

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 SECTIONS
TP5.01	STREETSCAPE SECTIONS
TP5.02	DETAIL SECTIONS
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)

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

PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

CLIENT: SCALE @ A1

PROJECT NAME: 38-50 MACARTHUR DATE: 09/02/15

DRAWING TITLE:
COVER SHEET

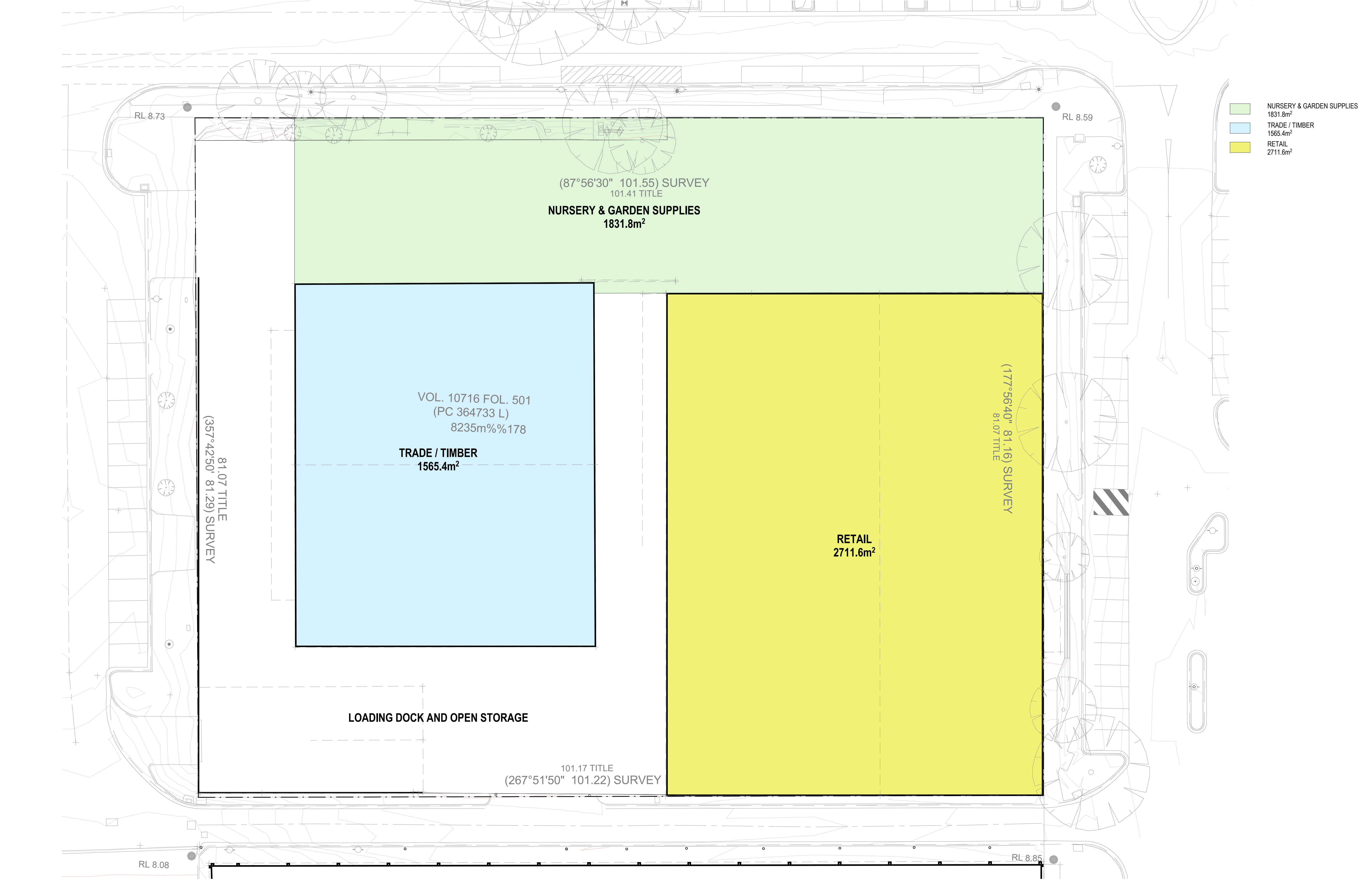
DRAWING STATUS:
TOWN PLANNING

PROJECT NO:
0146

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DRAWING NO: **TP0.00** REVISION: **01** SECTION:



- NURSERY & GARDEN SUPPLIES
1831.8m²
- TRADE / TIMBER
1565.4m²
- RETAIL
2711.6m²

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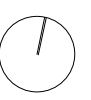
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01	TOWN PLANNING ISSUE	15/08/2025

PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

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PROJECT NAME:
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SCALE @ A1
1 : 200

