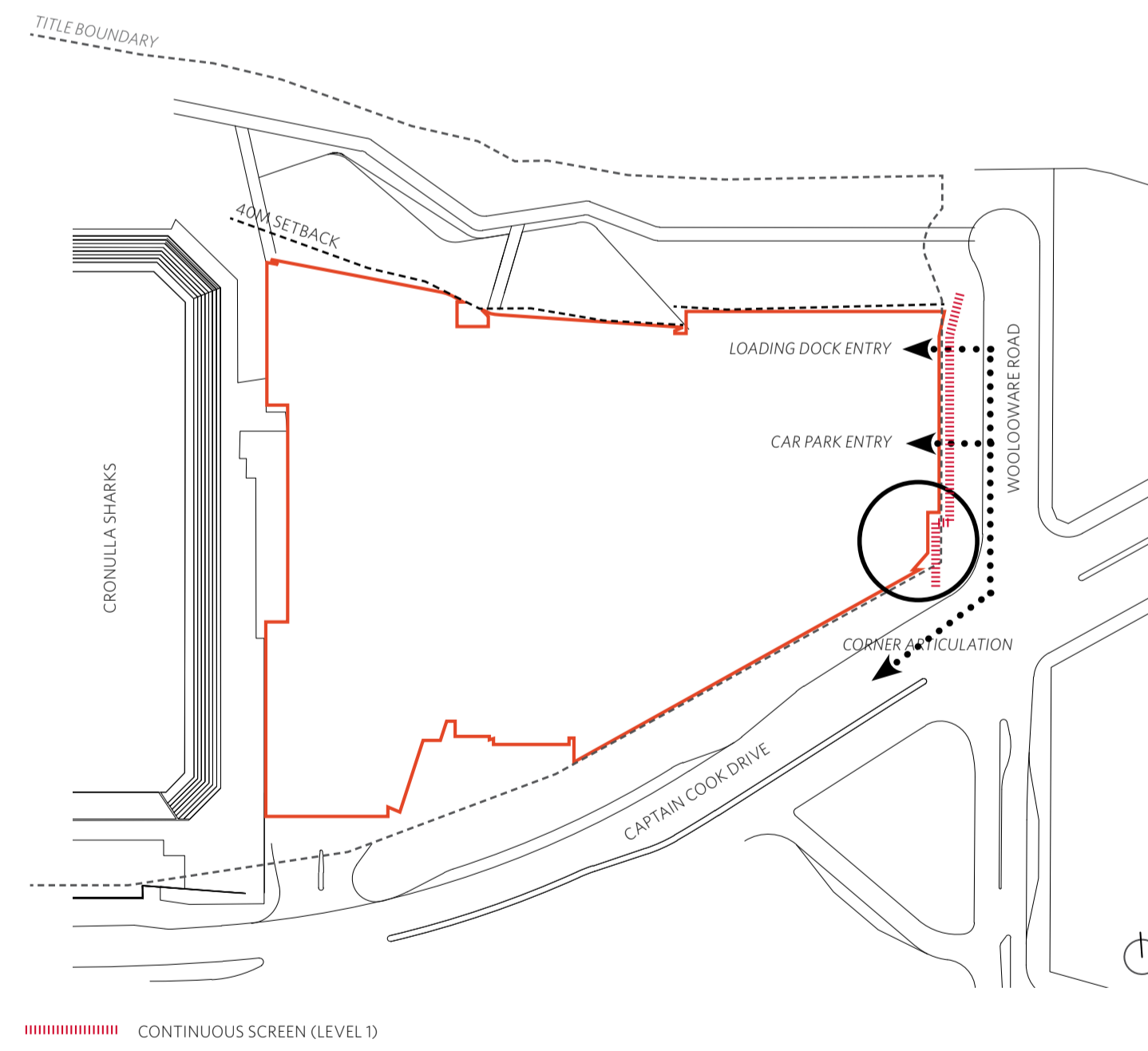
The material palette has been carefully assembled to emphasize elements of the façade composition designed to simultaneously give the building an urban presence (to cope with the expansiveness of its suburban setting) and a feeling of human scale, particularly at the ground plane, facilitating engagement with the public realm. On Captain Cook Drive this happens by way of the continuous black frame, acting as organising element. The black frame contrasts with a lighter base building, thereby framing and grounding the various activities happening along the façade. The fine silhouette of the frame is offset by warmer infill materials which further break the façade down into a series of finer and more engaging components.



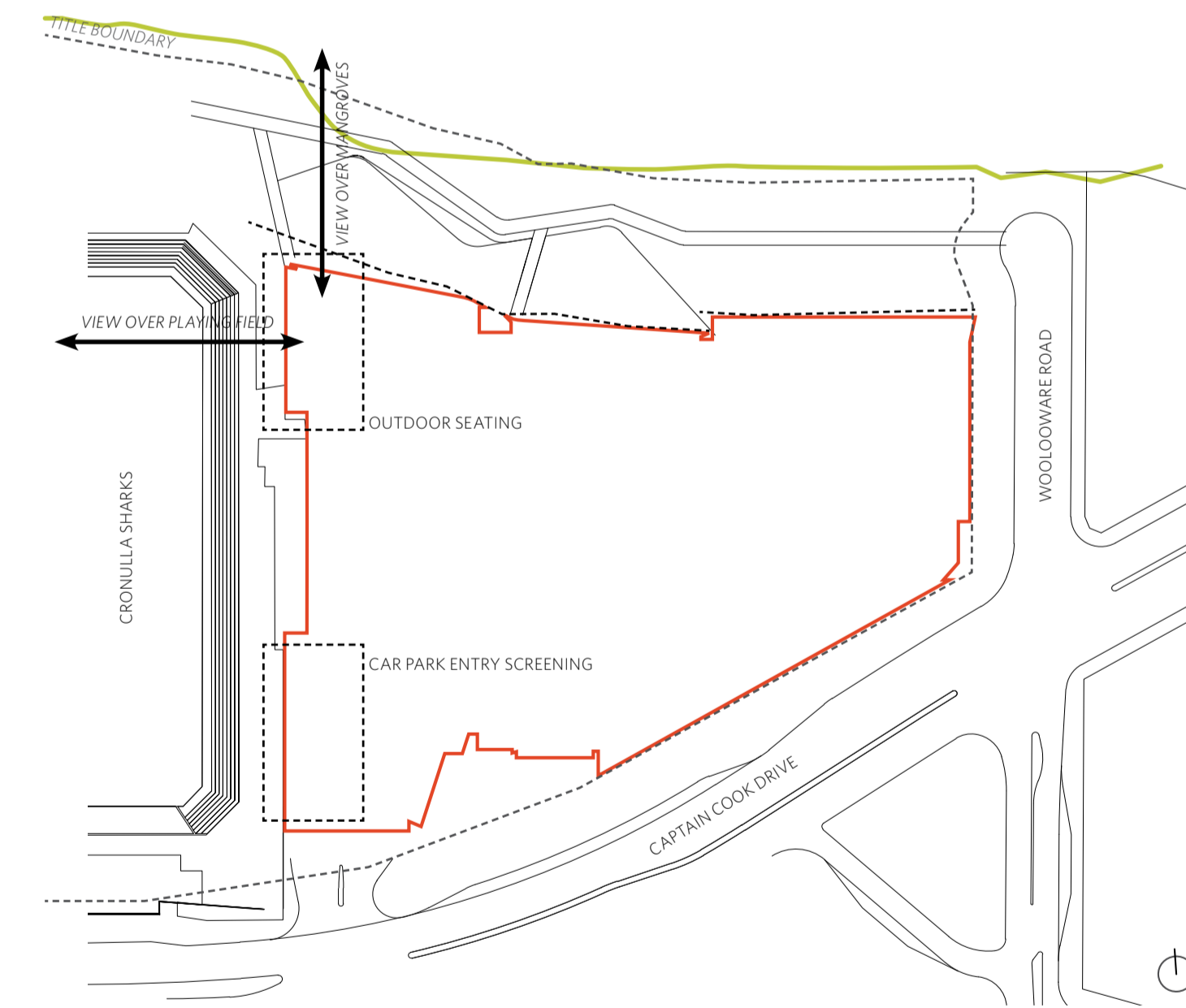
CAPTAIN COOK DRIVE INTERFACE (SOUTH)



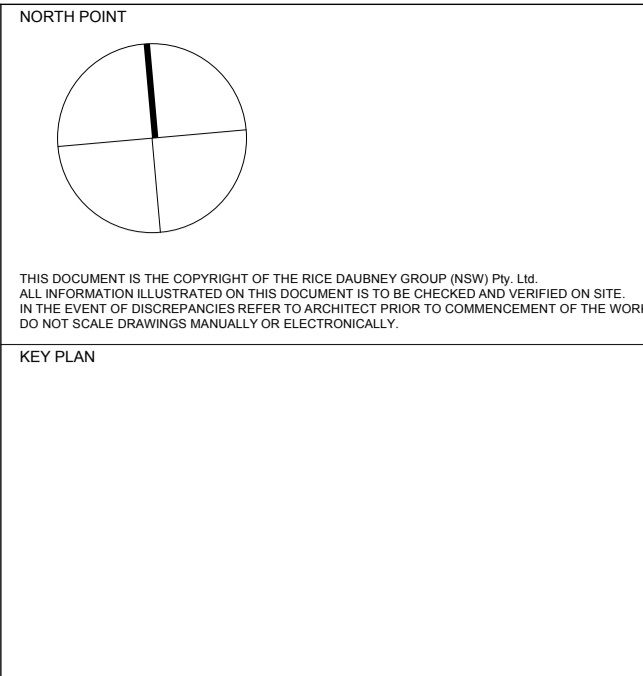
MANGROVES INTERFACE (NORTH)



WOOLOOWARE ROAD INTERFACE (EAST)



SHARKS STADIUM INTERFACE (WEST)



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PROJECT
**BAY CENTRAL
 CAPTAIN COOK DRIVE,
 WOOLOOWARE, NSW, 2230,**

DRAWING TITLE
**RETAIL 75W APPLICATION
 URBAN CONTEXT ANALYSIS
 PLANNING PRINCIPLES & DESIGN
 STATEMENT**

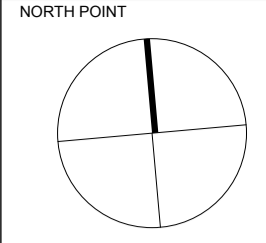
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 AS SHOWN

