

TOWN PLANNING SUBMISSION

MIXED USE DEVELOPMENT

38-50 MACARTHUR STREET - SALE



DRAWING SCHEDULE - TOWN PLANNING	
Sheet No	Sheet Name
TP0.00	COVER SHEET
TP1.01	EXISTING CONDITIONS PLAN
TP1.02	DEMOLITION PLAN
TP1.03	PROPOSED SITE PLAN
TP2.01	PROPOSED BASEMENT LEVEL PLAN
TP2.02	PROPOSED GROUND LEVEL PLAN
TP2.03	PROPOSED LEVEL 1 PLAN
TP2.04	PROPOSED ROOF PLAN
TP2.05	PROPOSED LANDSCAPE PLAN
TP3.01	PROPOSED ELEVATIONS
TP4.01	PROPOSED SECTIONS
TP4.02	PROPOSED SECTION
TP5.01	STREETSCAPE SECTIONS
TP5.02	DETAILS
TP6.01	PROPOSED SHADOW DIAGRAMS
TP8.01	DESIGN RESPONSE - SITE CONTEXT
TP8.02	DESIGN RESPONSE - SITE ANALYSIS
TP8.03	DESIGN RESPONSE - DESIGN RESPONSE PLAN
TP8.04	DESIGN RESPONSE - DESIGN RESPONSE ELEVATIONS
TP9.01	PROPOSED 3D IMAGE
TP9.02	PROPOSED 3D IMAGES
TP9.03	PROPOSED 3D IMAGES
TP9.04	PROPOSED 3D IMAGES

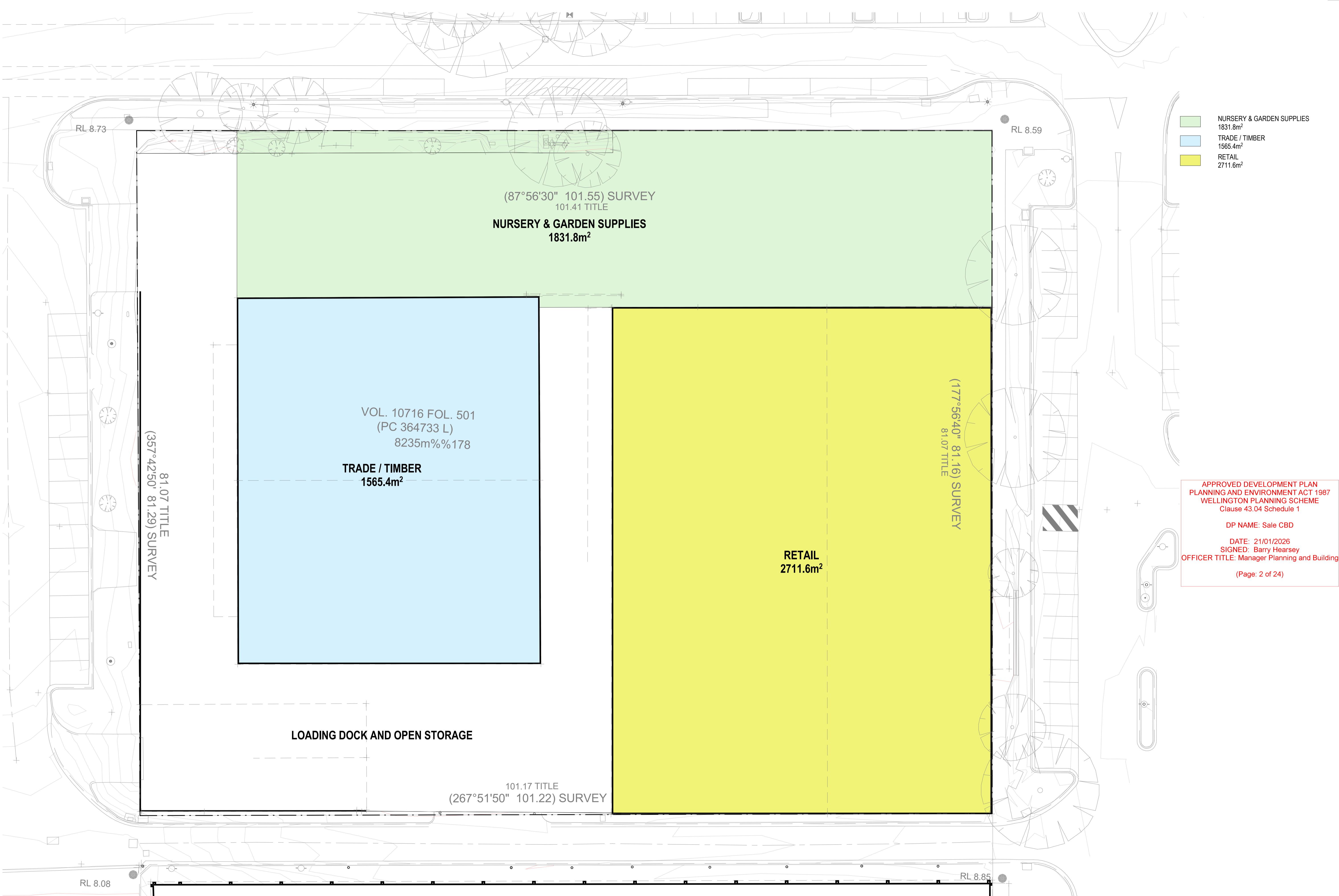
DEVELOPMENT SCHEDULE:	
SITE AREA:	8,227m ²
SITE COVERAGE:	6,782m ²
PERMEABLE AREA:	0 m ²
NON-PERMEABLE AREA:	8,227m ²
CARPARK AREA (BASEMENT):	7,471m ²
BASEMENT LEVEL:	8,019m ²
GROUND LEVEL:	6,782m ²
LEVEL 1:	2,938m ²
PROPOSED CAR PARKS:	259
ACCESSIBLE CAR PARKS:	6 (included in the above)

APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

DP NAME: Sale CBD

DATE: 21/01/2026
SIGNED: Barry Hearsey
OFFICER TITLE: Manager Planning and Building

(Page: 1 of 24)



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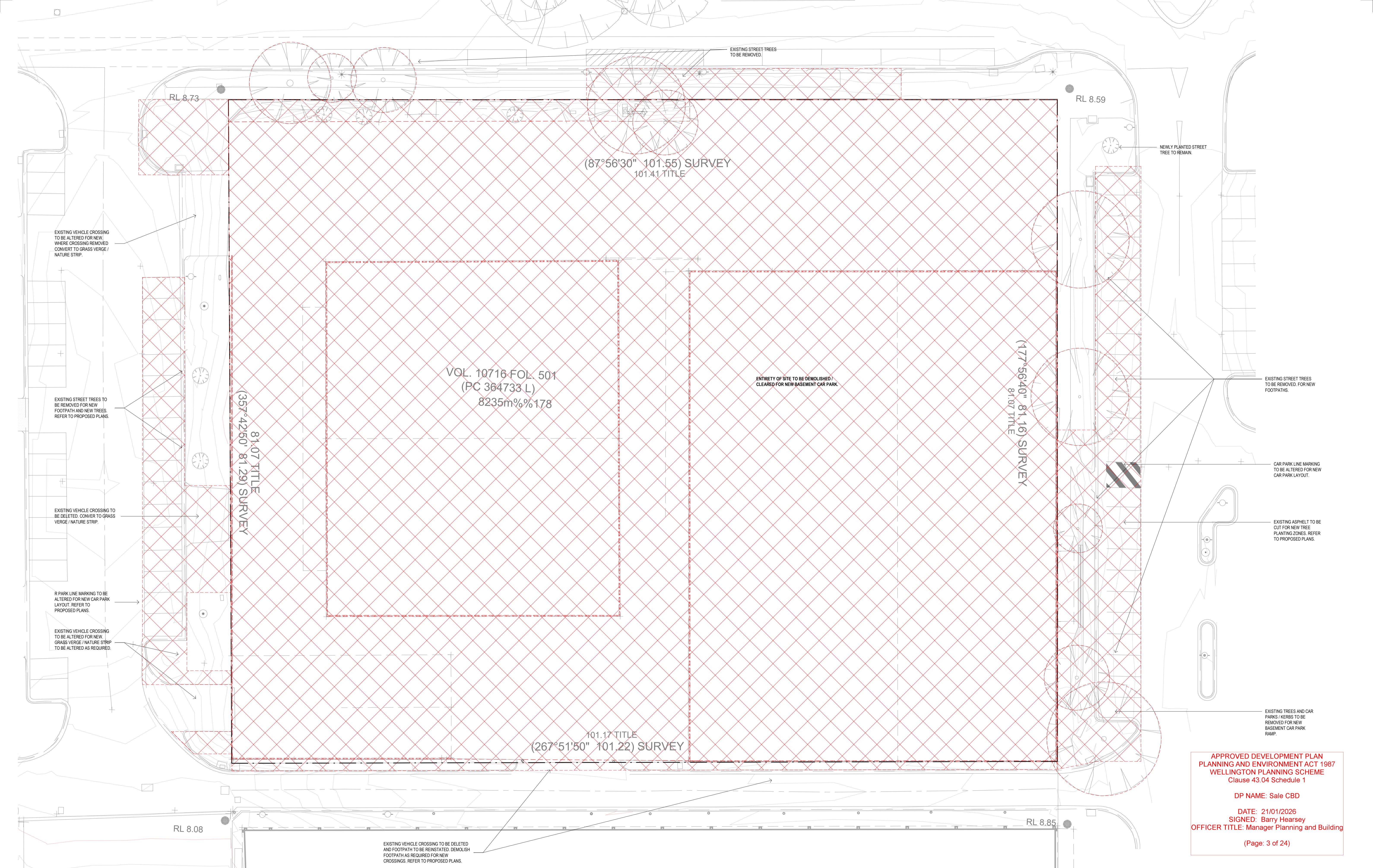
REV
01
DESCRIPTION
TOWN PLANNING ISSUE
DATE
15/08/2025

PROJECT ADDRESS
38-50 MACARTHUR STREET - SALE
CLIENT.
SCALE @ A1
1:200
PROJECT NAME
38-50 MACARTHUR

DATE
06/23/25
DRAWING STATUS
TOWN PLANNING
PROJECT NO.
0146

DRAWING TITLE
EXISTING CONDITIONS PLAN
REVISION.
01
SECTION.
01

TM
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e: studio@thextonsmith.com w: www.thextonsmith.com
15/08/2025 2:41:38 PM
DRAWING NO.
TP1.01
REVISION.
01
SECTION.
01



APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

DP NAME: Sale CBD

DATE: 21/01/2026
SIGNED: Barry Hearsey

OFFICER TITLE: Manager Planning and Building

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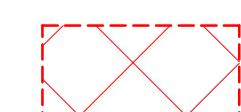
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REV 01 DESCRIPTION TOWN PLANNING ISSUE DATE 15/08/2025

LEGEND:



DEPICTS AREA TO BE DEMOLISHED

PROJECT ADDRESS
38-50 MACARTHUR STREET - SALE
CLIENT: _____
SCALE @ A1
As indicated
PROJECT NAME: 38-50 MACARTHUR
DATE: 12/07/23