DATE:
06/23/25

DRAWING TITLE:
EXISTING CONDITIONS PLAN

DRAWING STATUS:
TOWN PLANNING

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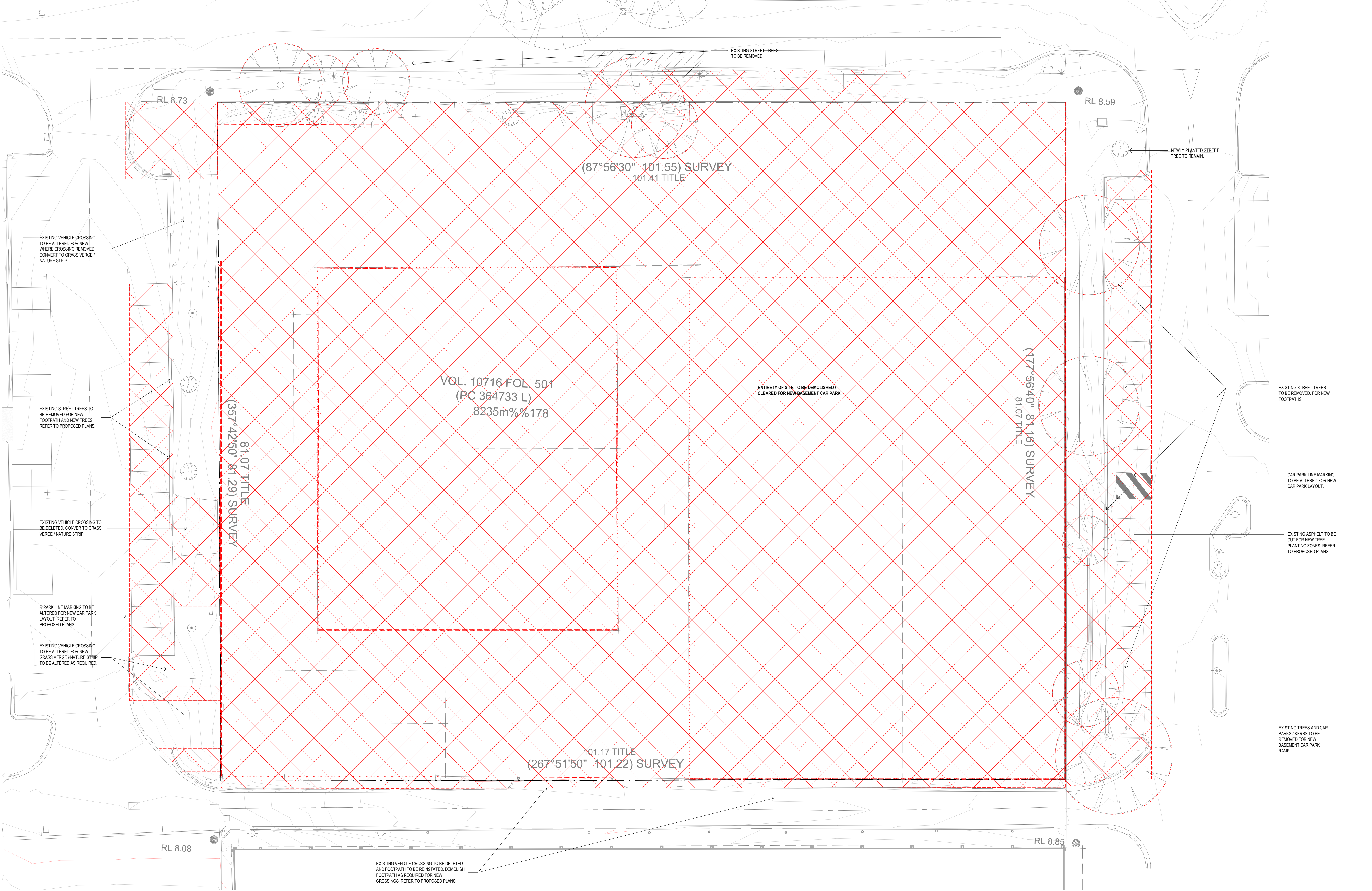
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TP1.01

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01

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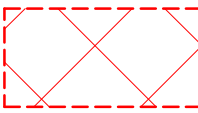
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REV.	DESCRIPTION	DATE
01	TOWN PLANNING ISSUE	15/08/2025

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

PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

CLIENT:

PROJECT NAME:
38-50 MACARTHUR

SCALE @ A1
1 : 200

DATE:
09/02/15

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING STATUS:
TOWN PLANNING

PROJECT NO.
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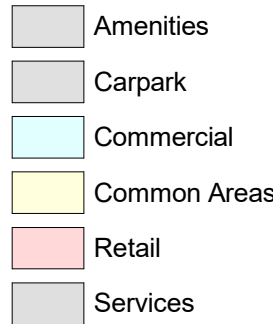
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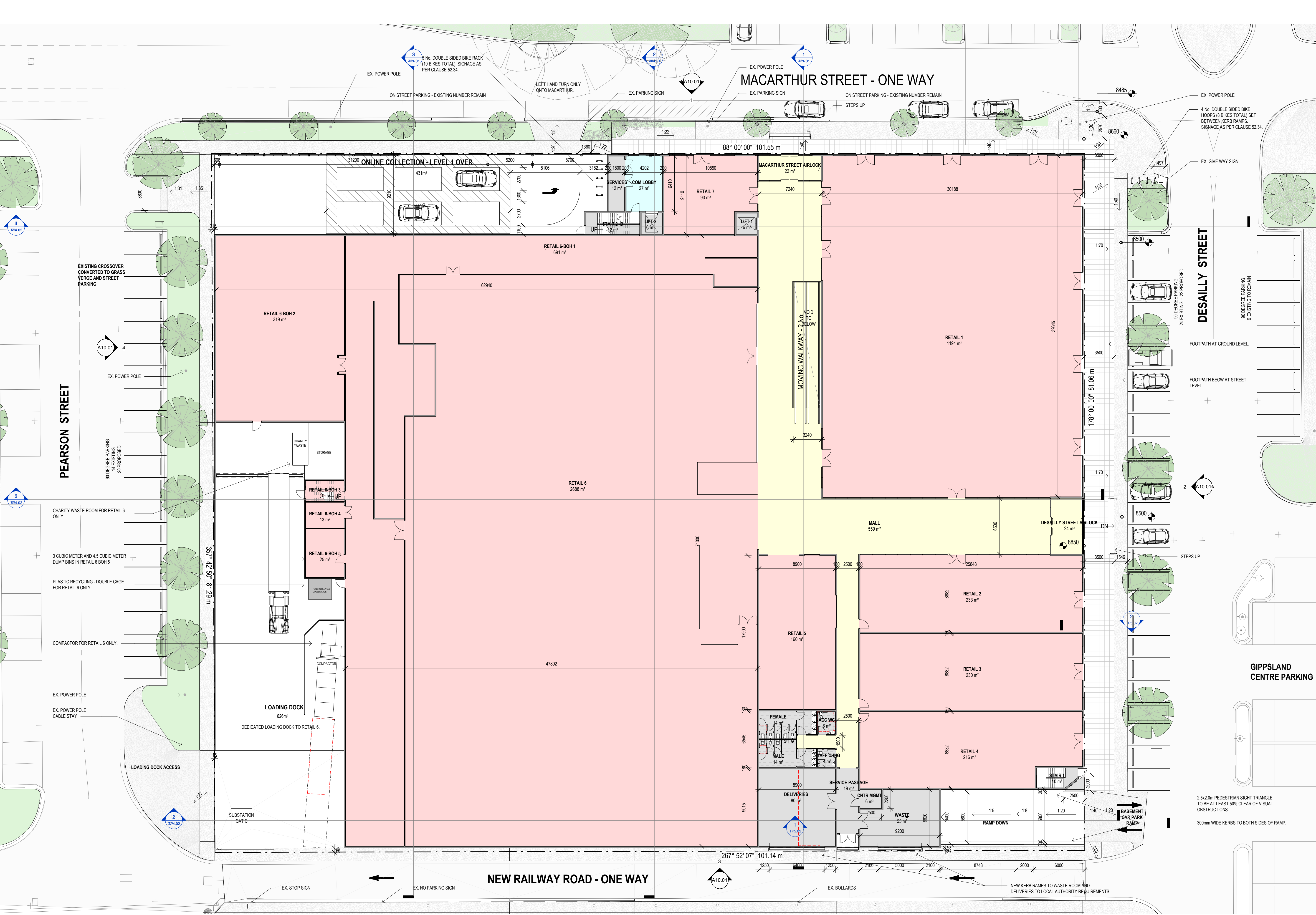
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TP1.03