PROJECT NUMBER
15R Wool

DRAWING NUMBER
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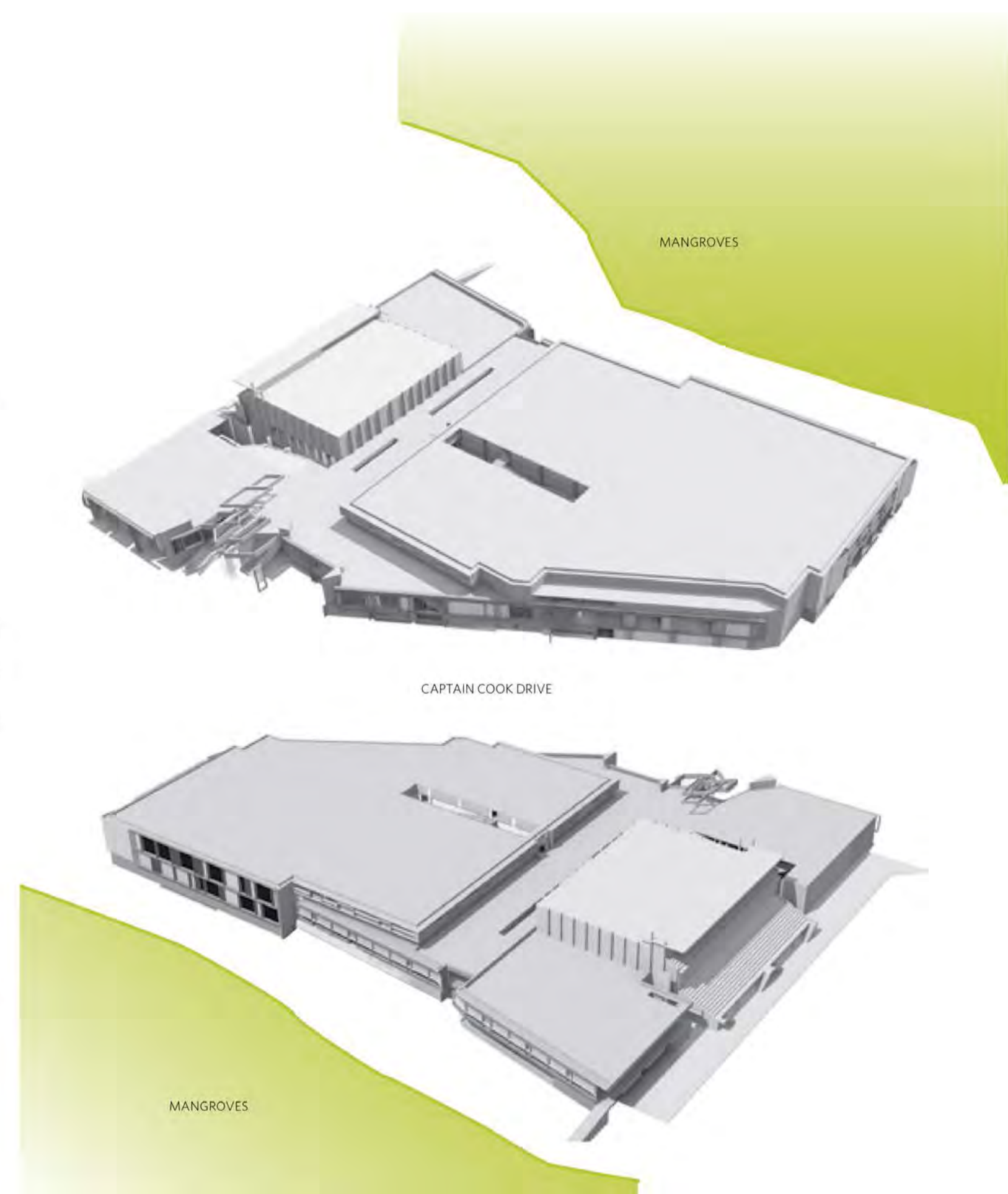
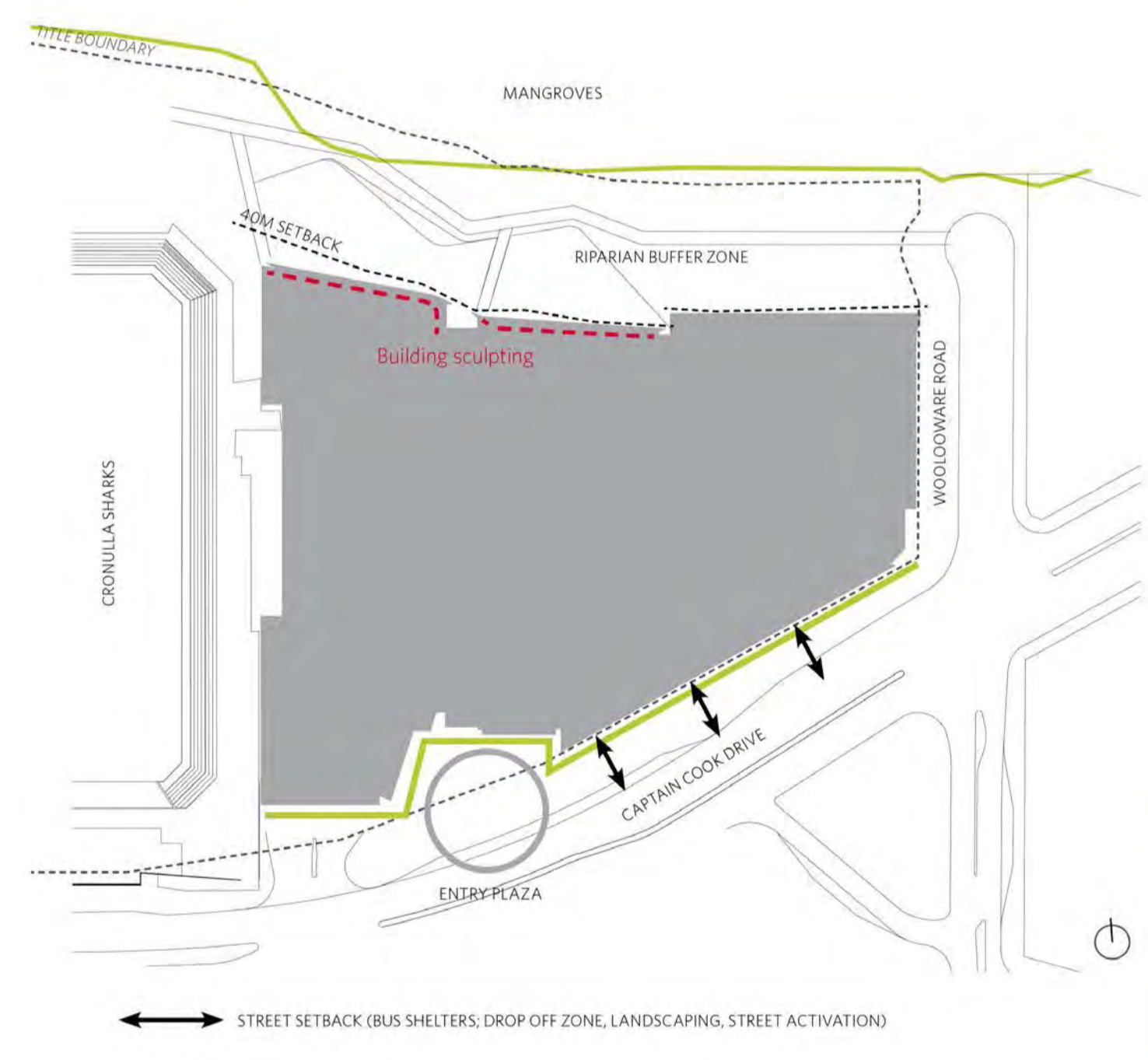
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REV PLAN

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
A	RETAIL 75W	EC	KS	12.02.16



BUILDING FORM



PUBLIC REALM + LANDSCAPING

PUBLIC ZONES

- 1 PUBLIC ZONE 1: ENTRY FORECOURT (CAPTAIN COOK DRIVE)
- 2 PUBLIC ZONE 2: CAPTAIN COOK DRIVE
- 3 (PSEUDO) PUBLIC ZONE 3: INTERNAL MALL (A.K.A. 'THE STREET')

LANDSCAPE ZONES

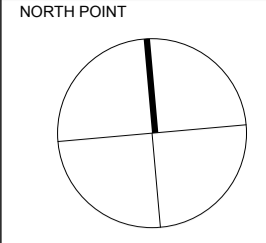
- 1 LANDSCAPE ZONE 1: ECOLOGICAL EDGE (RIPARIAN BUFFER ZONE)