DRAWING TITLE
DEMOLITION PLAN
DRAWING STATUS:
TOWN PLANNING
PROJECT NO. 0146
SECTION. 01
TP1.02

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SECTION. 01



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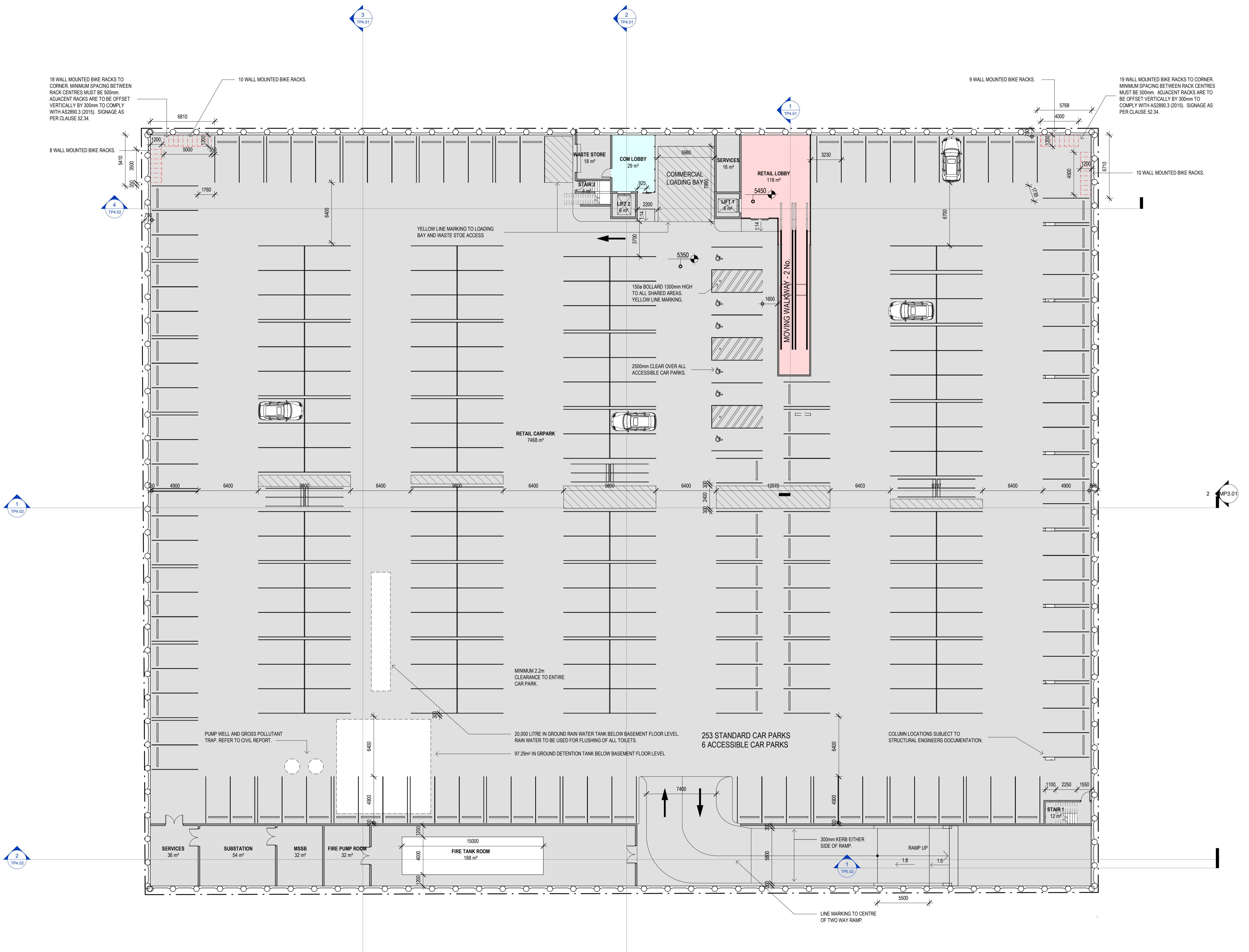
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REV. 01 DESCRIPTION TOWN PLANNING ISSUE DATE 15/08/2025
02 TOWN PLANNING UPDATE 21/10/2025

PROJECT ADDRESS
38-50 MACARTHUR STREET - SALE
CLIENT.
DATE: 09/02/15
DRAWING STATUS: TOWN PLANNING
PROJECT NO. 0146
DRAWING NO. TP1.03
SECTION. 02

PROJECT ADDRESS
38-50 MACARTHUR STREET - SALE
CLIENT.
DATE: 09/02/15
DRAWING STATUS: TOWN PLANNING
PROJECT NO. 0146
DRAWING NO. TP1.03
SECTION. 02

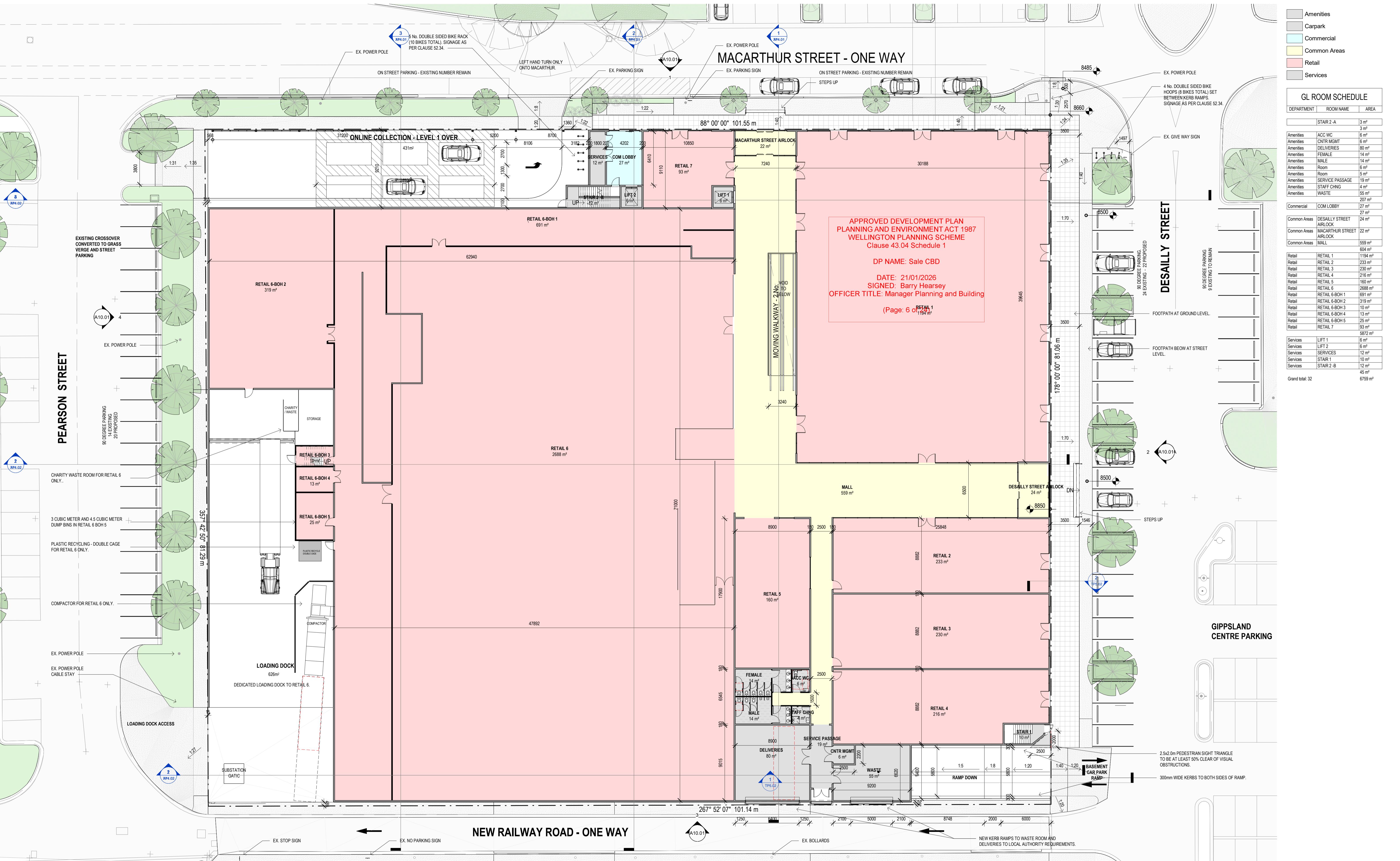
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Amenities
Carpark
Commercial
Common Areas
Retail
Services

BASEMENT ROOM SCHEDULE		
DEPARTMENT	ROOM NAME	AREA
Carpark	RETAIL CARPARK	7468 m ²
Commercial	COM LOBBY	29 m ²
Retail	RETAIL LOBBY	118 m ²
Services	FIRE PUMP ROOM	32 m ²
Services	FIRE TANK ROOM	168 m ²
Services	LIFT 1	6 m ²
Services	LIFT 2	6 m ²
Services	MSSB	32 m ²
Services	SERVICES	16 m ²
Services	SERVICES	36 m ²
Services	STAIR 1	12 m ²
Services	STAIR 2	4 m ²
Services	SUBSTATION	24 m ²
Services	WASTE STORE	16 m ²
Grand total: 14		8017 m ²
Total area: 8017 m ²		

APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1
DP NAME: Sale CBD
DATE: 21/01/2026
SIGNED: Barry Hearsey
OFFICER TITLE: Manager Planning and Building
(Page: 5 of 24)



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REV	DESCRIPTION	DATE
P1	SCHEMATIC DESIGN 01	05/08/2025
P2	TENANT ISSUE	11/08/2025
P3	PRE-APP ISSUE	23/08/2025
P4	PRELIMINARY ISSUE	14/08/2025
01	TOWN PLANNING ISSUE	15/08/2025
02	TOWN PLANNING UPDATE	21/10/2025

PROJECT ADDRESS
38-50 MACARTHUR STREET - SALE

CLIENT:

SCALE @ A1

1 : 200

PROJECT NAME

38-50 MACARTHUR

DATE

09/02/15

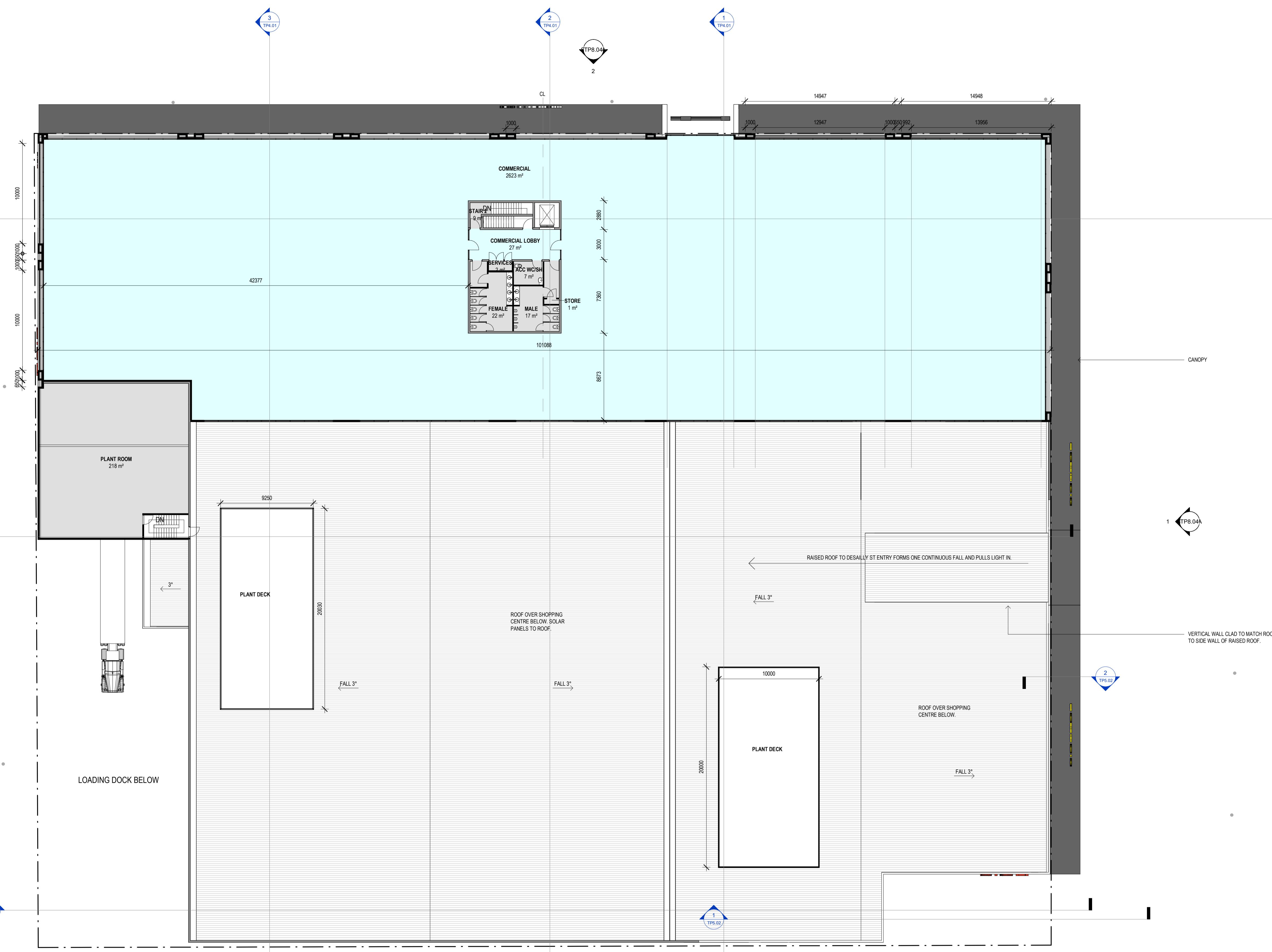
DRAWING TITLE
PROPOSED GROUND LEVEL PLAN

DRAWING STATUS

TOWN PLANNING

PROJECT NO.

0146



	Amenities
	Carpark
	Commercial
	Common Areas
	Retail
	Services
<hr/>	
L1 ROOM SCHEDULE	
DEPARTMENT	ROOM NAME
Amenities	LOBBY
Amenities	Room
Amenities	STORE
Commercial	COMMERCIAL
Commercial	COMMERCIAL LOBBY
Services	ACC WC/SH
Services	FEMALE
Services	MALE
Services	PLANT ROOM
Services	SERVICES
Services	STAIR 2

APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

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<u>REV.</u>	<u>DESCRIPTION.</u>	<u>DATE.</u>
P1	SCHEMATIC DESIGN 01	05/06/2025
P2	TENANT ISSUE	11/06/2025
P3	PRE-APP ISSUE	23/06/2025
P4	PRELIMINARY ISSUE	14/08/2025
01	TOWN PLANNING ISSUE	15/08/2025

PROJECT ADDRESS.
38-50 MACARTHUR STREET - SALE

CLIENT. SCALE @ A1
1 : 200

DRAWING TITLE.
PROPOSED LEVEL 1 PLAN

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DRAWING NO.	REVISION.	SECTION.
TPS-00	01	



APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1
DP NAME: Sale CBD
DATE: 21/01/2026
SIGNED: Barry Hearsey
OFFICER TITLE: Manager Planning and Building
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 P1 TENANT ISSUE 11/06/2025
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 P3 PRELIMINARY ISSUE 14/08/2025
 01 TOWN PLANNING ISSUE 15/08/2025

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PROJECT ADDRESS
38-50 MACARTHUR STREET - SALE

CLIENT.

DATE: 09/02/15
SCALE @ A1
1:200

PROJECT NAME
38-50 MACARTHUR

DATE: 09/02/15

DRAWING TITLE
PROPOSED ROOF PLAN

DRAWING STATUS
TOWN PLANNING

PROJECT NO.
0146

DRAWING NO.
TP2.04

REVISION.
01
SECTION.

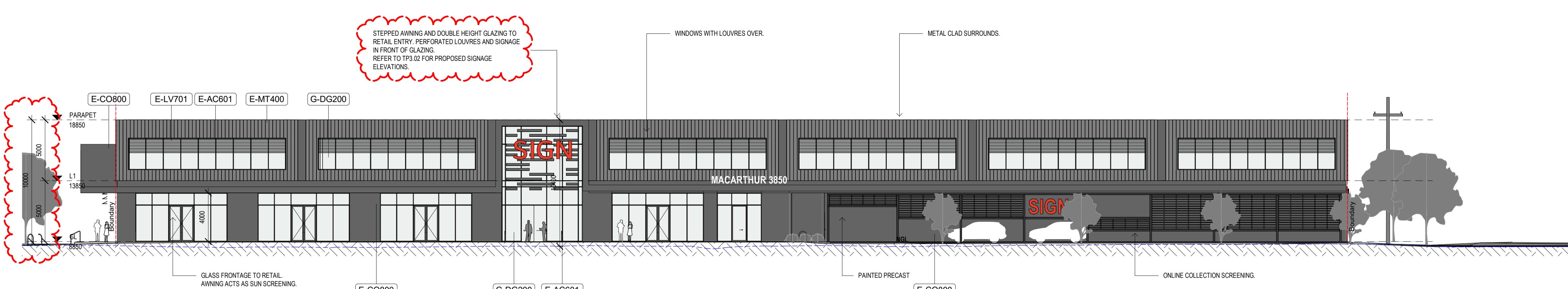
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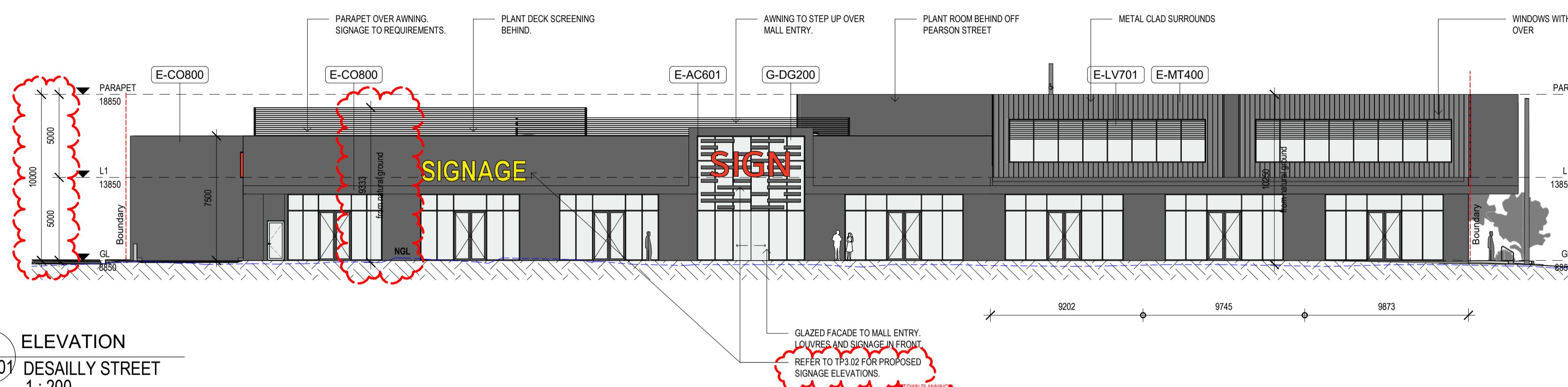
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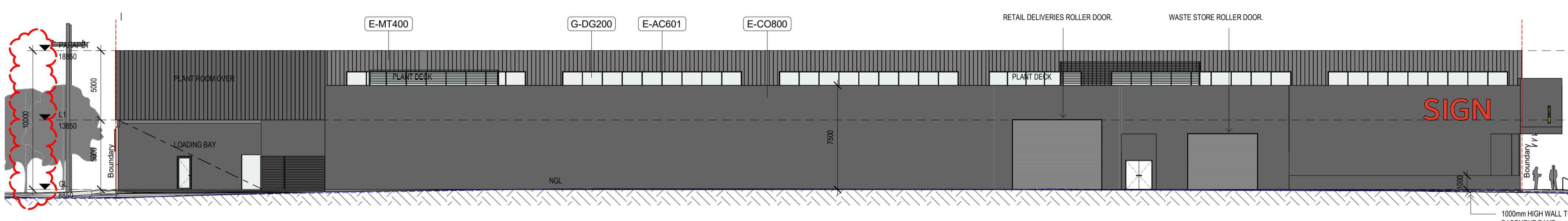


1 ELEVATION
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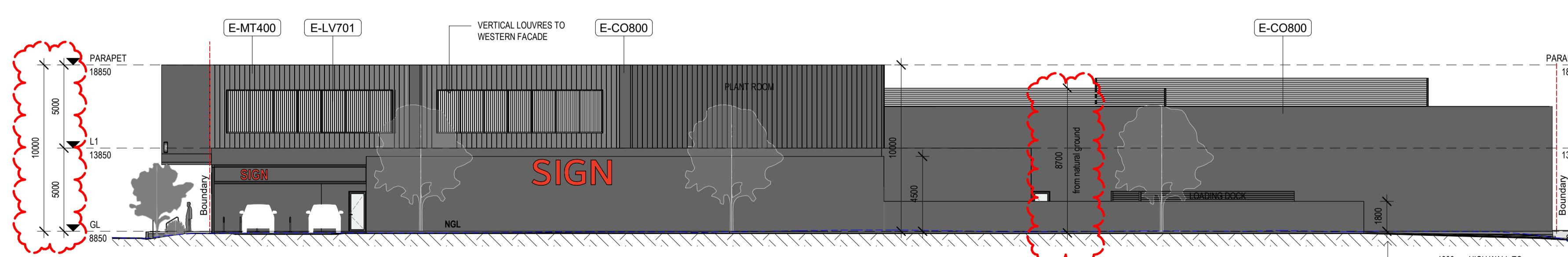


2 ELEVATION
TP3.01 DESAILLY STREET
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PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1
DP NAME: Sale CBD
DATE: 21/01/2026
SIGNED: Barry Hearsey
OFFICER TITLE: Manager Planning and Building
(Page: 10 of 24)



3 ELEVATION
TP3.01 NEW RAILWAY ROAD
1:200



4 ELEVATION
TP3.01 PEARSON STREET
1:200

LEGEND:

9m
PARAPET

NGL
NATURAL GROUND LINE

SECTION

AREA OF SECTION

PROJECT ADDRESS
38-50 MACARTHUR STREET - SALE

CLIENT
As indicated

SCALE @ A1

PROJECT NAME
38-50 MACARTHUR

DATE
09/02/15

DRAWING TITLE
PROPOSED ELEVATIONS

DRAWING STATUS
TOWN PLANNING

PROJECT NO.
0146

DRAWING NO.
TP3.01

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16/09/2025 12:31:56 PM

SECTION
02



**APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 13.04 Schedule 1**

DP NAME: Sale CBD
DATE: 21/01/2026
SIGNED: Rose Harmon

Manager Training

<u>REV.</u>	<u>DESCRIPTION.</u>	<u>DATE.</u>
01	TOWN PLANNING UPDATE	15/09/2025

PROJECT ADDRESS.
38-50 MACARTHUR STREET - SALE

CLIENT.