REVISION:
02

SECTION:



BASEMENT ROOM SCHEDULE		
DEPARTMENT	ROOM NAME	AREA
Carpark	RETAIL CARPARK	7468 m ²
		7468 m ²
Commercial	COM LOBBY	29 m ²
		29 m ²
Retail	RETAIL LOBBY	118 m ²
		118 m ²
Services	FIRE PUMP ROOM	32 m ²
Services	FIRE TANK ROOM	188 m ²
Services	LIFT 1	6 m ²
Services	LIFT 2	6 m ²
Services	MSSB	36 m ²
Services	SERVICES	32 m ²
Services	SERVICES	36 m ²
Services	STAIR 1	12 m ²
Services	STAIR 2	4 m ²
Services	SUBSTATION	54 m ²
Services	WASTE STORE	18 m ²
		4037 m ²
Grand total: 14		8013 m ²



- Amenities
- Carpark
- Commercial
- Common Areas
- Retail
- Services

GL ROOM SCHEDULE		
DEPARTMENT	ROOM NAME	AREA
	STAIR 2 - A	3 m²
		3 m²
Amenities	ACC WC	6 m²
Amenities	CNTR MGMT	6 m²
Amenities	DELIVERIES	80 m²
Amenities	FEMALE	14 m²
Amenities	MALE	14 m²
Amenities	Room	5 m²
Amenities	STAFF CHNG	4 m²
Amenities	WASTE	55 m²
Commercial	COM LOBBY	207 m²
Commercial	DESALLY STREET AIRLOCK	27 m²
Common Areas	MACARTHUR STREET AIRLOCK	22 m²
Common Areas	MALL	559 m²
Common Areas		604 m²
Retail	RETAIL 1	1194 m²
Retail	RETAIL 2	233 m²
Retail	RETAIL 3	230 m²
Retail	RETAIL 4	216 m²
Retail	RETAIL 5	160 m²
Retail	RETAIL 6	2688 m²
Retail	RETAIL 6-BOH 1	691 m²
Retail	RETAIL 6-BOH 2	319 m²
Retail	RETAIL 6-BOH 3	10 m²
Retail	RETAIL 6-BOH 4	13 m²
Retail	RETAIL 6-BOH 5	25 m²
Retail	RETAIL 7	93 m²
Services	LIFT 1	6 m²
Services	LIFT 2	6 m²
Services	SERVICES	12 m²
Services	STAIR 1	10 m²
Services	STAIR 2 - B	12 m²
Services		45 m²
Grand total:		6759 m²

REV.	DESCRIPTION	DATE
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
02	TOWN PLANNING UPDATE	21/10/2025

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PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

CLIENT:

PROJECT NAME:
38-50 MACARTHUR

SCALE @ A1
1 : 200

DATE:
09/02/15

DRAWING TITLE:
PROPOSED GROUND LEVEL PLAN

DRAWING STATUS:
TOWN PLANNING

PROJECT NO:
0146

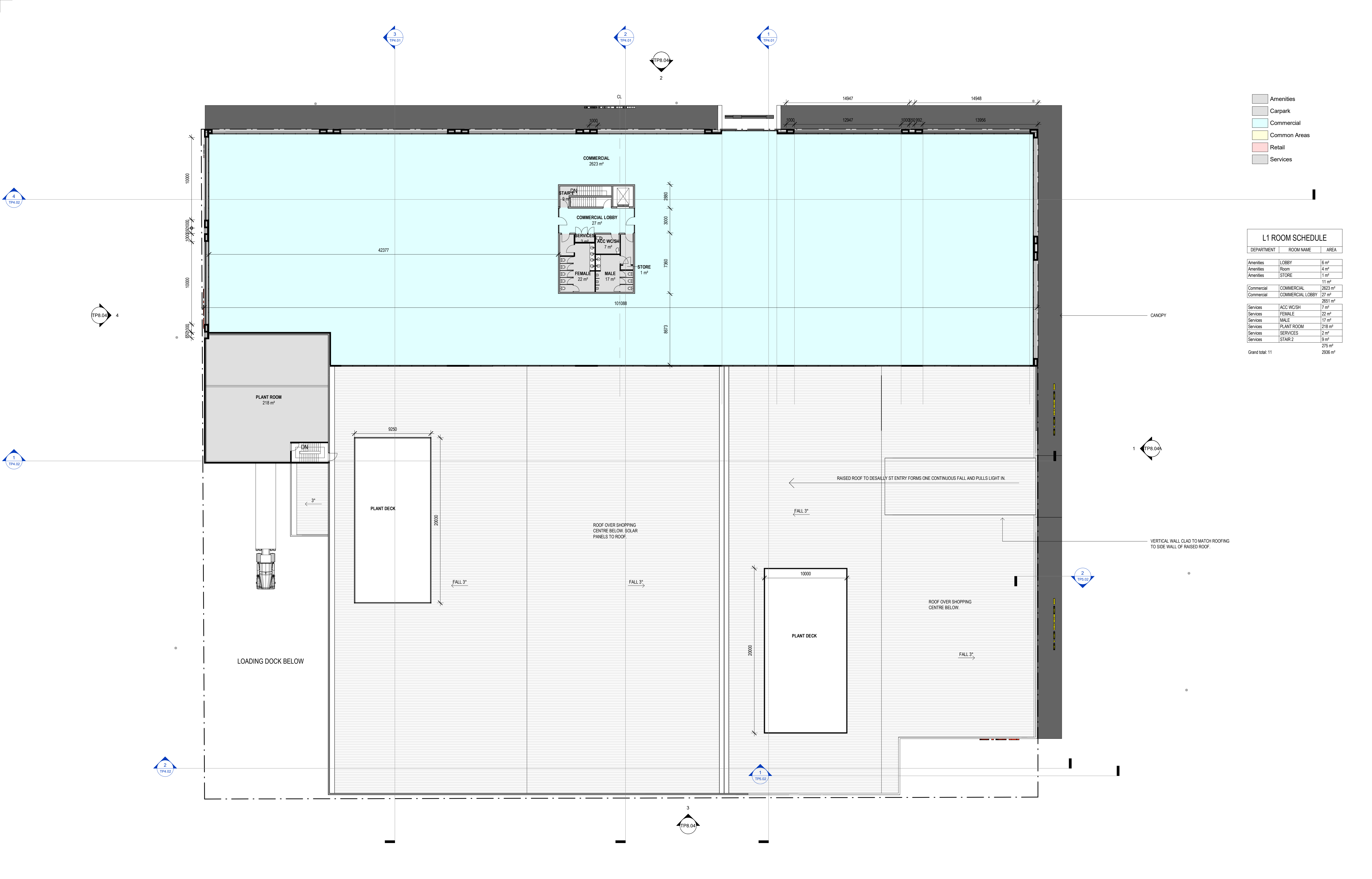
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DRAWING NO:
TP.02