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 BAY CENTRAL
 CAPTAIN COOK DRIVE,
 WOOLLOOWARE, NSW, 2230,

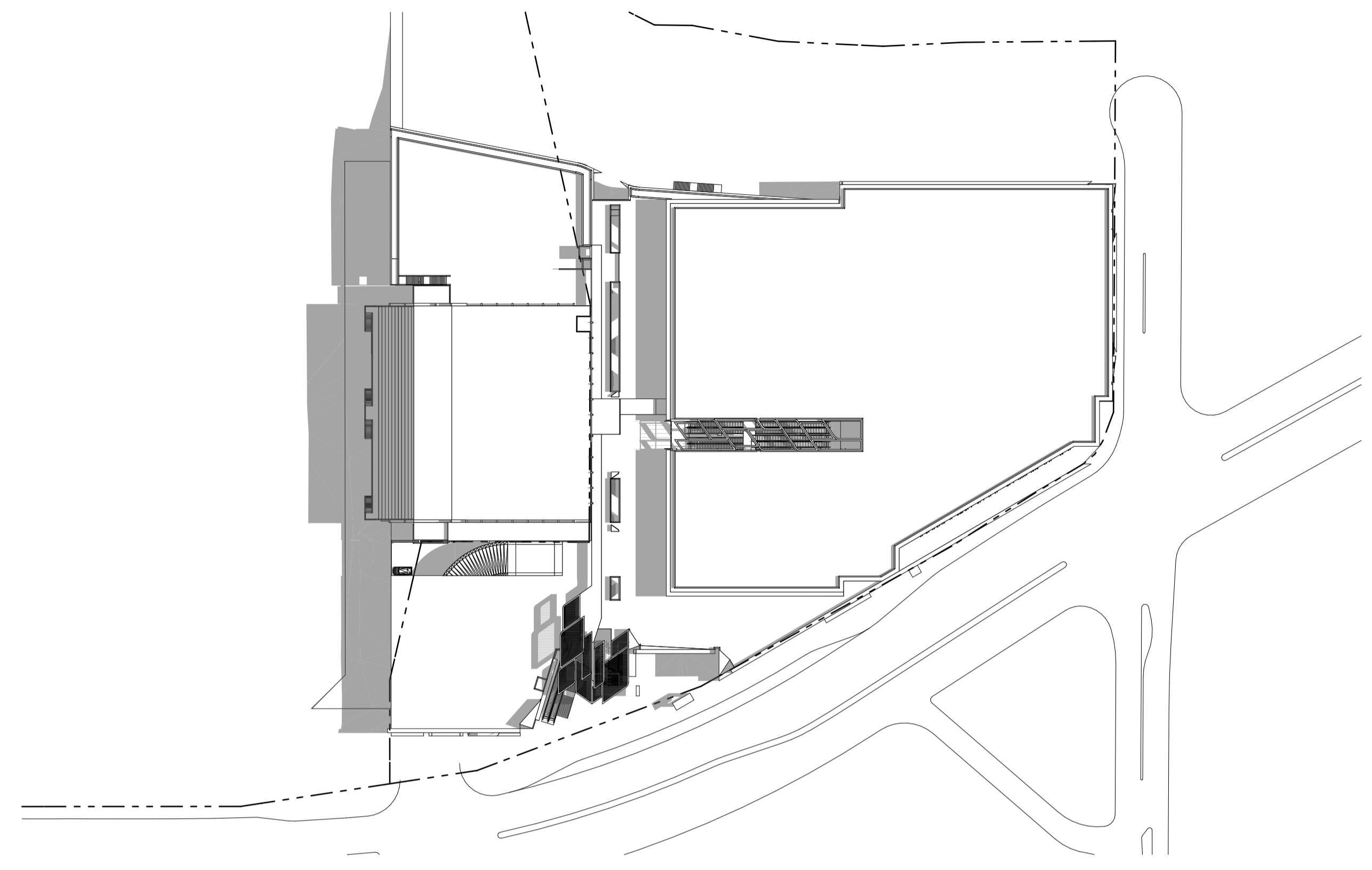
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 RETAIL 75W APPLICATION
 URBAN CONTEXT ANALYSIS
 PLANNING PRINCIPLES

SCALE:	CHECKED:
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PROJECT NUMBER:	ISSUE:
15R Wool	A

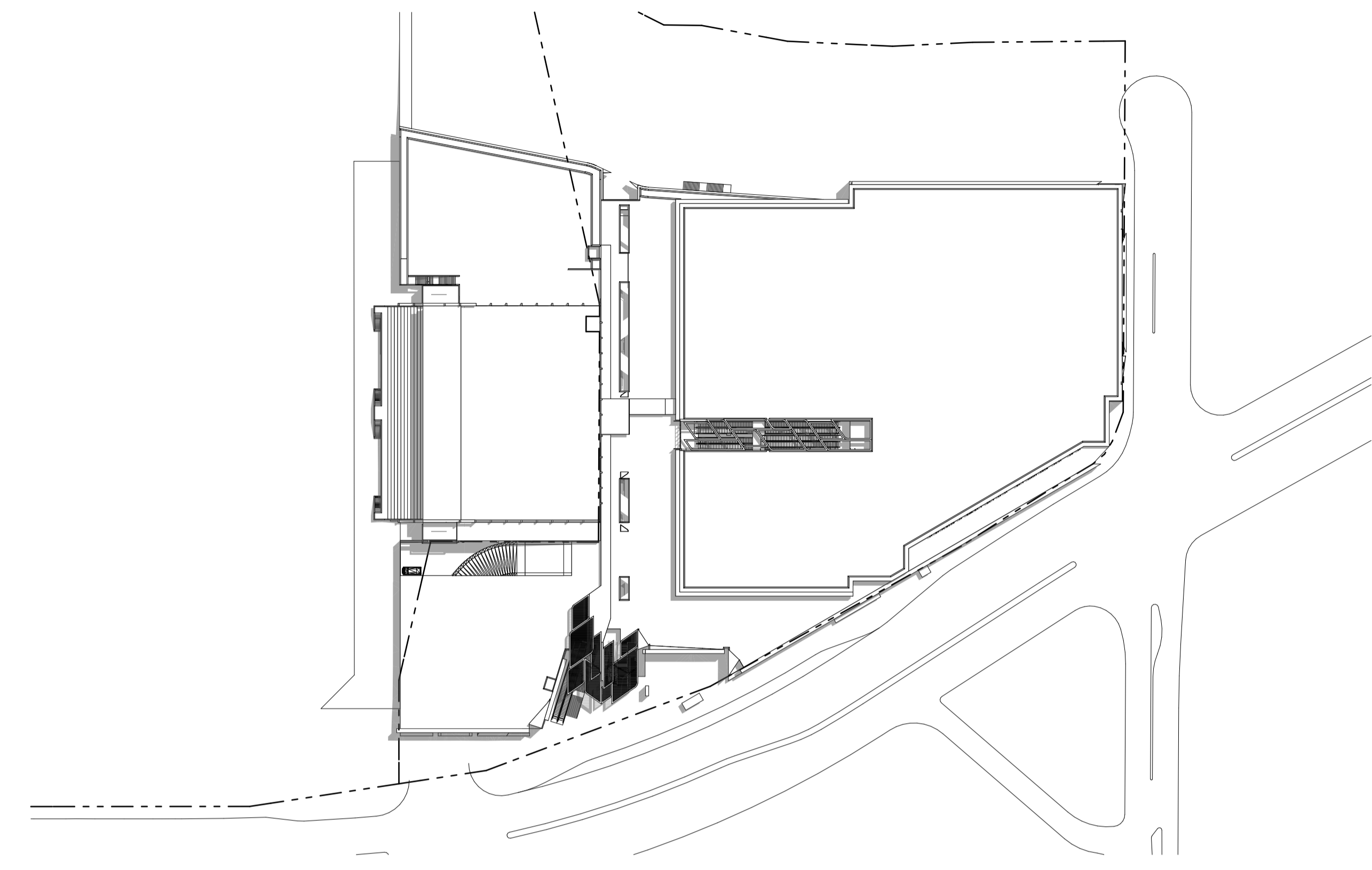


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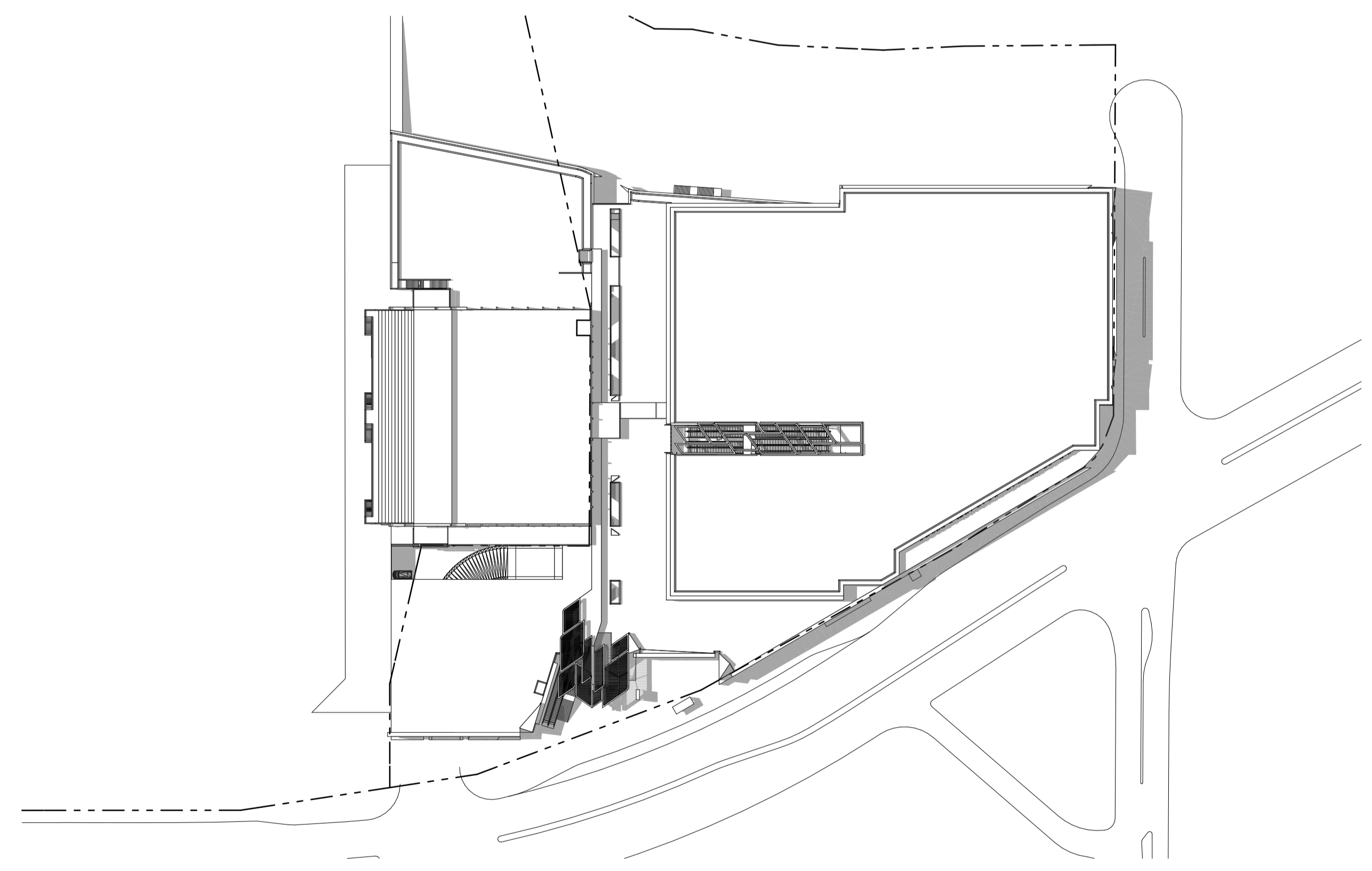
REV. DESCRIPTION OF CHANGE DRAWN CHECK DATE
A RETAIL 75W EC KS 12.02.16



1 PLAN
SHADOW DIAGRAM - 22 DEC 9AM 1:1000



2 PLAN
SHADOW DIAGRAM - 22 DEC 12PM 1:1000



3 PLAN
SHADOW DIAGRAM - 22 DEC 3PM 1:1000

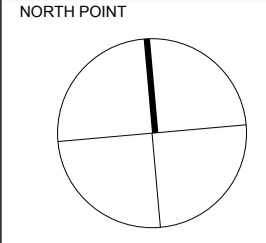


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PROJECT:
BAY CENTRAL
CAPTAIN COOK DRIVE,
WOOLLOOWARE, NSW, 2230.