PROJECT NAME.
38-50 MACARTHUR

DR

F

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DR

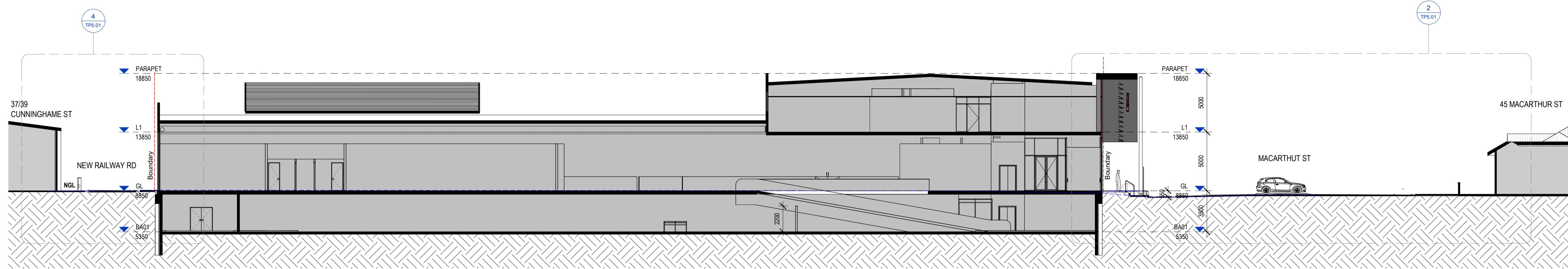
TO

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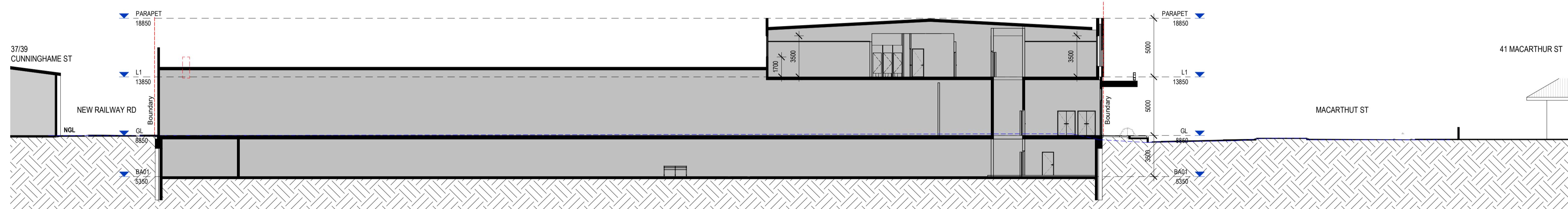
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DRAWING NO.	REVISION.	SECTION.
TP3.02	01	

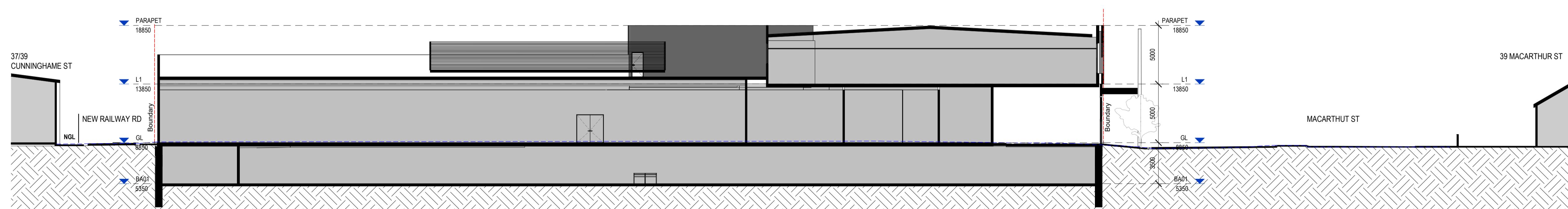


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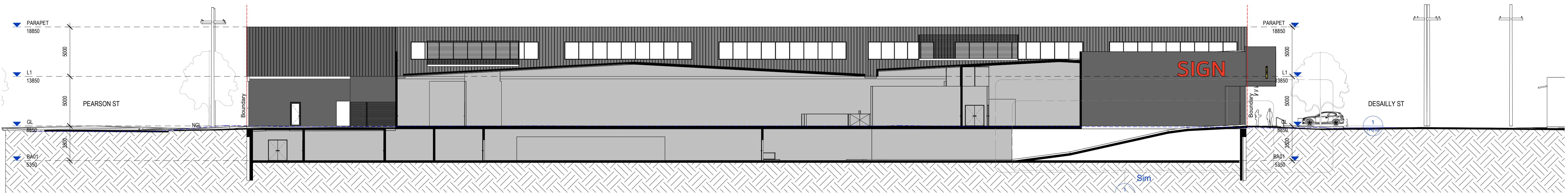
APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1
DP NAME: Sale CBD
DATE: 21/01/2026
SIGNED: Barry Hearsey
OFFICER TITLE: Manager Planning and Building
(Page: 12 of 24)



2 SECTION
TP4.01 SECTION B
1:200

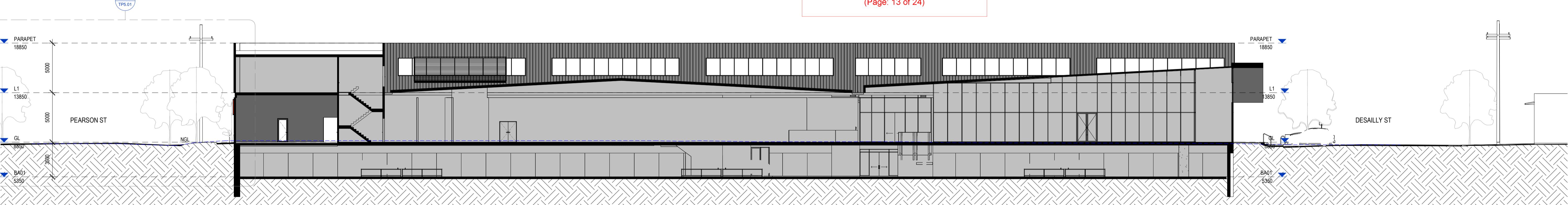


3 SECTION
TP4.01 SECTION C
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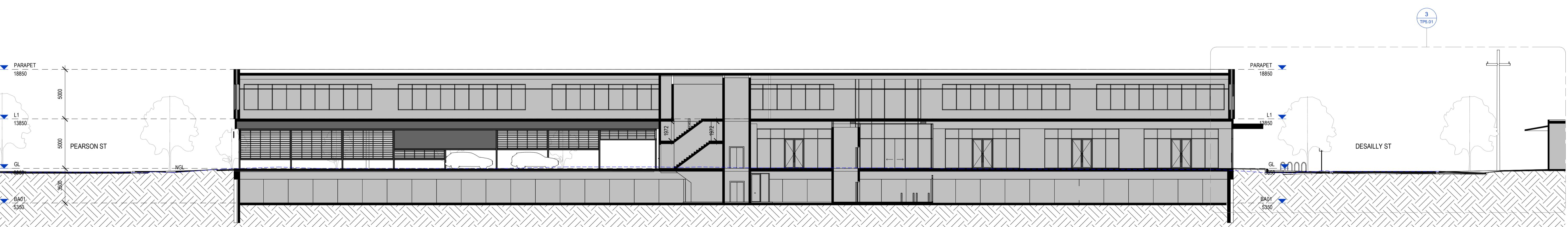


SECTION
TP4.02 SECTION D
1:200

APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1
DP NAME: Sale CBD
DATE: 21/01/2026
SIGNED: Barry Hearsey
OFFICER TITLE: Manager Planning and Building
(Page: 13 of 24)