REVISION:
02

SECTION:



L1 ROOM SCHEDULE		
DEPARTMENT	ROOM NAME	AREA
Amenities	LOBBY	6 m²
	Room	4 m²
	STORE	1 m²
Commercial	COMMERCIAL	2623 m²
	COMMERCIAL LOBBY	27 m²
		2651 m²
Services	ACC W/SH	7 m²
	FEMALE	22 m²
	MALE	17 m²
	PLANT ROOM	218 m²
	SERVICES	2 m²
	STAIR 2	9 m²
Grand total: 11		2936 m²

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REV.	DESCRIPTION	DATE
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:

PROJECT NAME:
38-50 MACARTHUR

SCALE @ A1
1 : 200

DATE:
05/28/25

DRAWING STATUS:
TOWN PLANNING

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DRAWING NO.
TP2.03

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REV.	DESCRIPTION	DATE
P1	TENANT ISSUE	11/06/2025
P2	PRE-APP ISSUE	23/06/2025
P3	PRELIMINARY ISSUE	14/08/2025
01	TOWN PLANNING ISSUE	15/08/2025

PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

CLIENT:

PROJECT NAME:
38-50 MACARTHUR



SCALE @ A1
1 : 200

DATE:
09/02/15

DRAWING TITLE:
PROPOSED ROOF PLAN

DRAWING STATUS:
TOWN PLANNING

PROJECT NO.
0146

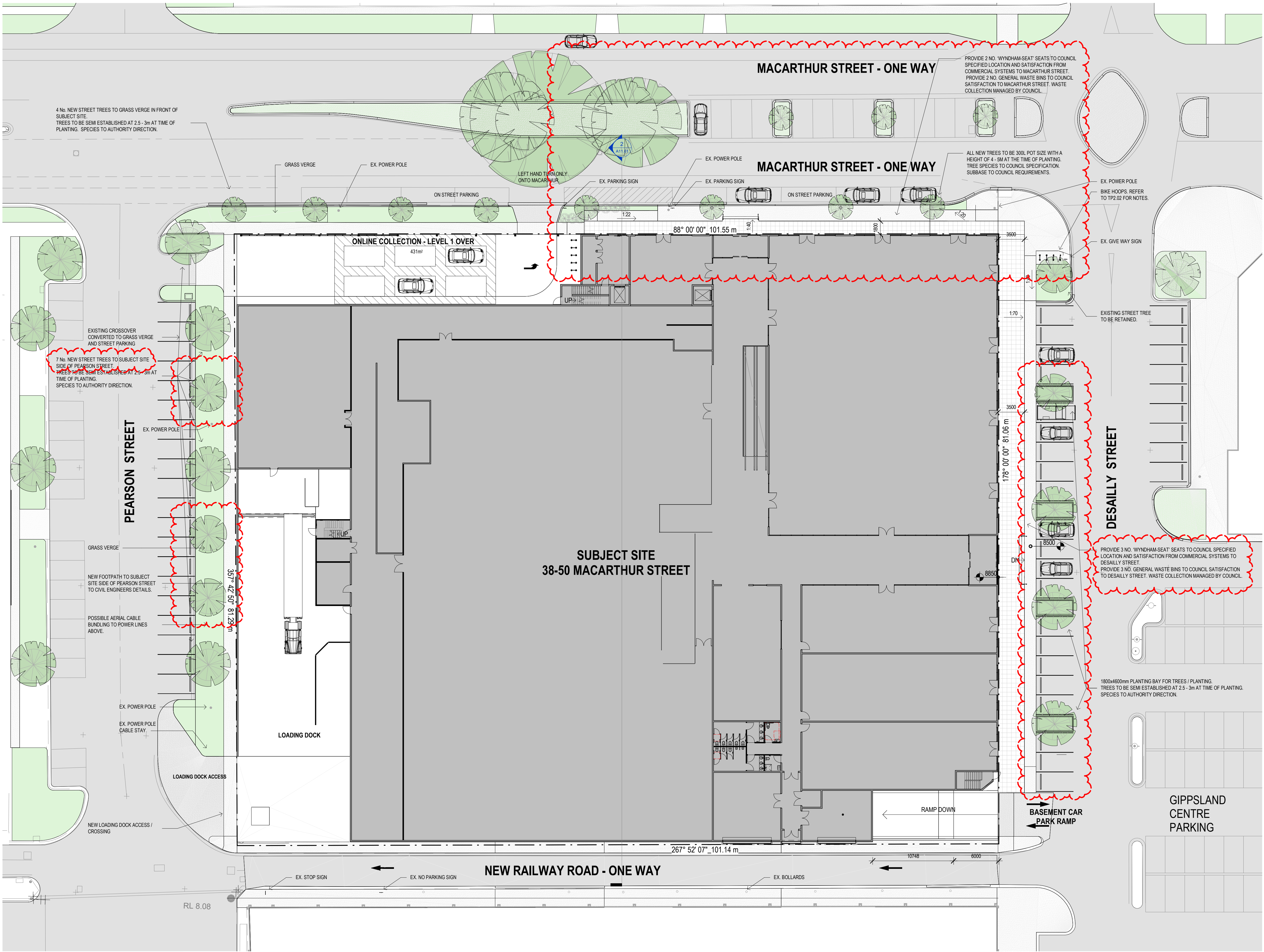
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TP2.04

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

PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

CLIENT:

PROJECT NAME:
38-50 MACARTHUR



SCALE @ A1
1 : 250

DATE:
08/13/25

DRAWING TITLE:
PROPOSED LANDSCAPE PLAN

DRAWING STATUS:
TOWN PLANNING

PROJECT NO.
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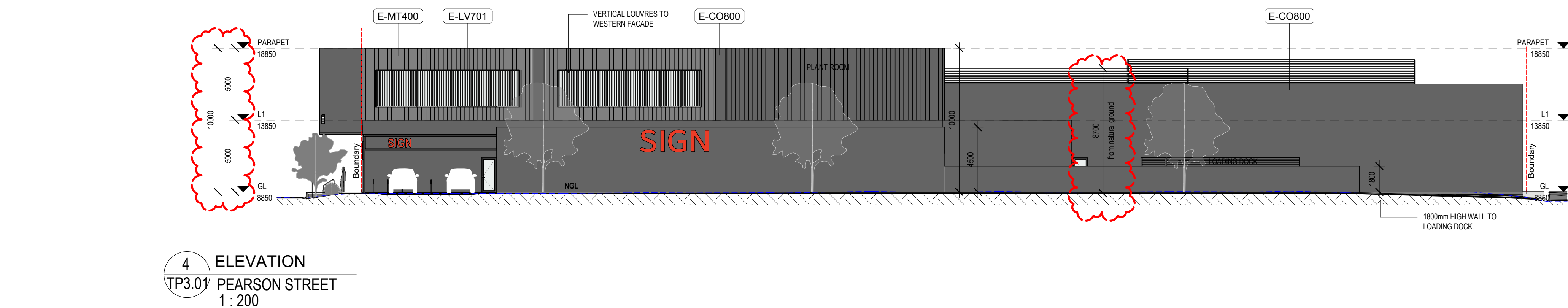
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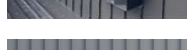
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TP2.05

REVISION:
02

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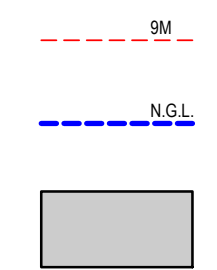


EXTERNAL FINISHES SCHEDULE

	E-CO800	Painted finish over lightweight cement sheet cladding or pre-cast concrete
	E-AC601	Aluminium, powdercoat
	E-LV701	Aluminium, powdercoat
	G-DG200	Double glazed windows to meet section J requirements
	E-MT400	Monument colorbond - Metal cladding
	E-MT402	Bluegum colorbond - Metal cladding

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	P5	COUNCIL ISSUE	1/1/2021
	P6	CLIENT ISSUE	2/1/2021
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SPECIALIST CONSULTANTS' REPORTS			
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LEGEND:



INDICATES HEIGHT CONTROL

INDICATES NATURAL GROUND LINE

INDICATES AREA OF SECTION
THROUGH BUILDING

PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

CLIENT

PROJECT NAME.
38-50 MACARTHUR

SCALE @ A1

As indicated

DRAWING STATUS.
TOWN PLANNING

PROJECT NO.
0146

DRAWING NO.
TP3.01

REVISION.
02

SECTION.