DRAWING TITLE:
RETAIL 75W APPLICATION
SUN STUDY DIAGRAMS - SUMMER
SOLSTICE

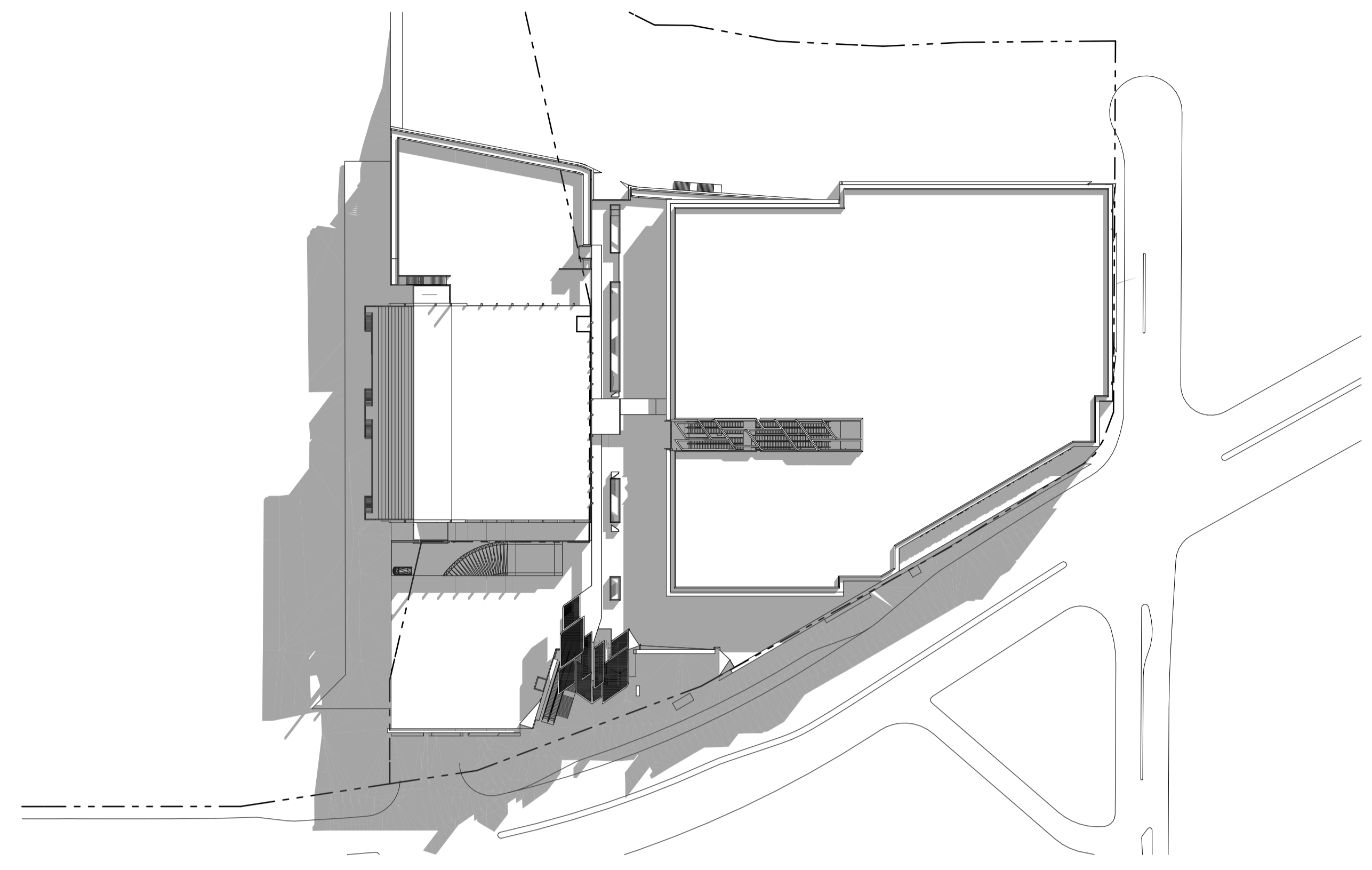
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PROJECT NUMBER:	ISSUE:
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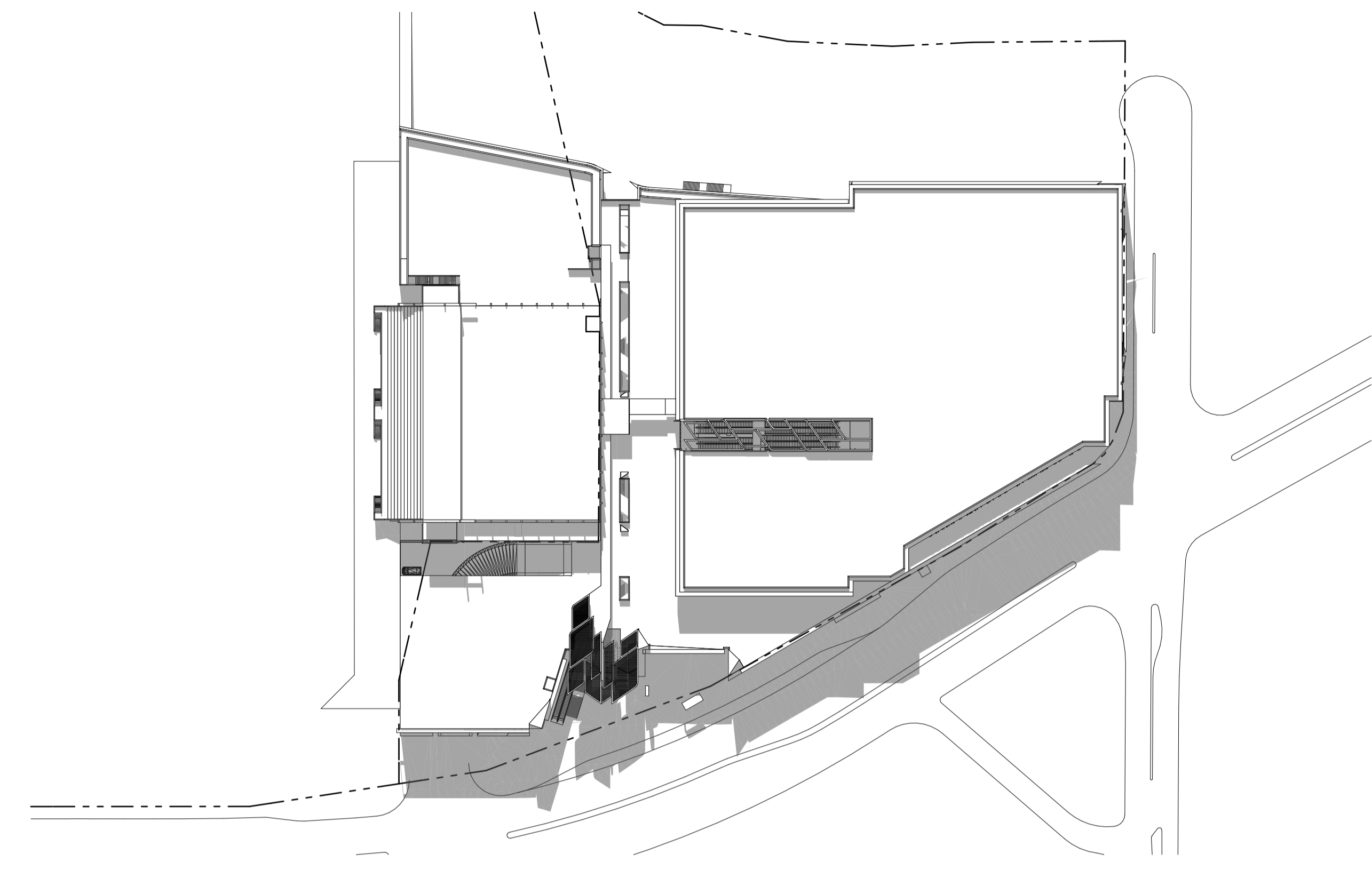
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KEY PLAN