SECTION
TP4.02 Section EE
1:200



SECTION
TP4.02 SECTION F
1:200

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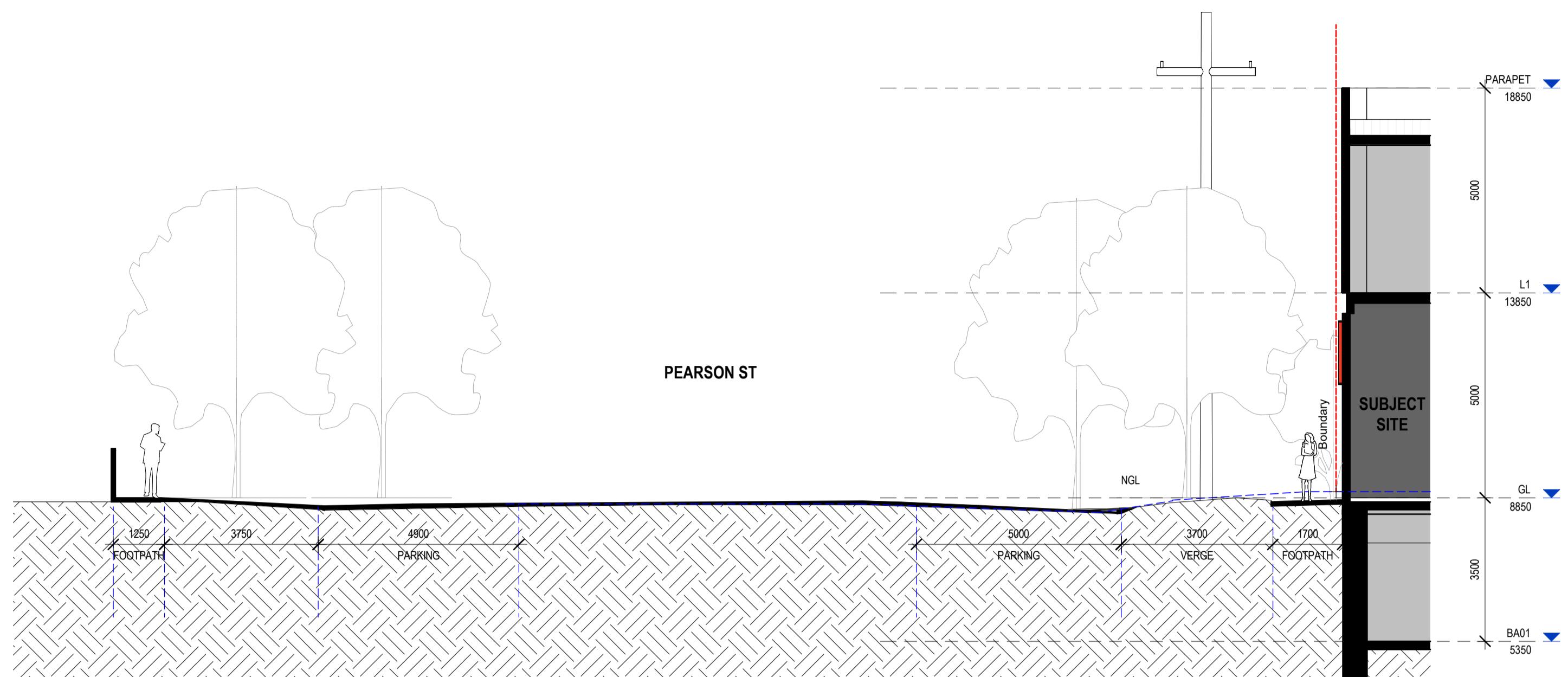
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REV	DESCRIPTION	DATE
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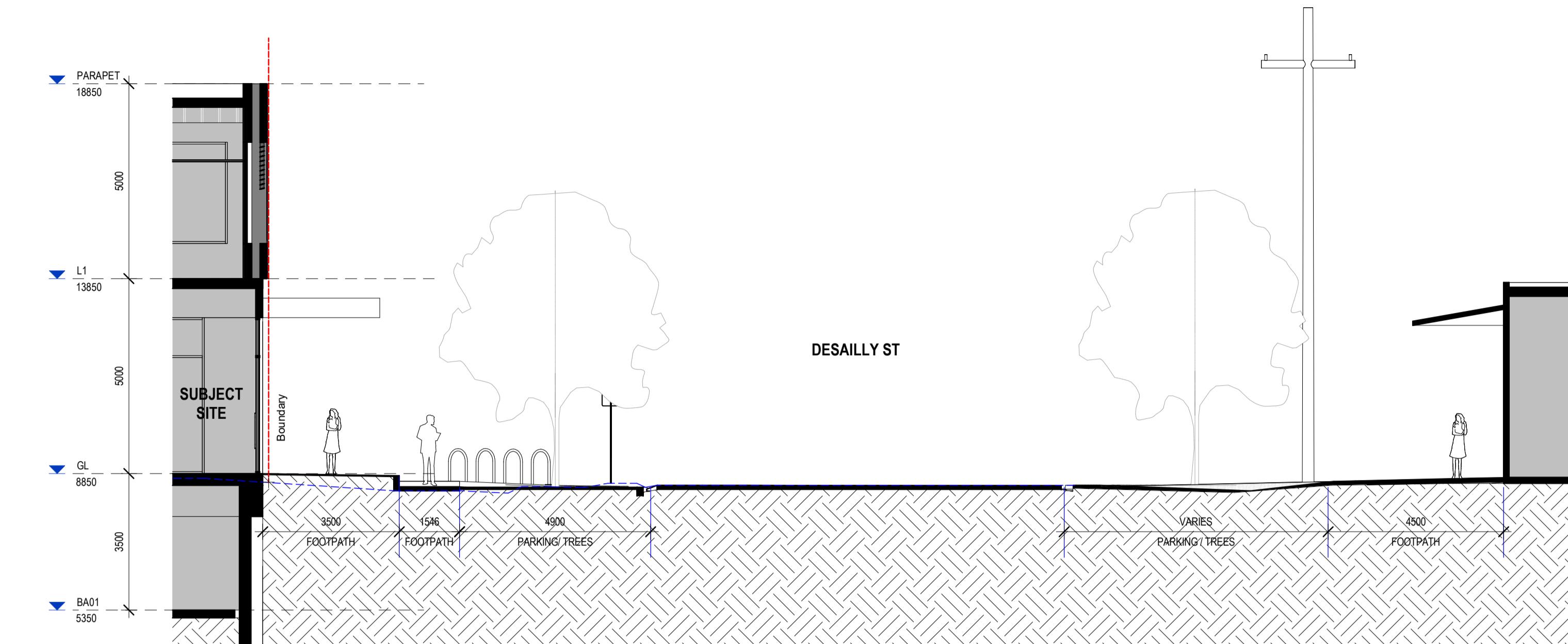
PROJECT ADDRESS
38-50 MACARTHUR STREET - SALE
1:200
CLIENT.
SCALE @ A1
1:200
PROJECT NAME
38-50 MACARTHUR
DATE
06/23/25

DRAWING TITLE
PROPOSED SECTIONS
15/08/2025 2:42:57 PM
DRAWING STATUS
TOWN PLANNING
PROJECT NO.
0146
SECTION
01

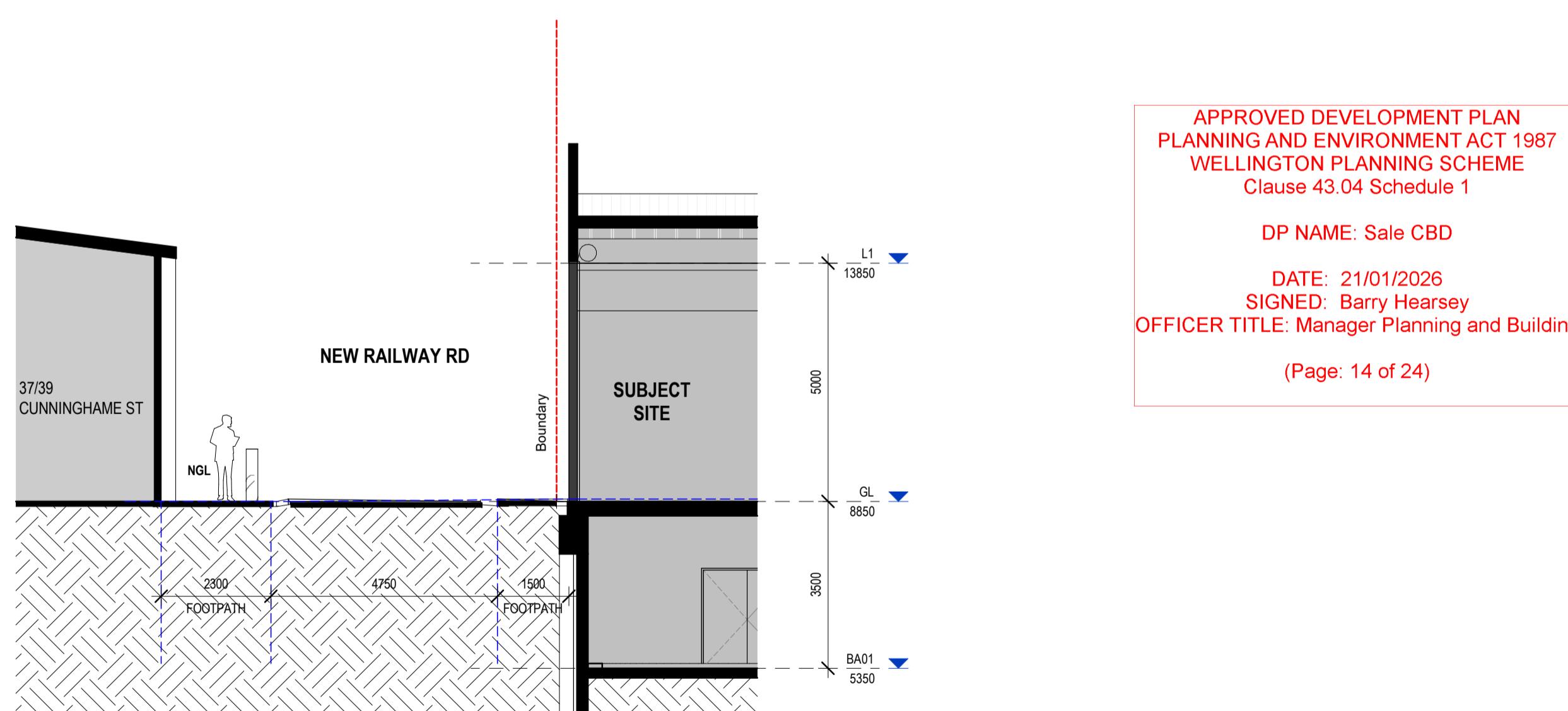
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TP4.02
DRAWING NO.
0146
REVISION.
01
SECTION.
01



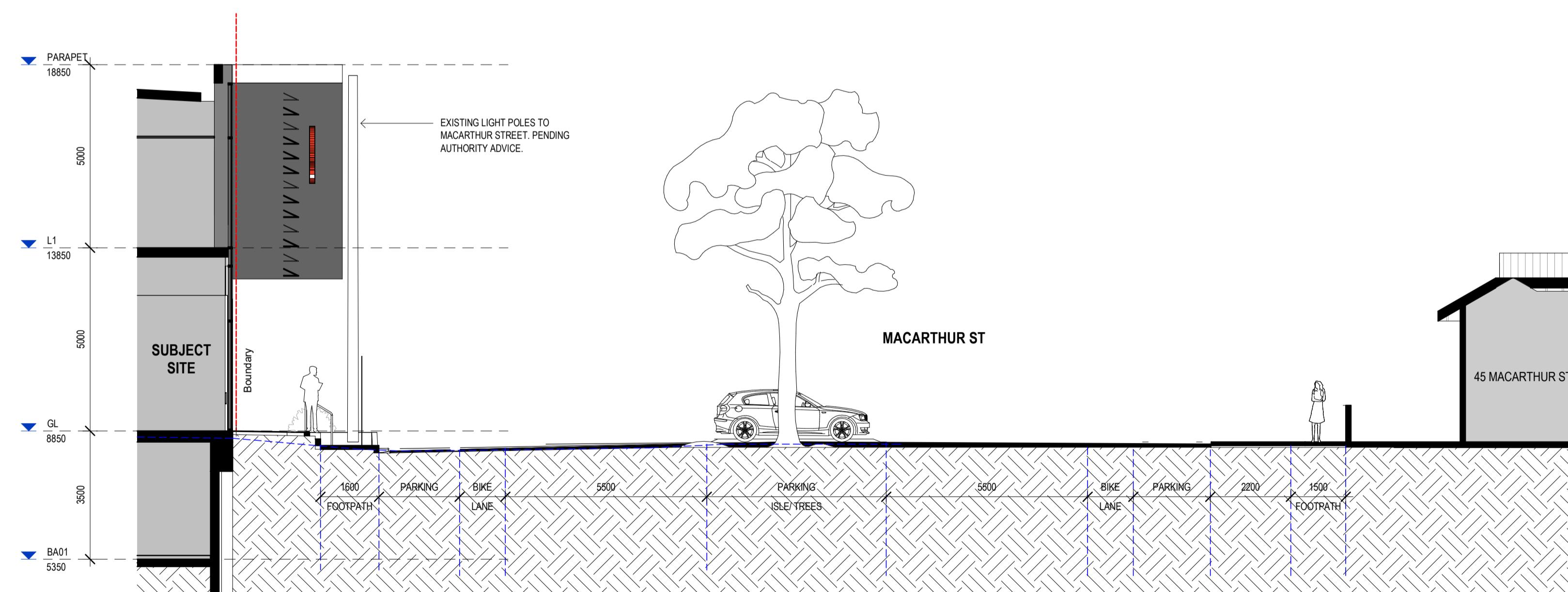
5 SECTION
TP5.01 Section EE - Callout 1
1:100