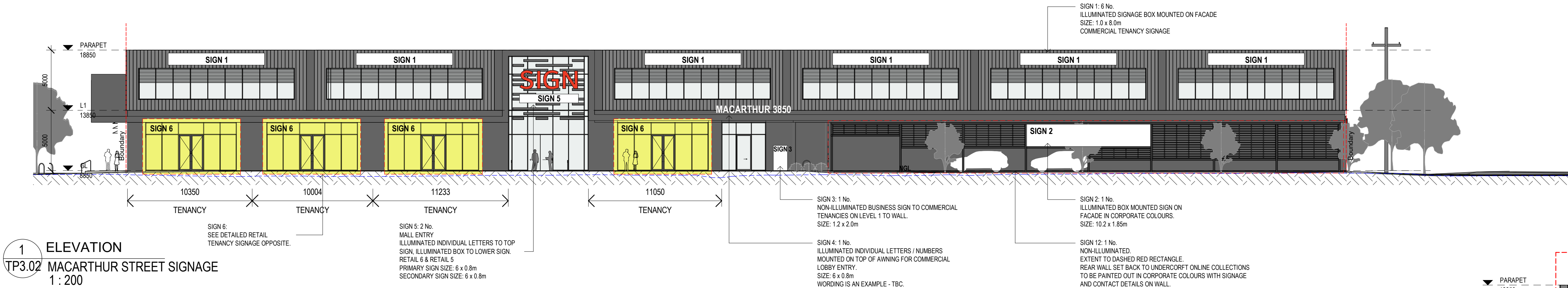
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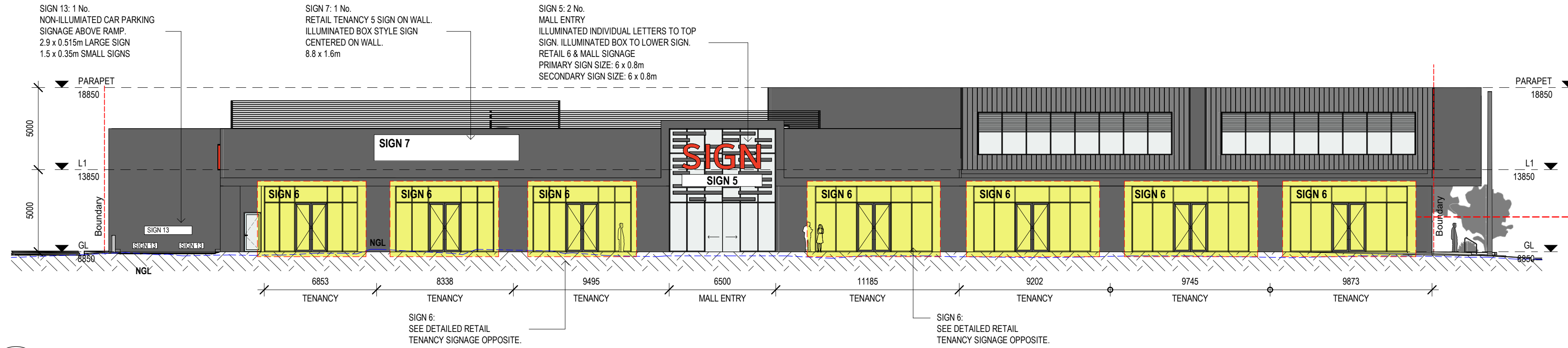
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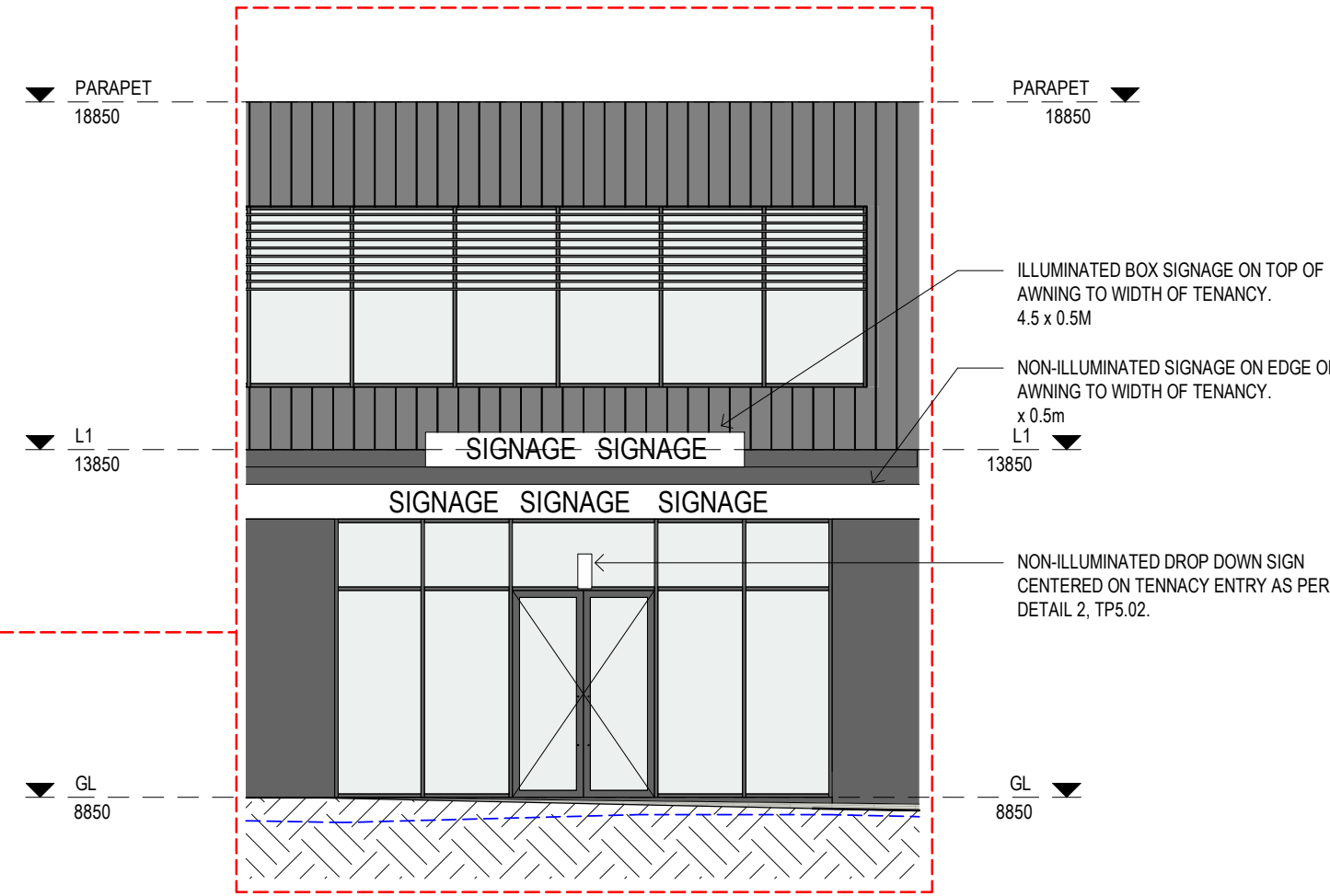
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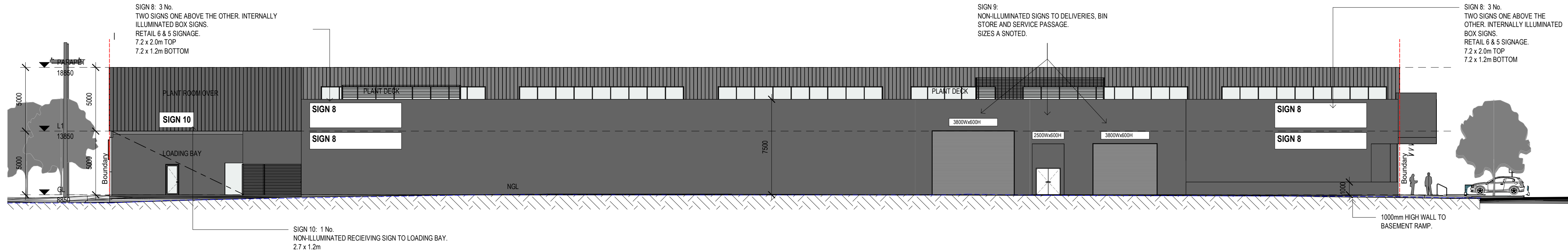
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TP3.02 MACARTHUR STREET SIGNAGE
1 : 200



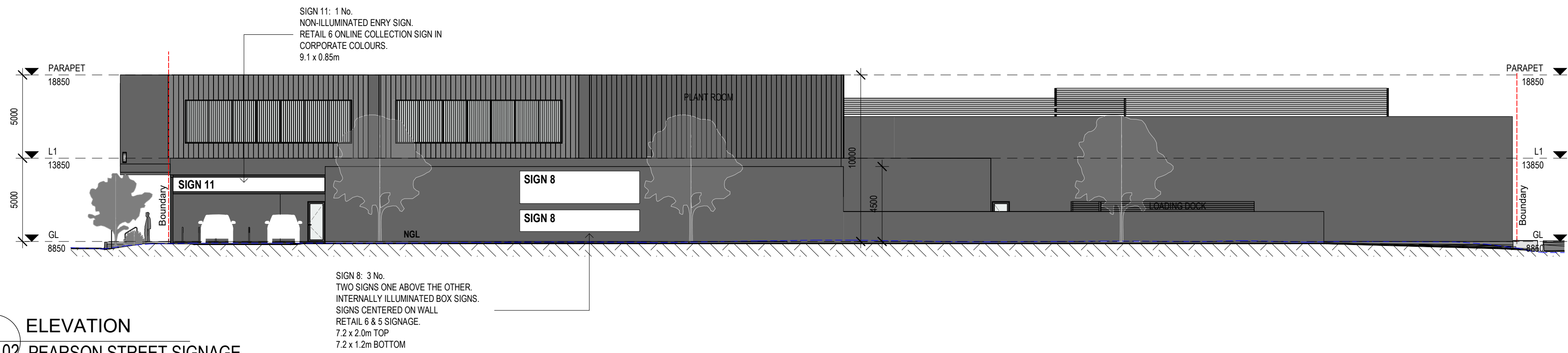
2 ELEVATION
TP3.02 DESAILLY STREET SIGNAGE
1 : 200