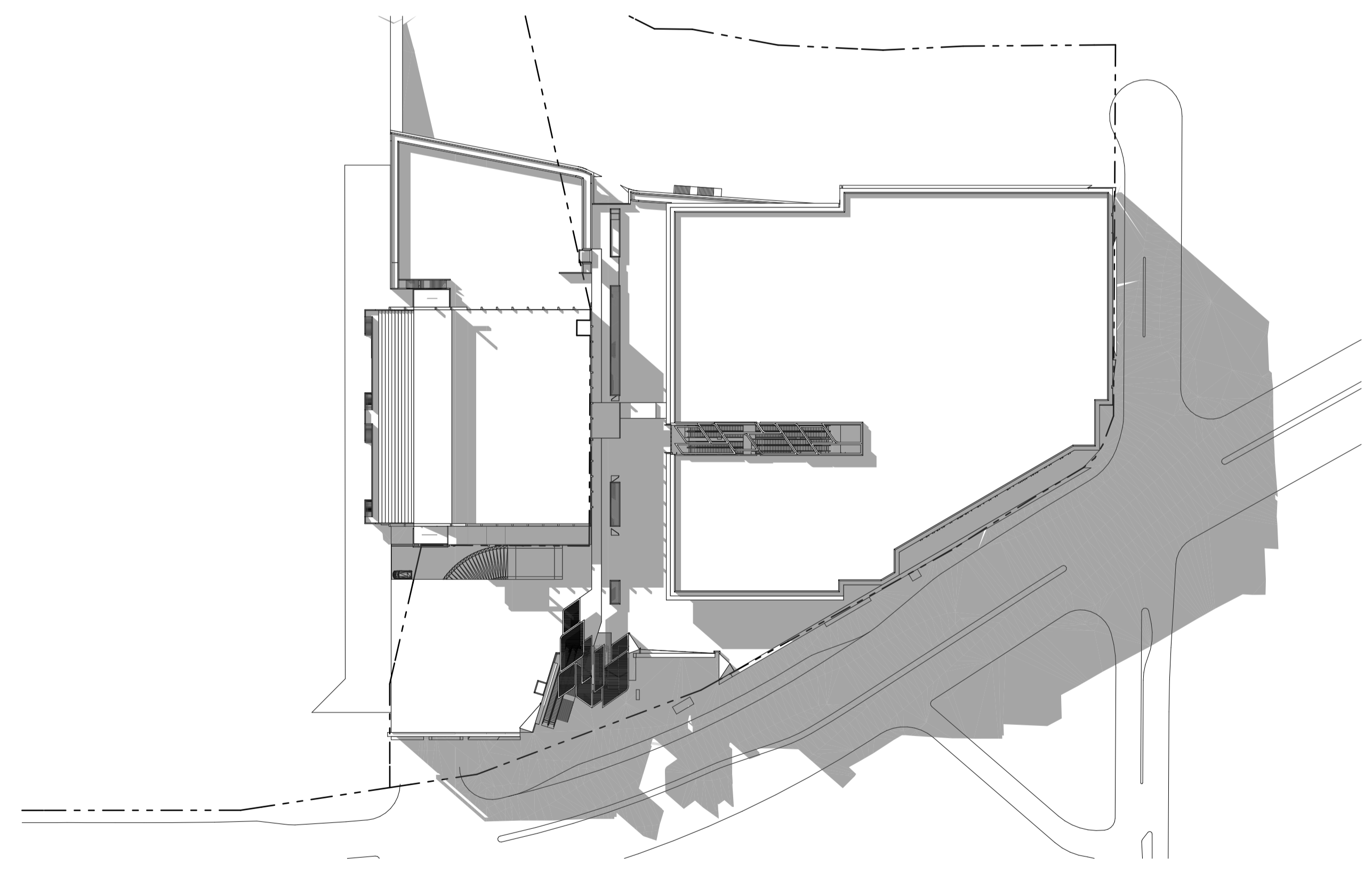
REV	DESCRIPTION OF CHANGE	DRAWN	CHECKED	DATE
A	RETAIL 75W	EC	KS	12.02.16



1 PLAN
SHADOW DIAGRAM - 21 JUNE 9AM 1:1000



2 PLAN
SHADOW DIAGRAM - 21 JUNE 12PM 1:1000



3 PLAN
SHADOW DIAGRAM - 21 JUNE 3PM 1:1000



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PROJECT:
BAY CENTRAL
CAPTAIN COOK DRIVE,
WOOLLOOWARE, NSW, 2230.

DRAWING TITLE:
RETAIL 75W APPLICATION
SUN STUDY DIAGRAMS - WINTER
SOLSTICE

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REV PLAN

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
A	RETAIL 75W	EC	KS	12.02.16

LEGEND

- RESTAURANT
- FOOD COURT
- FRESH FOOD
- SPECIALTY
- MAJOR
- COMMUNITY ROOMS / GALLERY
- GYM / LEISURE
- CHILDCARE
- AMENITIES
- SERVICE AREA
- CLUB
- EXISTING
- NO NEW WORKS

Level 1 Retail GLA

Tenancy Number	Category	Area
1.01	COMMUNITY	264
1.02	MAJOR	1,428
1.03	MAJOR	1,506
1.04	MAJOR	908
1.05	SPECIALTY	131
1.05A	SPECIALTY	417
1.05A	SPECIALTY	14
1.06	SPECIALTY	290
CLUB	CLUB	653
TOTAL		5,611 m²

Retail Parking Numbers

Storey	Spaces
Level 1	212
Level 3	311
Level 4	247
TOTAL	770

CLIENT

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ARCHITECTS

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 ABN 68 800 204 993

PROJECT

**BAY CENTRAL
 CAPTAIN COOK DRIVE,
 WOOLLOWARE, NSW, 2230,**

DRAWING TITLE

**RETAIL 75W APPLICATION
 LEVEL 1**

SCALE

1:250 @ B1

PROJECT NUMBER

15R Wool

DRAWING NUMBER

DA10

CHECKED

KS

ISSUE

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REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
A	RETAIL 75W	EC	KS	12.02.16

- LEGEND**
- RESTAURANT
 - FOOD COURT
 - FRESH FOOD
 - SPECIALTY
 - MAJOR
 - COMMUNITY ROOMS / GALLERY
 - GYM / LEISURE
 - CHILDCARE
 - AMENITIES
 - SERVICE AREA
 - CLUB
 - EXISTING
 - NO NEW WORKS



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PROJECT:
BAY CENTRAL
CAPTAIN COOK DRIVE,
WOOLLOOWARE, NSW, 2230,

DRAWING TITLE:
RETAIL 75W APPLICATION
LEVEL 2

SCALE:
 1:250 @ B1

PROJECT NUMBER: 15R Wool
DRAWING NUMBER: DA11
ISSUE: A



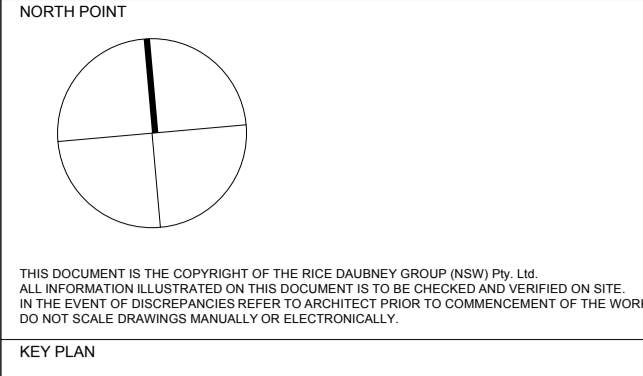
Level 2 Retail GLA

Tenancy Number	Category	Area
2.01	MAJOR	4,124
2.02	MAJOR	1,001
2.03	FRESH FOOD	56
2.04	FRESH FOOD	68
2.05	FRESH FOOD	80
2.06	FRESH FOOD	60
2.07	FRESH FOOD	116
2.08	FRESH FOOD	110
2.09	SPECIALTY	123
2.10	SPECIALTY	100
2.11	SPECIALTY	130
2.12	SPECIALTY	73
2.13	SPECIALTY	73
2.14	CAFE / RESTAURANT	158
2.15	SPECIALTY	110
2.16	SPECIALTY	99
2.17	SPECIALTY	92
2.18	SPECIALTY	89
2.19	SPECIALTY	101
2.20	SPECIALTY	108
2.21	SPECIALTY	155
2.22	SPECIALTY	529
2.23	SPECIALTY	50
2.24	SPECIALTY	129
2.25	SPECIALTY	101
2.26	SPECIALTY	40
2.27	SPECIALTY	128

Level 2 Retail GLA

Tenancy Number	Category	Area
2.28	SPECIALTY	91
2.29	SPECIALTY	66
2.30	SPECIALTY	302
2.31	SPECIALTY	343
2.32	SPECIALTY	71
2.33	SPECIALTY	69
2.34	SPECIALTY	85
2.35	FAST FOOD	48
2.36	FAST FOOD	48
2.37	FAST FOOD	104
2.38	FAST FOOD	104
2.39	FAST FOOD	104
2.40	FAST FOOD	104
2.41	CAFE / RESTAURANT	267
2.42	CAFE / RESTAURANT	174
2.43	CAFE / RESTAURANT	139
2.44	CAFE / RESTAURANT	192
2.45	CAFE / RESTAURANT	293
2.46	CHILD CARE	961
COMMUNITY	COMMUNITY	254
TRADE OUT KIOSK	CIRCULATION	26
TRADE OUT KIOSK	CIRCULATION	26
TRADE OUT KIOSK	CIRCULATION	26
TRADE OUT KIOSK	CIRCULATION	26
TRADE OUT KIOSK	CIRCULATION	51
TOTAL		11,977 m²

HATCH DENOTES OUTDOOR SPACE
 (INCLUDED IN OVERALL CHILDCARE AREA)



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REV PLAN

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
A	RETAIL 75W	EC	KS	12.02.16

- LEGEND**
- RESTAURANT
 - FOOD COURT
 - FRESH FOOD
 - SPECIALTY
 - MAJOR
 - COMMUNITY ROOMS / GALLERY
 - GYM / LEISURE
 - CHILDCARE
 - AMENITIES
 - SERVICE AREA
 - CLUB
 - EXISTING
 - NO NEW WORKS