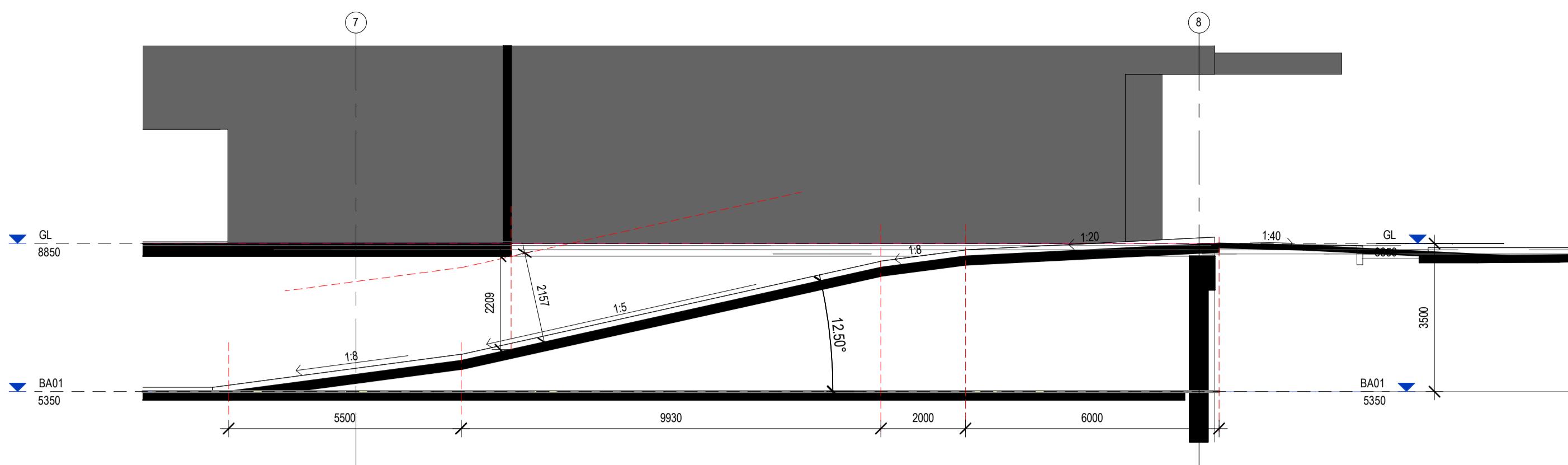
3 SECTION
TP5.01 SECTION F - Callout 1
1:100



4 SECTION
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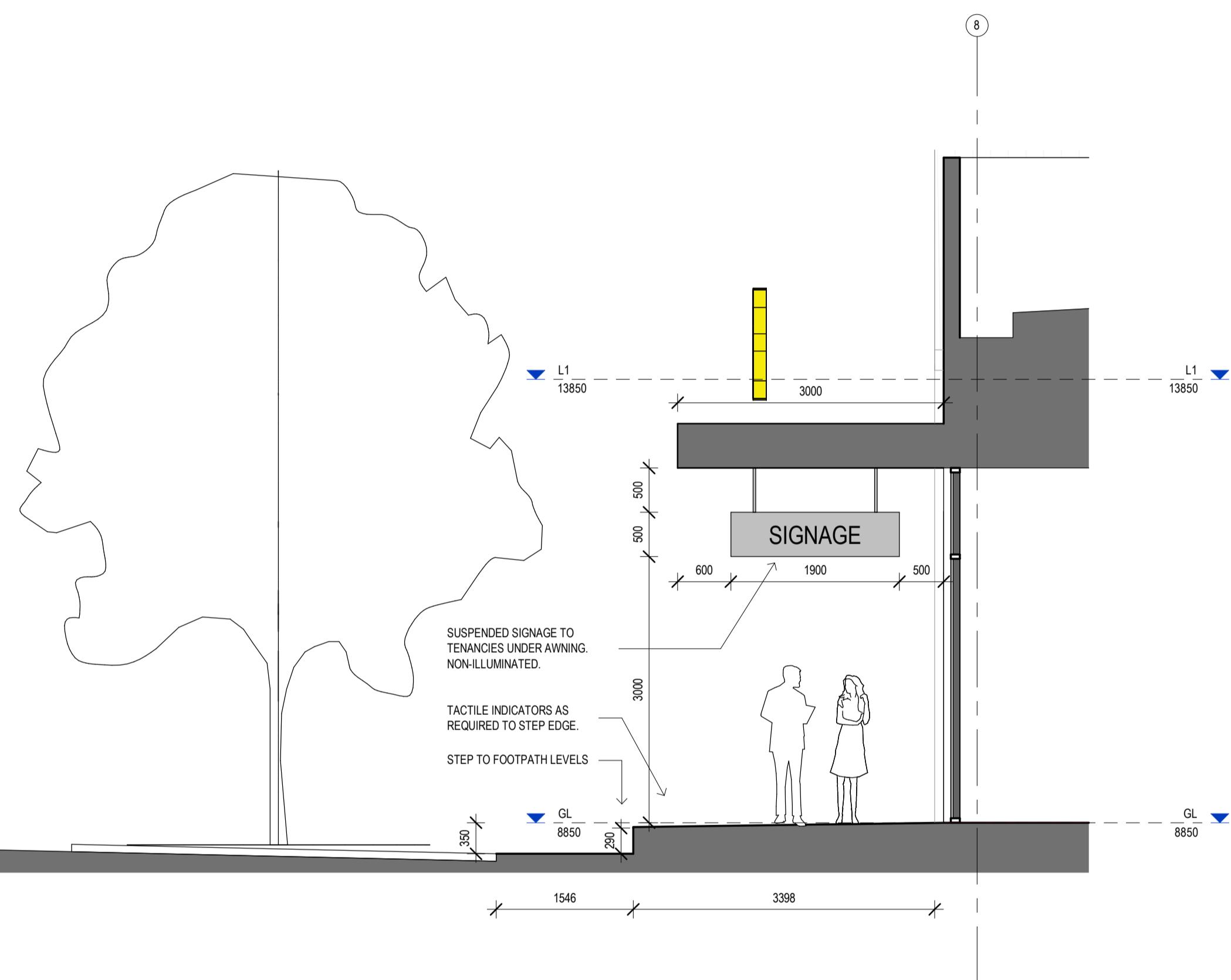
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APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
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DP NAME: Sale CBD
DATE: 21/01/2026
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2 SECTION
TP5.02 SIGNAGE SECTION
1:50

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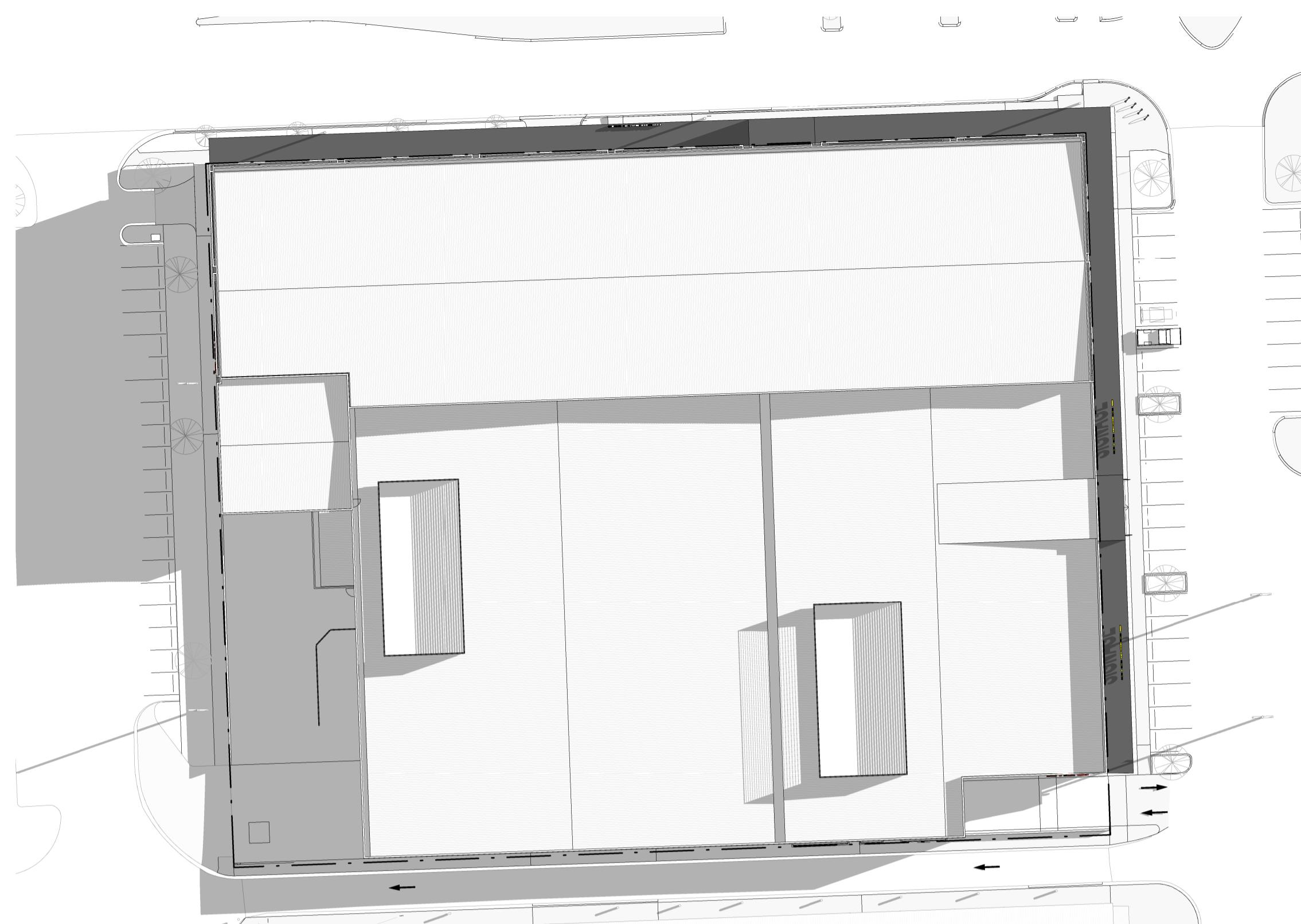
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38-50 MACARTHUR STREET - SALE

CLIENT.
PROJECT NAME: 38-50 MACARTHUR
DATE: 10/04/19
SCALE @ A1
As indicated

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DETAIL SECTIONS

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SECTION: 01



1 SHADOWS - 22 SEPTEMBER - 9AM
MP3.01 1:500



2 SHADOWS - 22 SEPTEMBER - 12NOON
MP3.01 1:500

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(Page: 16 of 24)