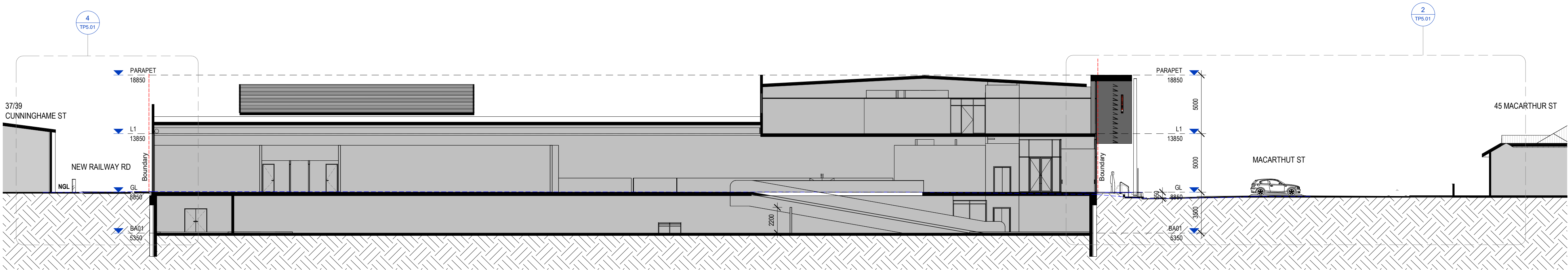
5 ELEVATION
TP3.02 TYPICAL RETAIL TENANCY SIGN 6
1 : 100



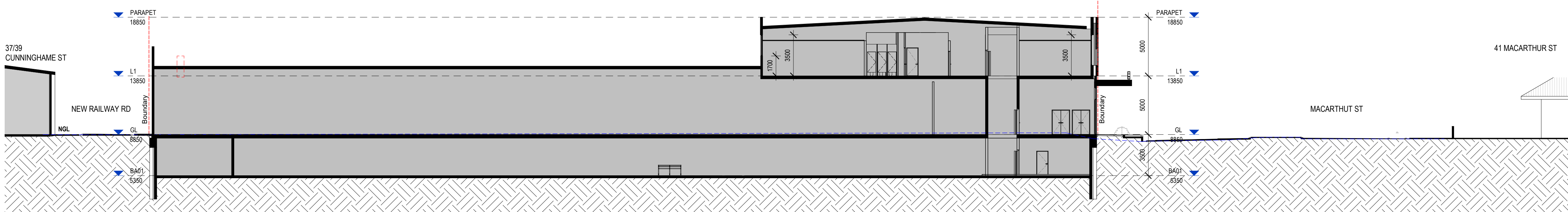
3 ELEVATION
TP3.02 NEW RAILWAY ROAD SIGNAGE
1 : 200



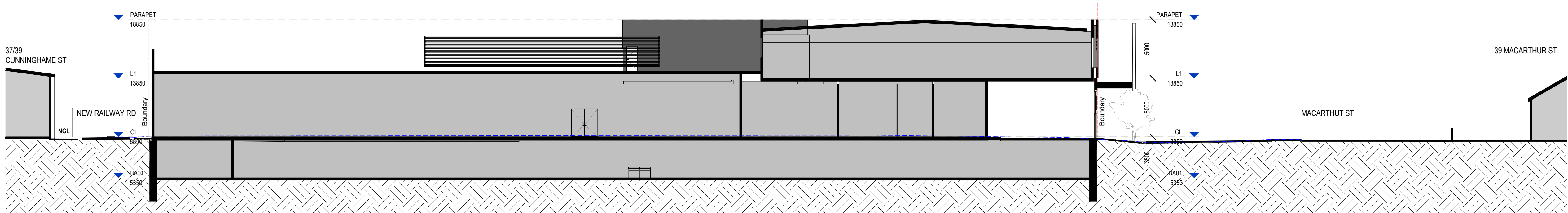
4 ELEVATION
TP3.02 PEARSON STREET SIGNAGE
1 : 200



1 SECTION
TP4.01 SECTION A
1 : 200



2 SECTION
TP4.01 SECTION B
1 : 200



3 SECTION
TP4.01 SECTION C
1 : 200

REV.	DESCRIPTION	DATE
P1	Option 1 Issued	Date 1
01	TOWN PLANNING ISSUE	15/08/2025

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38-50 MACARTHUR STREET - SALE