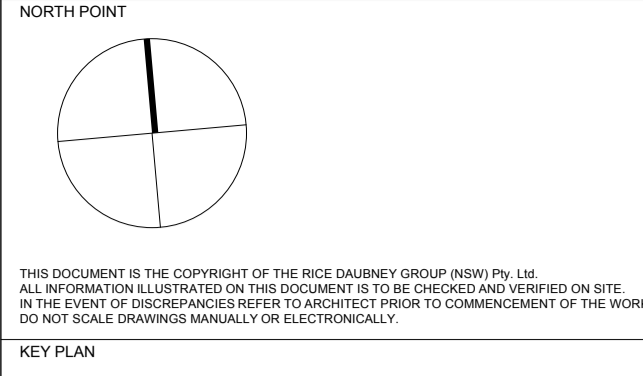
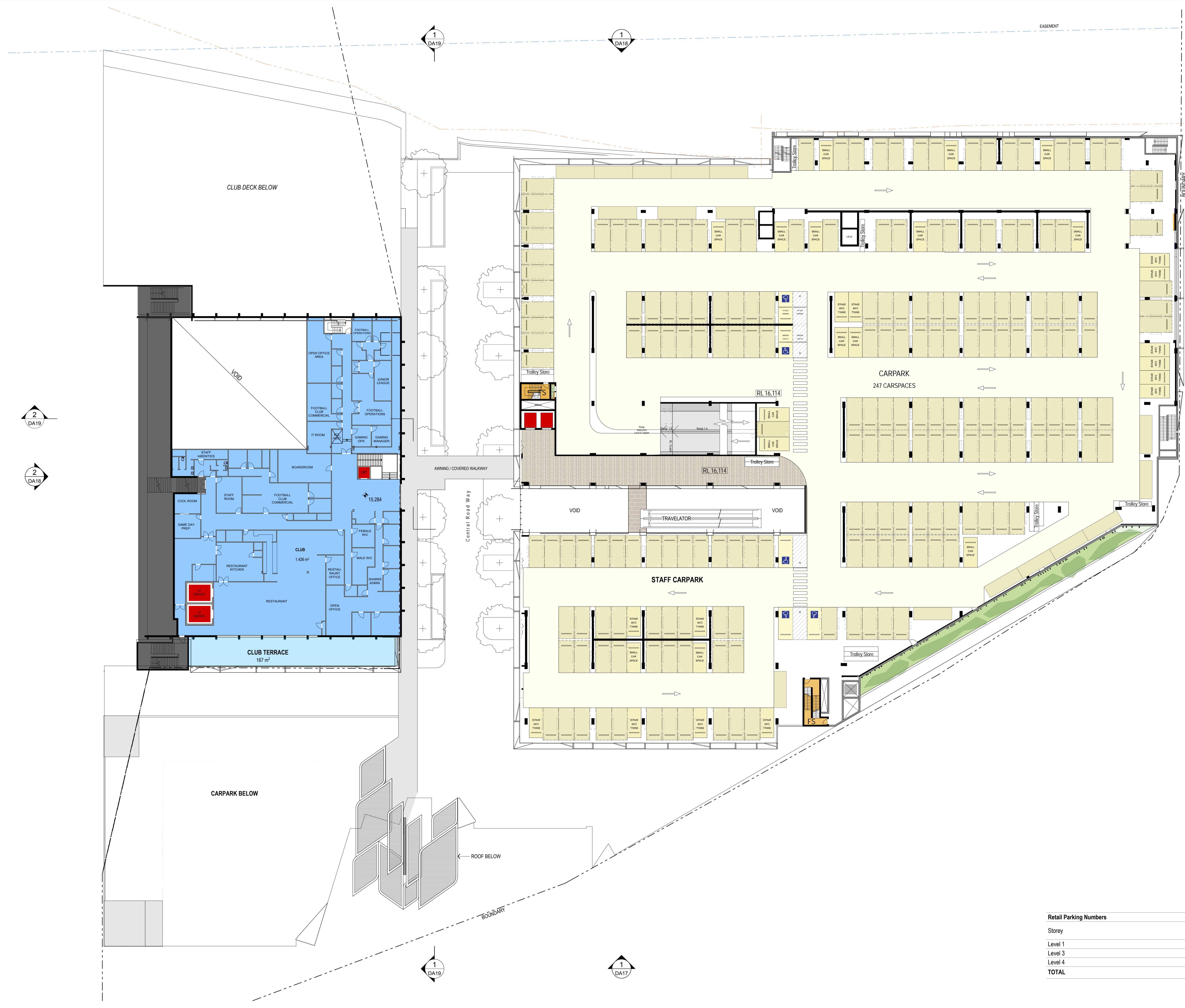
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 The Rice Daubney Group (INDRY) PTY. LTD. is a subsidiary of The Rice Daubney Trust
 ABN 68 800 304 993

PROJECT:
BAY CENTRAL
CAPTAIN COOK DRIVE,
WOOLLOOWARE, NSW, 2230,
RETAIL 75W APPLICATION
LEVEL 3

Retail Parking Numbers

Storey	Spaces
Level 1	212
Level 3	311
Level 4	247
TOTAL	770

SCALE: 1:250 @ B1
 PROJECT NUMBER: 15R Wool
 DRAWING NUMBER: DA12
 CHECKED: KS
 ISSUE: A



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REV	DESCRIPTION OF CHANGE	DRAWN	CHECKED	DATE
A	RETAIL 75W	EC	KS	12.02.16

- LEGEND**
- RESTAURANT
 - FOOD COURT
 - FRESH FOOD
 - SPECIALTY
 - MAJOR
 - COMMUNITY ROOMS / GALLERY
 - GYM / LEISURE
 - CHILDCARE
 - AMENITIES
 - SERVICE AREA
 - CLUB
 - EXISTING
 - NO NEW WORKS



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 ABN 68 880 304 993

PROJECT:
BAY CENTRAL
CAPTAIN COOK DRIVE,
WOOLLOOWARE, NSW, 2230,
DRAWING TITLE:
RETAIL 75W APPLICATION
LEVEL 4

Retail Parking Numbers

Storey	Spaces
Level 1	212
Level 3	311
Level 4	247
TOTAL	770

SCALE:
 1:250 @ B1
PROJECT NUMBER: 15R Wool
DRAWING NUMBER: DA13
ISSUE: A

2 DA19

2 DA18

2 DA17

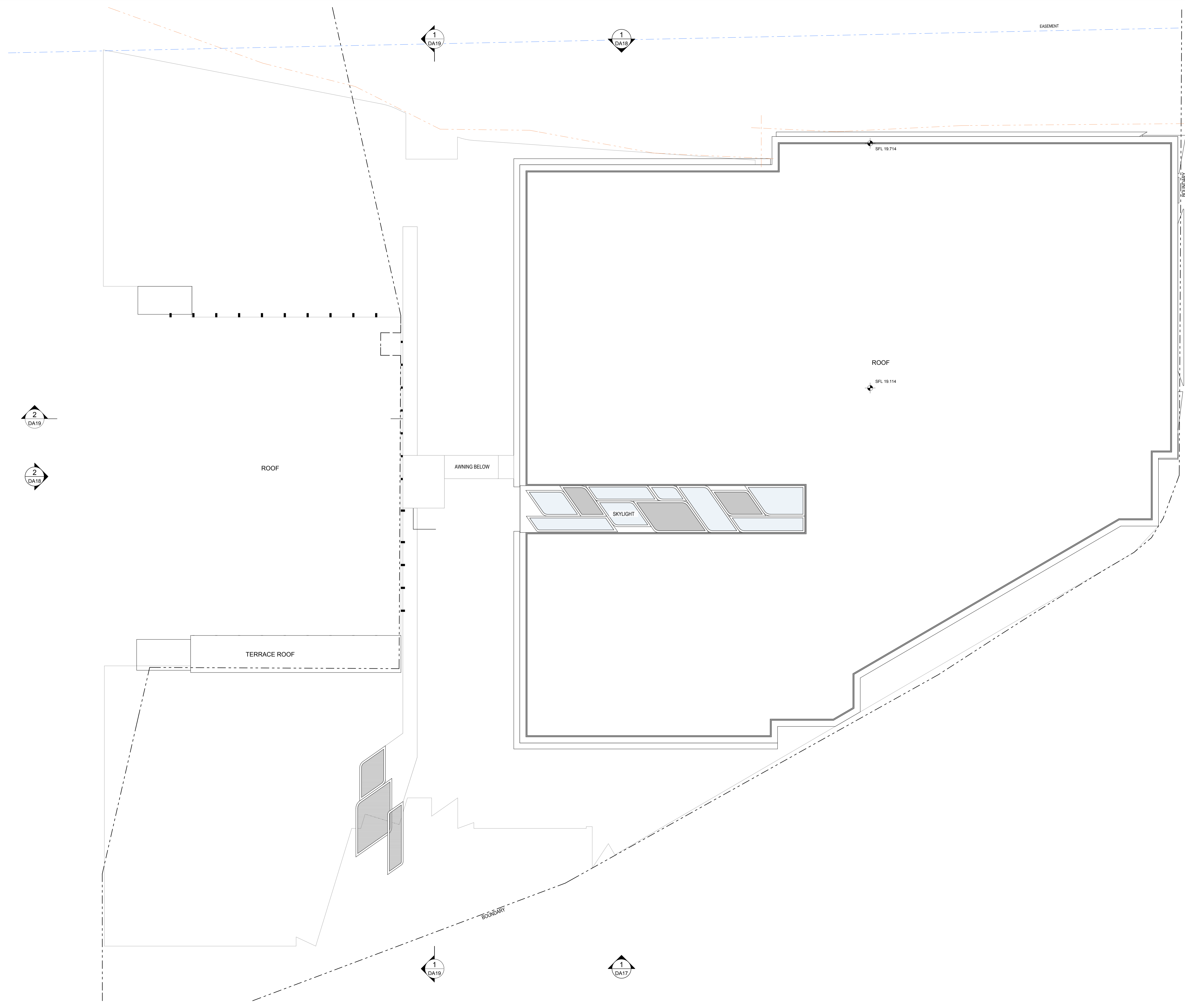
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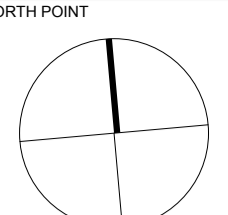
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1 DA19

1 DA17



NORTH POINT



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KEY PLAN

REV	DESCRIPTION OF CHANGE	DRAWN	CHECKED	DATE
A	RETAIL 75W	EC	KS	12.02.16

- LEGEND**
- RESTAURANT
 - FOOD COURT
 - FRESH FOOD
 - SPECIALTY
 - MAJOR
 - COMMUNITY ROOMS / GALLERY
 - GYM / LEISURE
 - CHILDCARE
 - AMENITIES
 - SERVICE AREA
 - CLUB
 - EXISTING
 - NO NEW WORKS