3 SHADOWS - 22 SEPTEMBER - 3PM
MP3.01 1:500

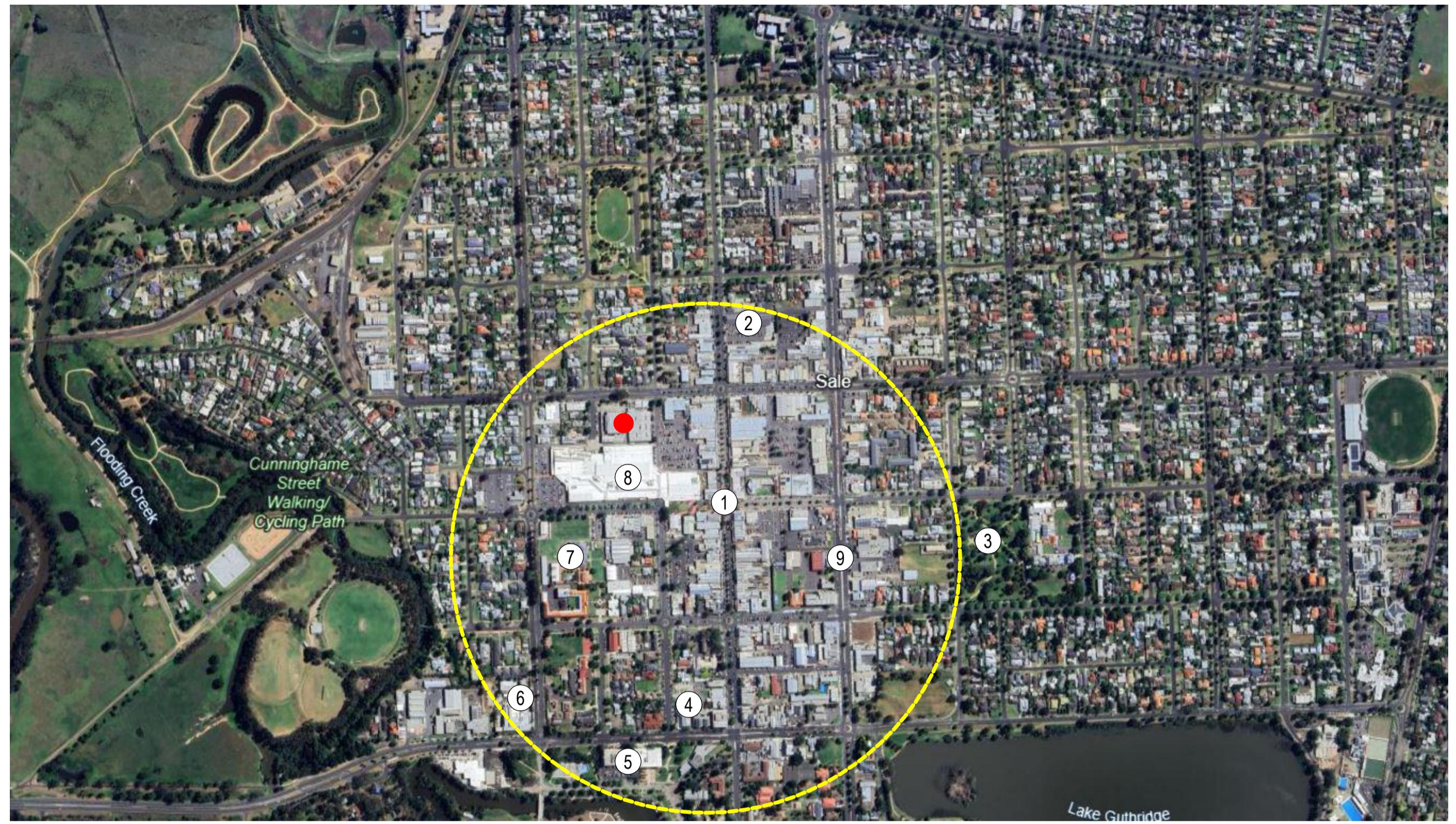
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38-50 MACARTHUR
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GREATER SITE CONTEXT PLAN

- SUBJECT SITE
- APPROXIMATE EXTENT OF SALE CBD.
- 1. RAYMOND STREET CLOCK TOWER
2. ALDI SUPERMARKET
3. VICTORIA PARK
4. WELLINGTON SHIRE COUNCIL
5. PORT OF SALE
6. SALE POLICE STATION
7. CATHOLIC COLLEGE SALE
8. GIPPSLAND CENTRE
9. YORK STREET

DESIGN RESPONSE

This design summary provides an outline of the processes, thought and reasoning that was undertaken during the design process for the proposed mixed use development at 38-50 MacArthur Street, Sale.

The design has been considered against local Australian architectural precedence, as well as good design practice and passive solar design. The immediate context was assessed and interpreted, considering proximity to roads and residential neighbours, as well as built form and materiality. These constraints and considerations were all intertwined with the operational requirements of a welcoming and functional mixed use development.

In assessing the proposed design, it is noted that practical aspects of the building operation and the wider ramifications of these drove key decisions that then flowed on through the design process.

Key operational decisions:

- Anchor retail loading bay accessed off Pearson Street
- Online collection of Pearson Street and left onto MacArthur Street
- Waste and deliveries accessed off New Railway Road
- Basement car park access near New Railway Road
- Mall entries fronting Desalley Street and MacArthur Street

Once these key operational decisions were made, secondary design decisions were addressed:

- Level 1 commercial to front MacArthur Street to give prominence to the street and capture northern sunlight
- Central core to level 1 to maximise facade and daylight access
- Amenities to ground level located near service areas, within close proximity to mall
- Retail premises address both street frontage and mall

Once the secondary design decisions were made, tertiary design decisions followed:

- Breaking down the built form length, primarily to MacArthur Street in an effort to minimise visual bulk / monotony
- Express mall entries with raised awning and differing louvres / signage to ensure visual cue to patrons for ease of wayfinding
- Sun protection
- Access and street activation

The resulting well articulated built form is accompanied by a much improved pedestrian experience, and well as a more considered and, over time, more abundant landscape offering due to the opportunity to provide substantial trees to Desalley Street.