ARCHITECTS



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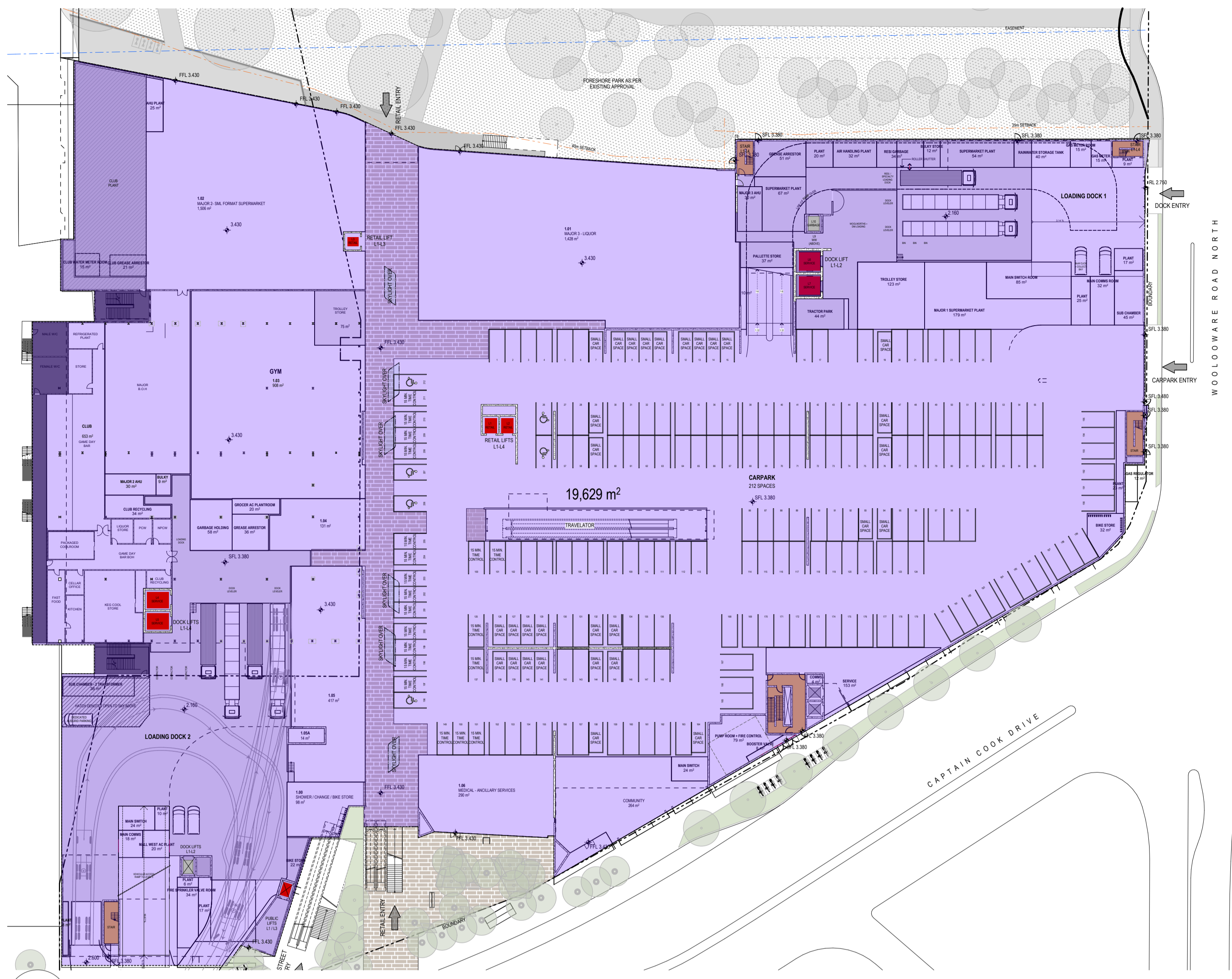
PROJECT:

**BAY CENTRAL
 CAPTAIN COOK DRIVE,
 WOOLLOOWARE, NSW, 2230,**

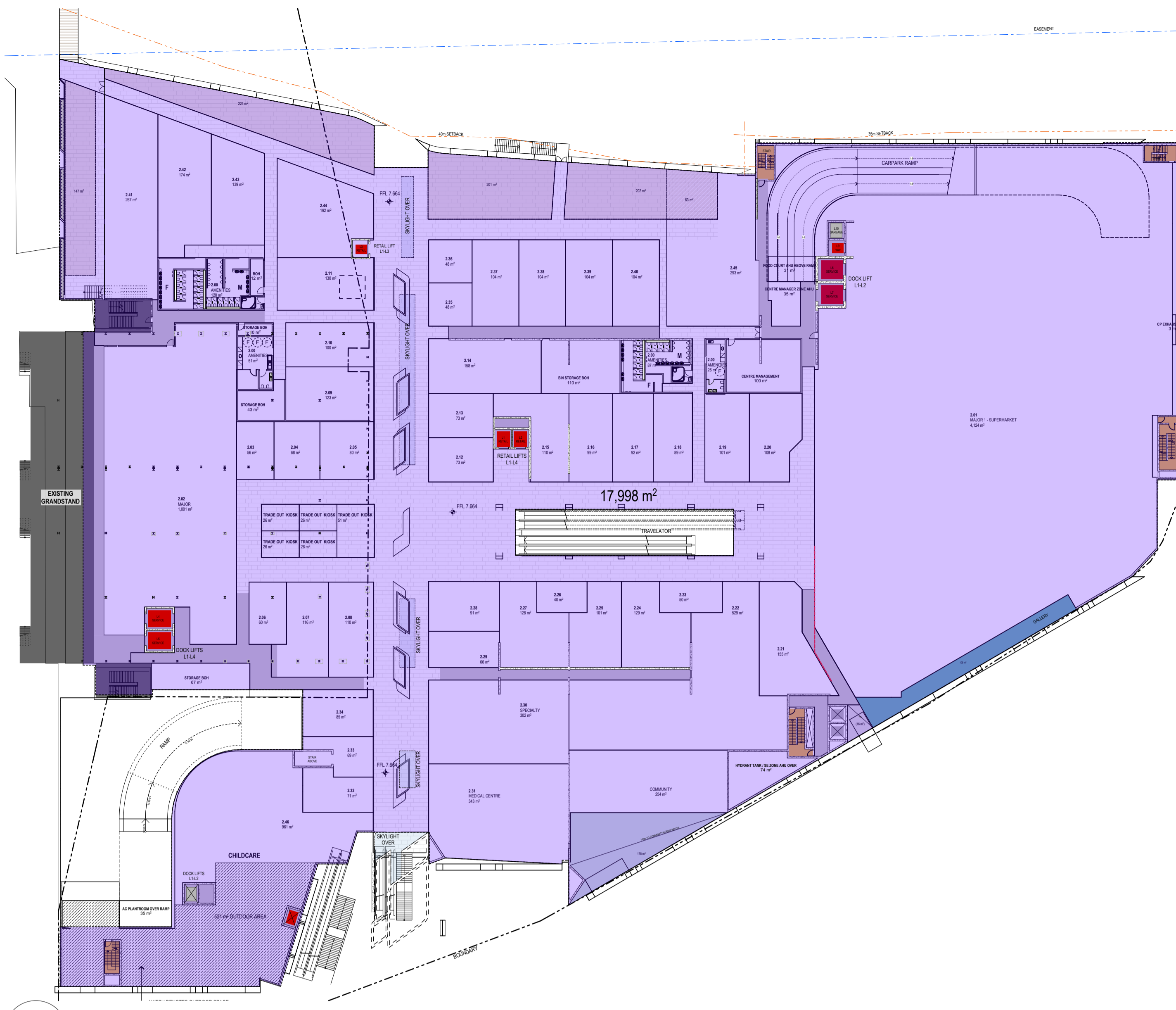
DRAWING TITLE:

**RETAIL 75W APPLICATION
 ROOF PLAN**

SCALE:	CHECKED:
1:250 @ B1	KS
PROJECT NUMBER:	ISSUE:
15R Wool	A



1 PLAN
GBA LEVEL 1
1:500



2 PLAN
GBA LEVEL 2
1:500



3 PLAN
GBA LEVEL 3
1:500



4 PLAN
GBA LEVEL 4
1:500

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REV PLAN

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
A	RETAIL 75W	EC	KS	12.02.16

GBA	
Storey	Area
Level 1 (HOR RD)	19629
Level 2 (HOR RD)	17998
Level 3 (TURNER)	11615
Level 4 (TURNER)	11358
	60600



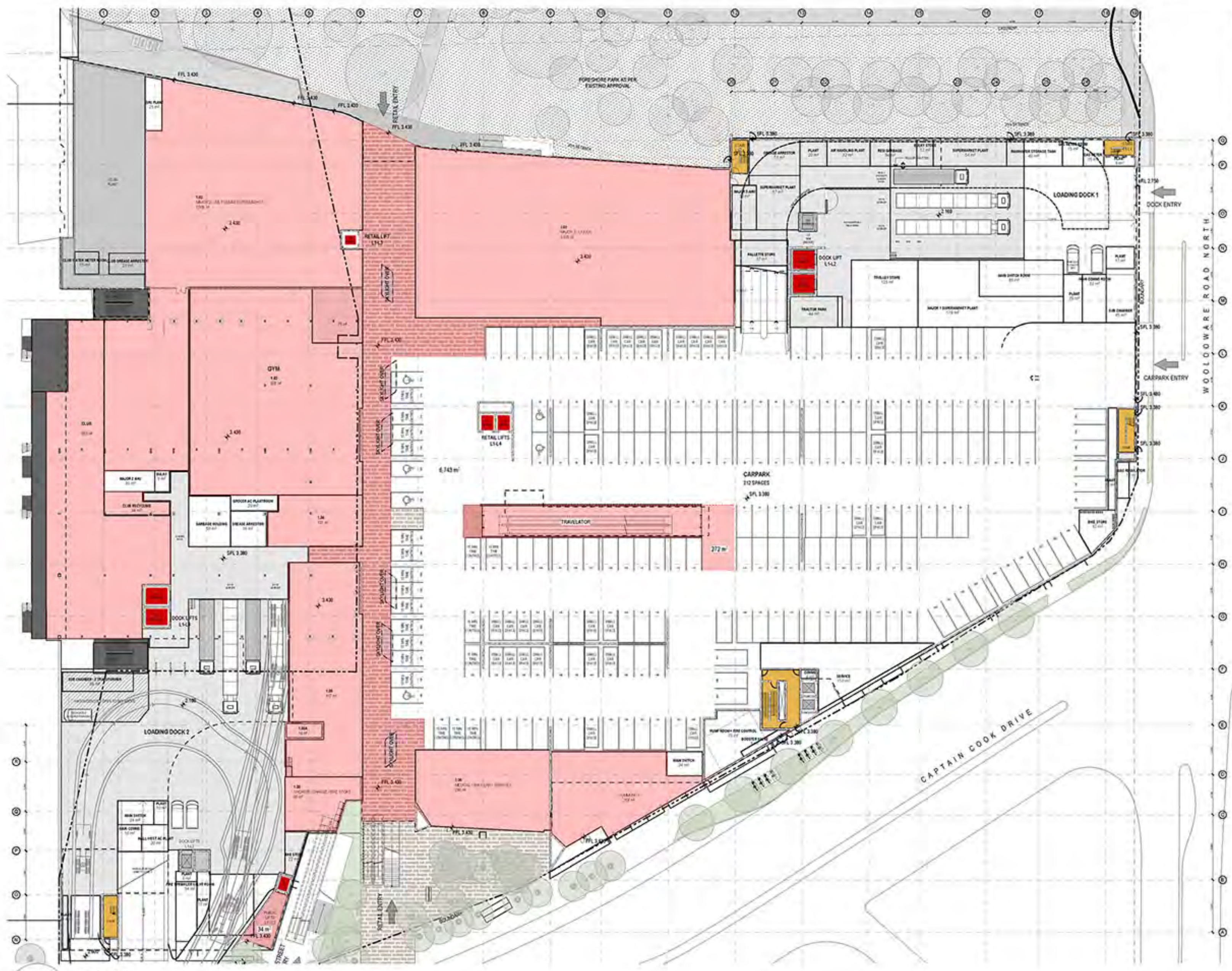
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ABN 68 800 204 993