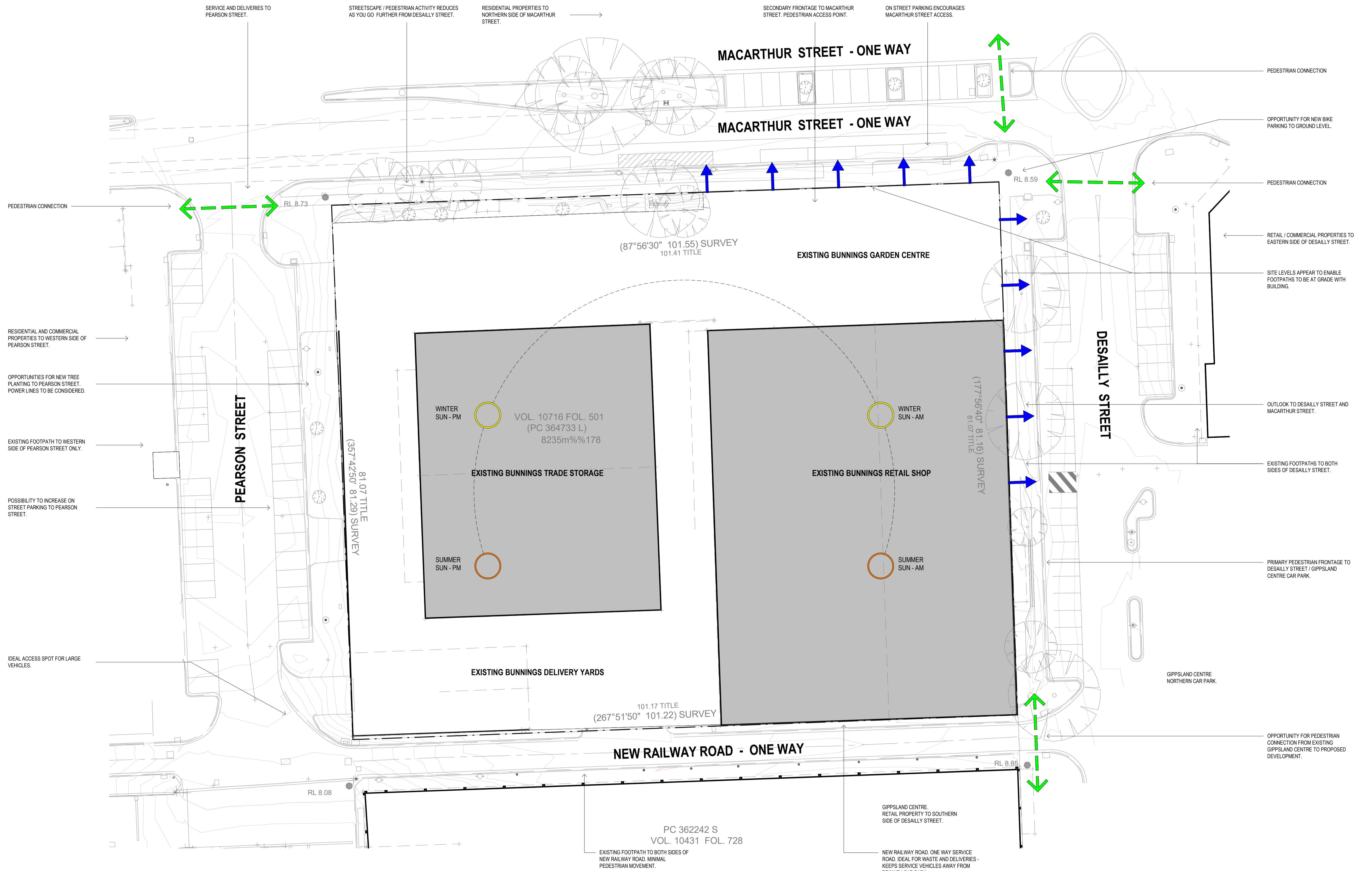
INTERMEDIATE SITE CONTEXT PLAN

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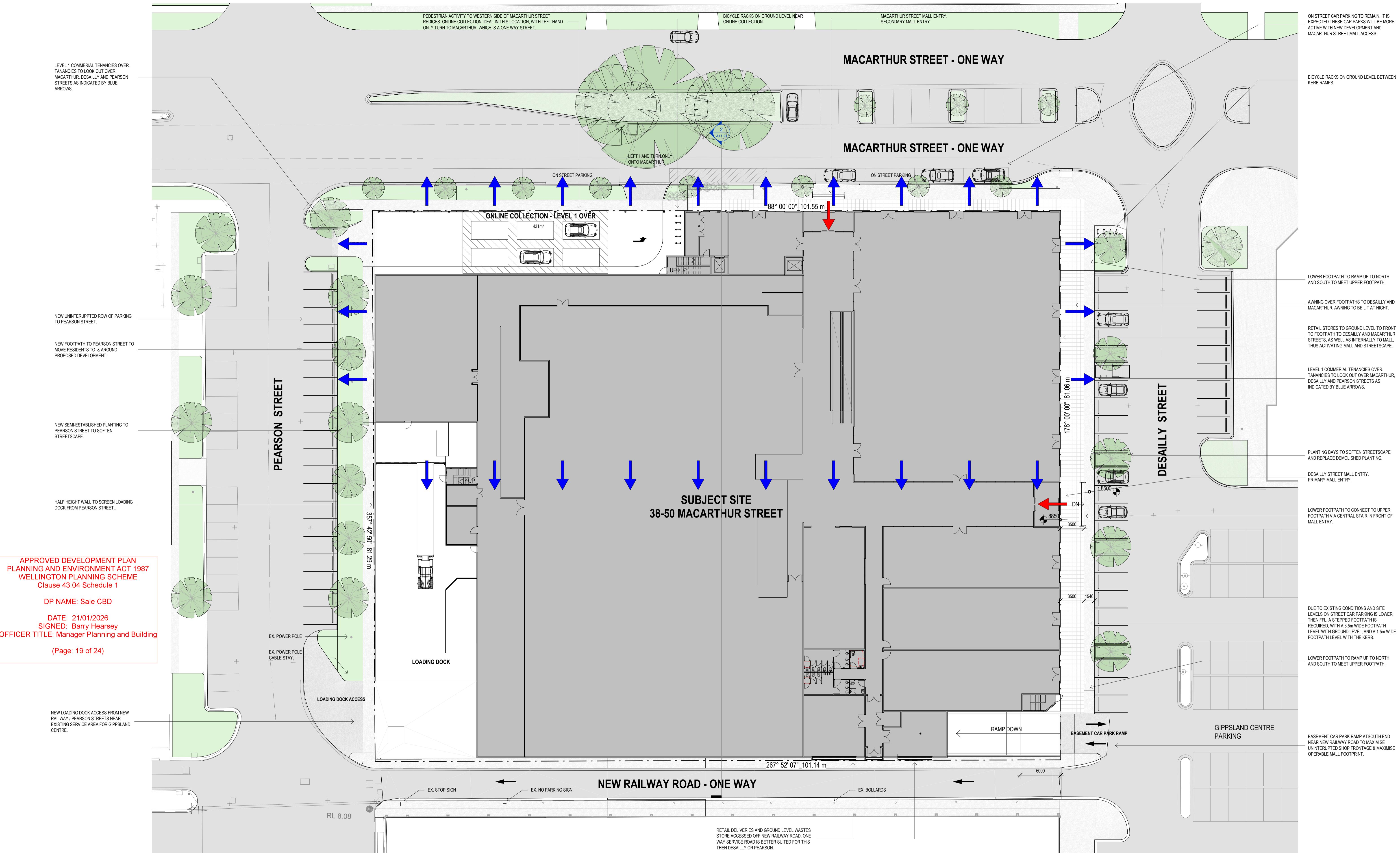
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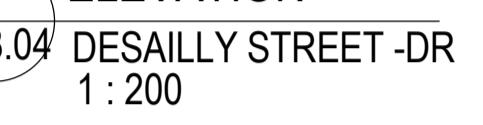
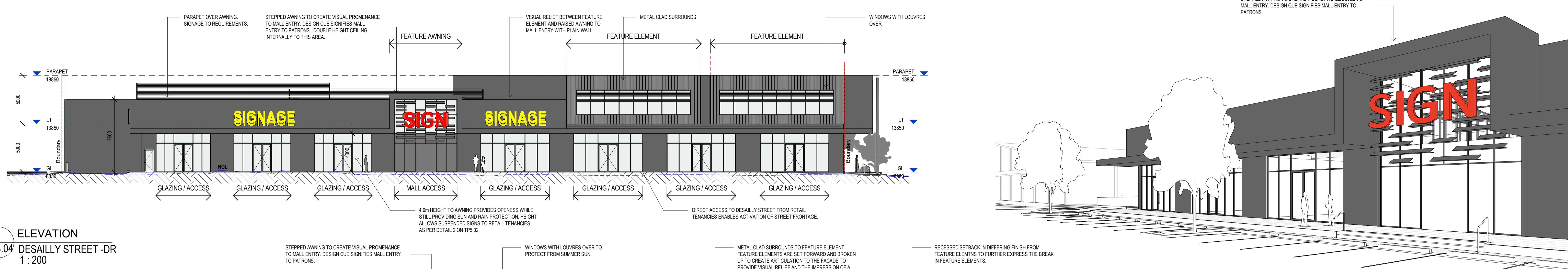
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OF BOUNDARIES, SITE AREA, SUBDIVISION DETAILS AND REQUIREMENTS, BUILDING
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INPUT OR REQUIREMENTS.

PROJECT ADDRESS
38-50 MACARTHUR STREET - SALE
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SCALE @ A1
As indicated
PROJECT NAME
38-50 MACARTHUR
DATE
01/12/22

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DESIGN RESPONSE - SITE ANALYSIS
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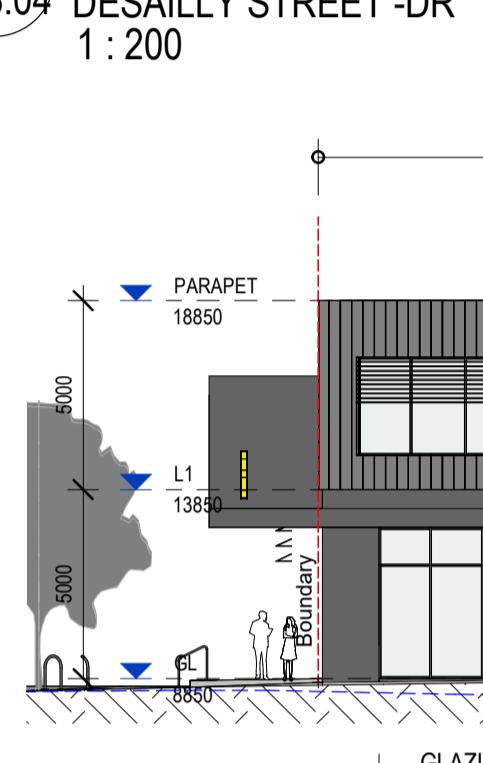




3D VIEW OF MACARTHUR STREET MALL ENTRY

APPROVED DEVELOPMENT PLAN
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WELLINGTON PLANNING SCHEME
Clause 13.04 Schedule 1

DP NAME: Sale CBD
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(Page: 20 of 24)



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FACADE DESIGN RESPONSE

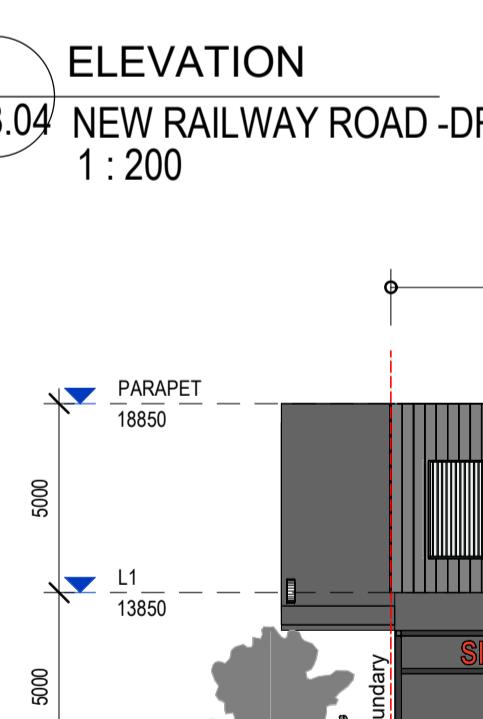
The facade design, once primary and secondary design drivers were addressed, was a natural response to xxx. With level 1 being a different use (commercial) to ground level retail, we chose to highlight this with a different material. Due to the length of the MacArthur Street frontage - some 100 meters - we then responded by breaking the form down into smaller, more visually relatable feature elements.

These elements were themselves pushed forward, and then further broken down by adding windows and louvres. Once pushed forward, a relief was created between these feature elements , to further emphasise them.

As noted previously, we expressed the mall entries by raising the awnings, providing double height glazing and differing louvres to these areas to provide clear visual cues to approaching patrons that this is the entry point.

Retail tenancies provide activation of the Desailly and MacArthur Street frontages with glazing and doors abutting the footpaths.

Paint finishes to the remaining walls enable easily maintained walls that are quick to cover / repair any damage or graffiti, as well as provide a clean backdrop for any future signage or tenancy numbers.



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38-50 MACARTHUR STREET - SALE

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PROJECT NAME.
38-50 MACARTHUR

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DESIGN RESPONSE - DESIGN RESPONSE ELEVATIONS

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3D VIEW FROM DESAILLY STREET - LOOKING WEST

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DATE
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3D VIEW OF DESAILLY STREET MALL ENTRY - LOOKING SOUTH

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3D VIEW OF DESAILLY STREET MALL ENTRY - LOOKING NORTH

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3D VIEW OF MACARTHUR STREET MALL ENTRY - LOOKING WEST



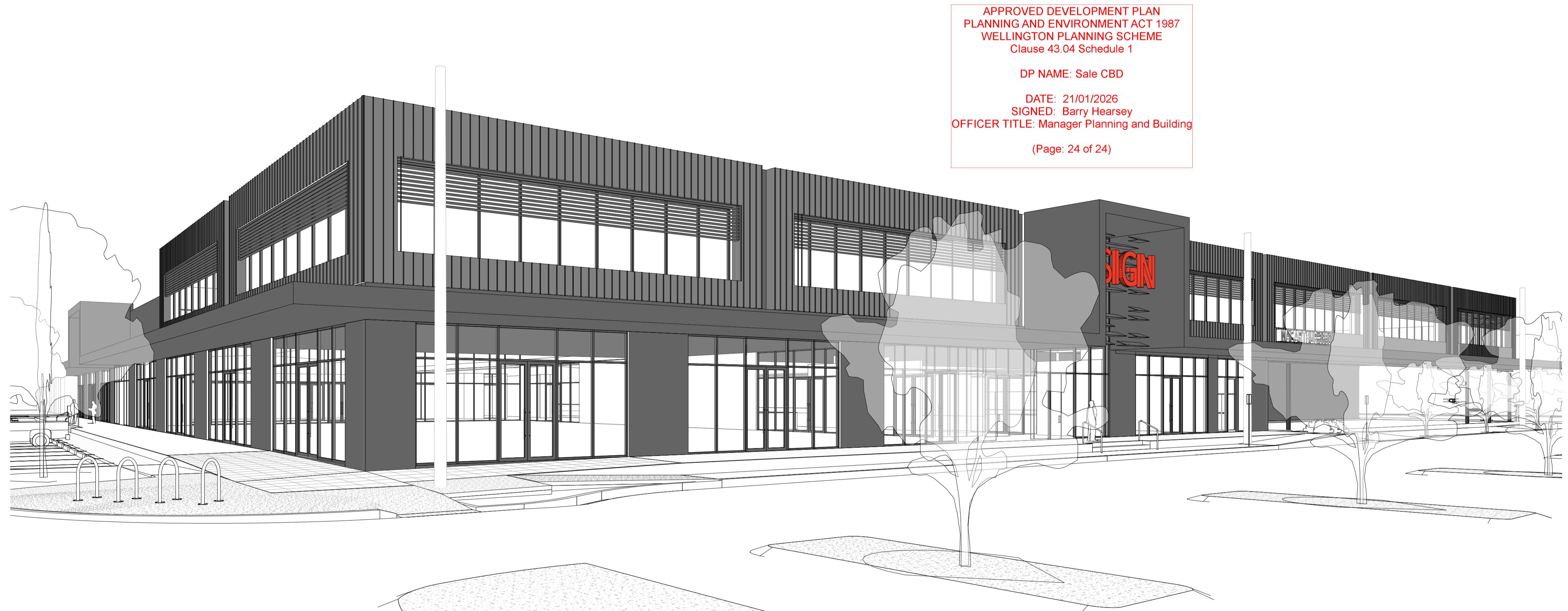
3D VIEW OF MACARTHUR STREET MALL ENTRY - LOOKING EAST

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3D VIEW FROM MACARTHUR STREET - LOOKING SOUTH

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