PROJECT:
BAY CENTRAL
CAPTAIN COOK DRIVE,
WOOLLOWARE, NSW, 2230,

DRAWING TITLE:
RETAIL 75W APPLICATION
GROSS BUILDING AREA PLAN /
SCHEDULE

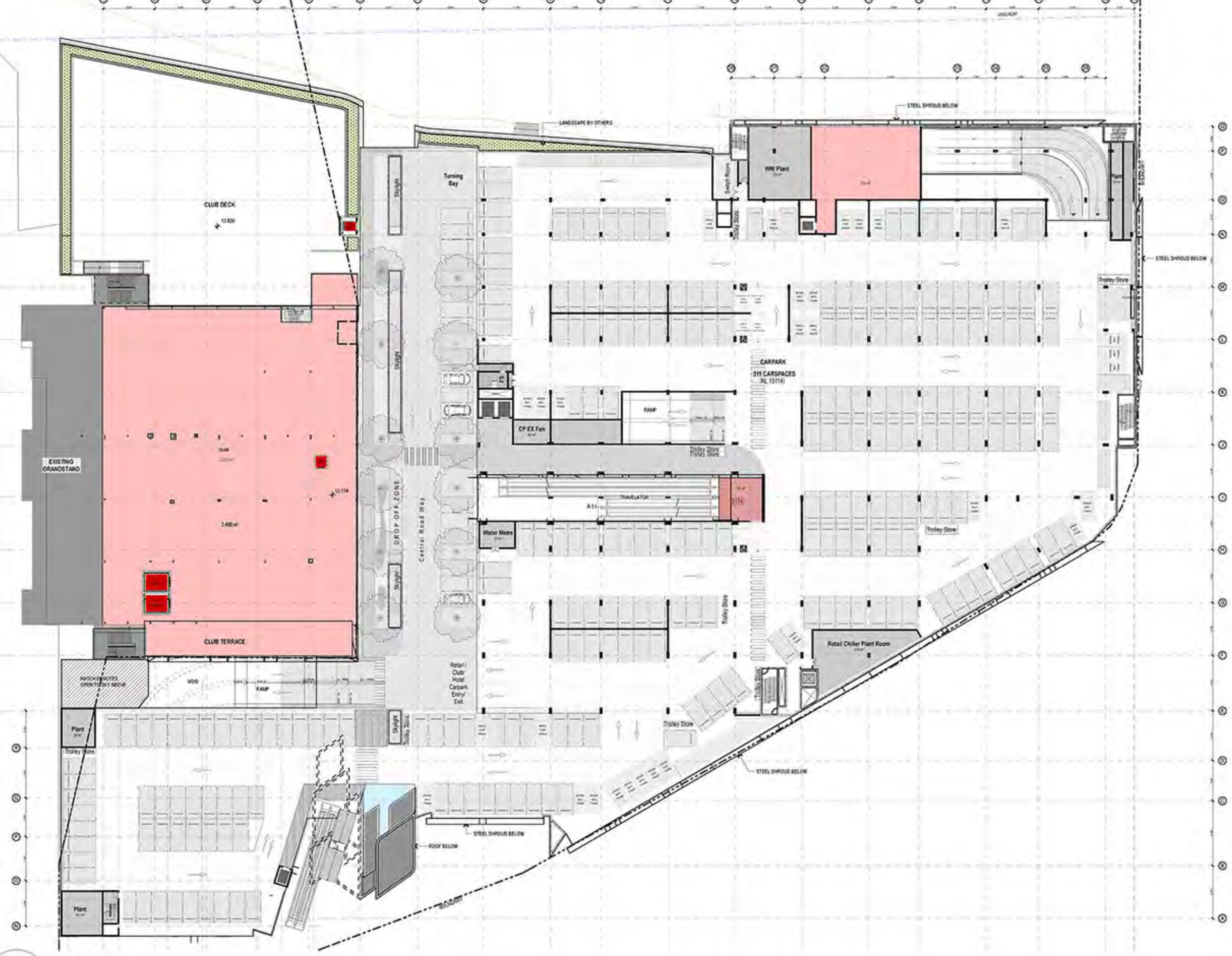
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AS SHOWN	KS
PROJECT NUMBER	DRAWING NUMBER
15R Wool	DA15
	A



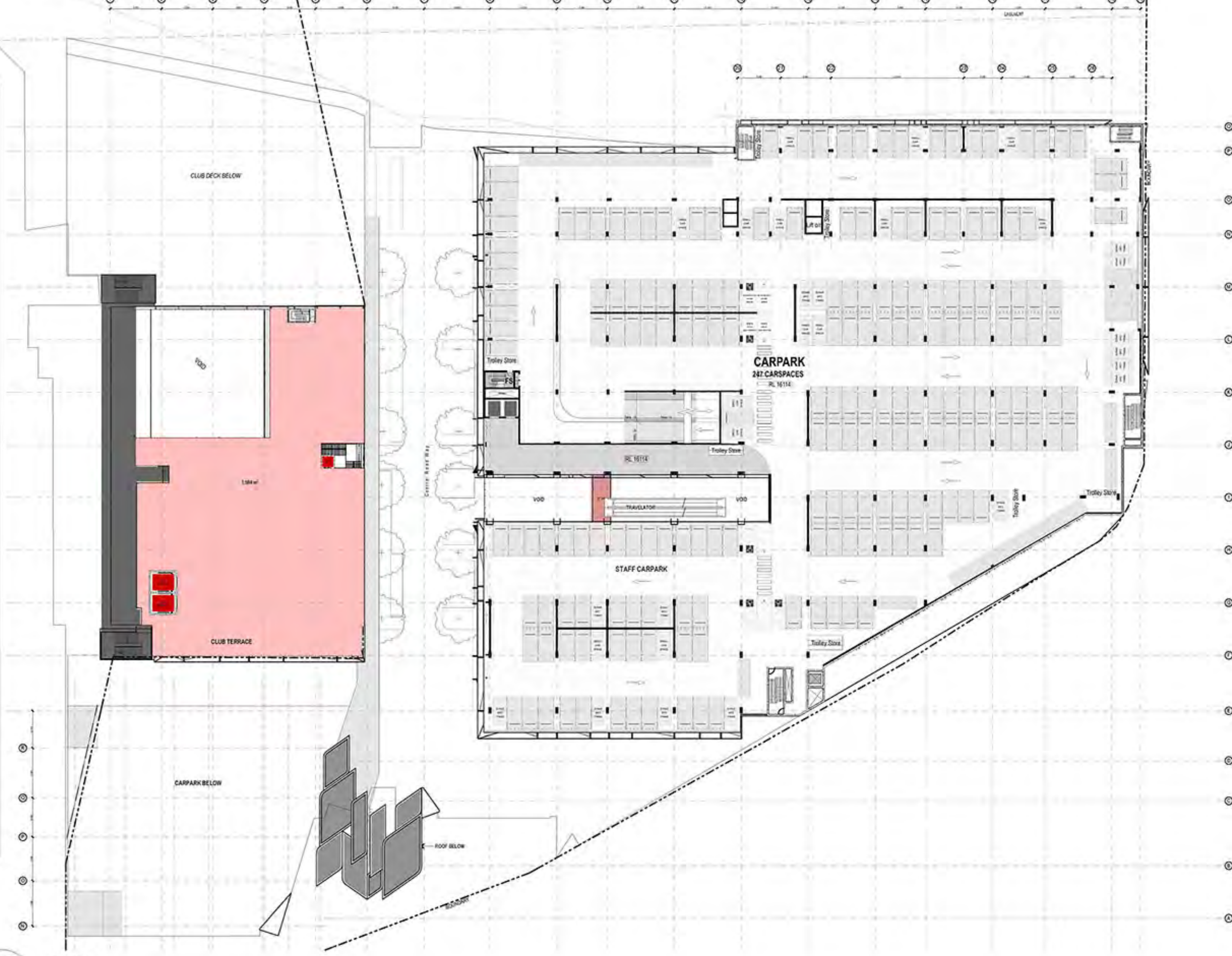
1 PLAN
GFA LEVEL 1
1:500



2 PLAN
GFA LEVEL 2
1:500



3 PLAN
GFA LEVEL 3
1:500



4 PLAN
GFA LEVEL 4
1:500

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REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
A	RETAIL 75W	EC	KS	12/02/16

GFA - Level 1

Zone	Area
Major	2,933m ²
Community	264m ²
Gym	908m ²
Specialty	852m ²
Club	653m ²
Back of House	207m ²
Circulation	1,232m ²
Total	7,049m²

GFA - Level 2

Zone	Area
Major	5,125m ²
Community	254m ²
Childcare	961m ²
Specialty	3,415m ²
Fresh Food	490m ²
Fast Food	512m ²
Cafe/Restaurant	1,065m ²
Kiosk	155m ²
Gallery	109m ²
Amenities	309m ²
Back of House	387m ²
Circulation	3,608m ²
Total	16,390m²

GFA - Level 3

Zone	Area
Club	2,227m ²
Club Terrace	167m ²
Back of House	238m ²
Circulation	50m ²
Total	2,682m²

GFA - Level 4

Zone	Area
Club	1,426m ²
Club Terrace	167m ²
Circulation	26m ²
Total	1,619m²

TOTAL GFA 27,740m²

CLIENT
CAPITAL BLUESTONE

ARCHITECTS
RICE DAUBNEY

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The Rice Daubney Group (NSW) Pty Ltd is a member of The Rice Daubney Trading Trust
ABN 59 500 304 913

PROJECT
**BAY CENTRAL
CAPTAIN COOK DRIVE,
WOOLLOOWARE, NSW, 2230,**

DRAWING TITLE
**RETAIL 75W APPLICATION
GROSS FLOOR AREA PLAN /
SCHEDULE**

SCALE	CHECKED
AS SHOWN	KS
PROJECT NUMBER	DRAWING NUMBER
15R Wool	DA16
	A