CLIENT: SCALE @ A1
1 : 200

PROJECT NAME: DATE:
38-50 MACARTHUR 09/02/15

DRAWING TITLE:
PROPOSED SECTIONS

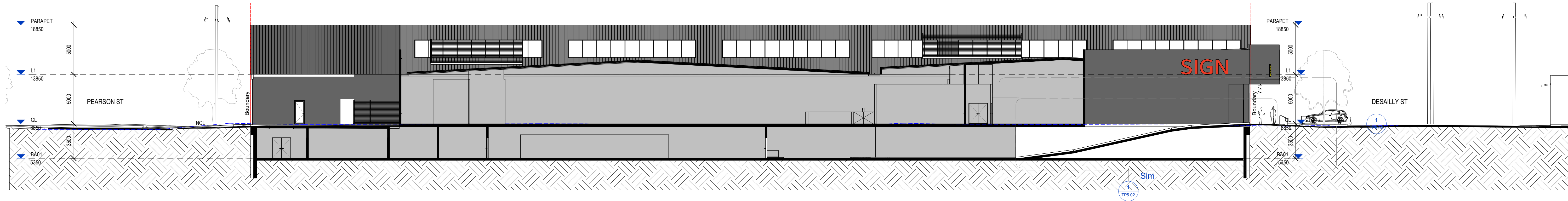
DRAWING STATUS:
TOWN PLANNING

PROJECT NO.
0146

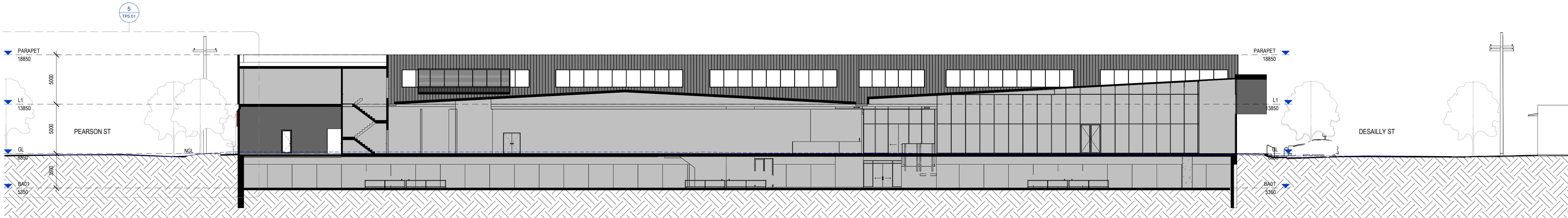
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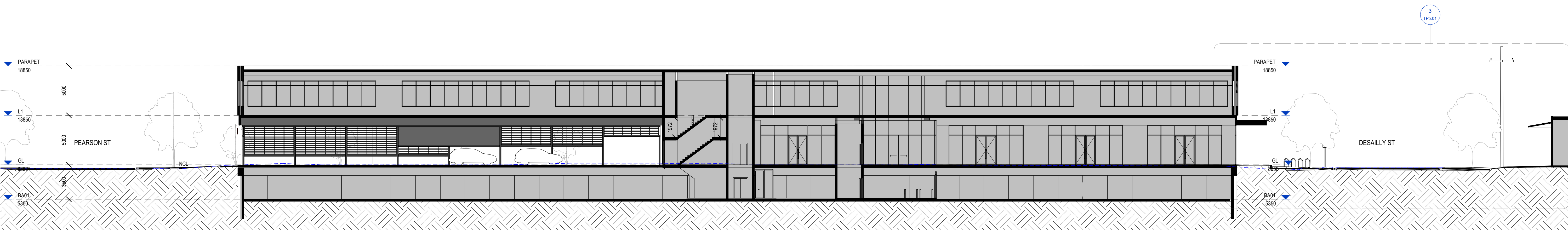
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2 SECTION
TP4.02 SECTION D
1 : 200



1 SECTION
TP4.02 Section EE
1 : 200



4 SECTION
TP4.02 SECTION F
1 : 200

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01	TOWN PLANNING ISSUE	15/08/2025

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38-50 MACARTHUR STREET - SALE

CLIENT: SCALE @A1
1 : 200

PROJECT NAME: DATE: 06/23/25
38-50 MACARTHUR

DRAWING TITLE:
PROPOSED SECTIONS

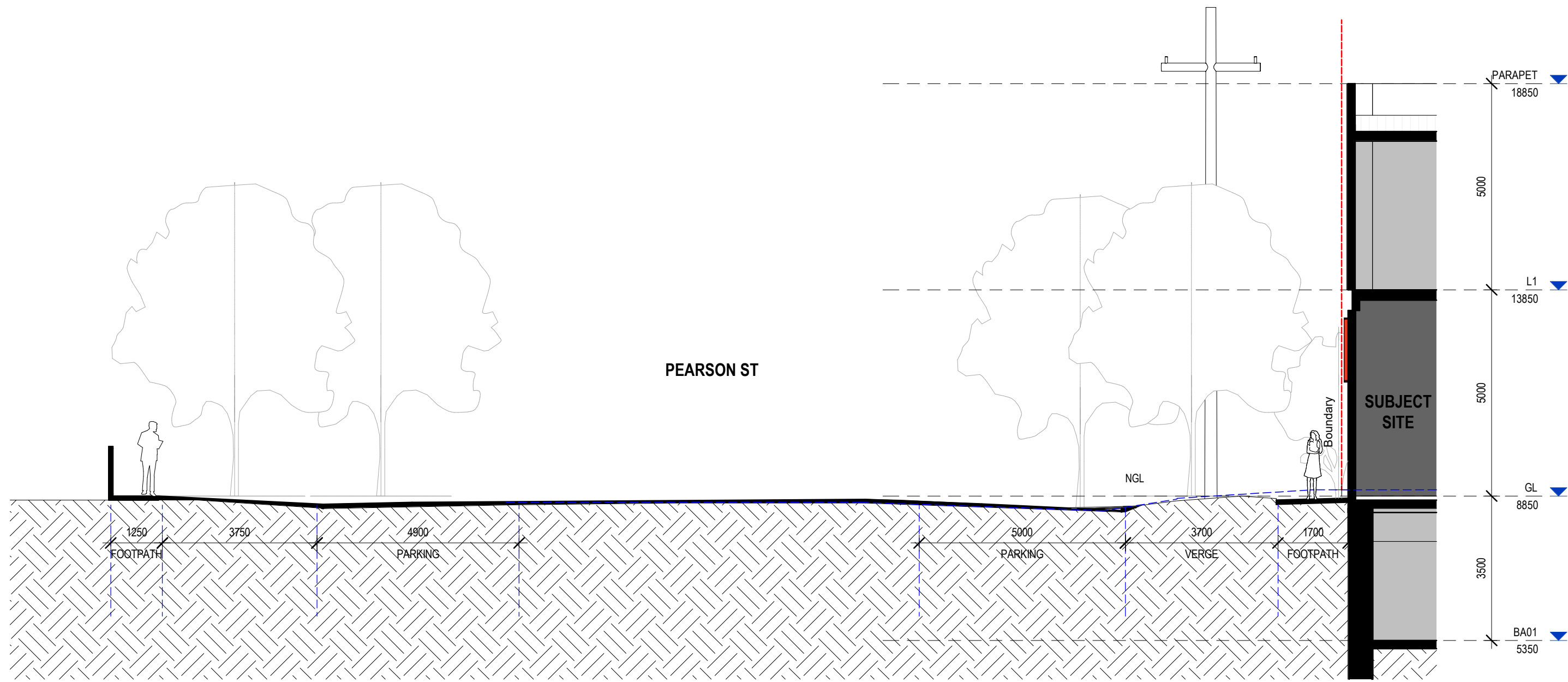
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PROJECT NO:
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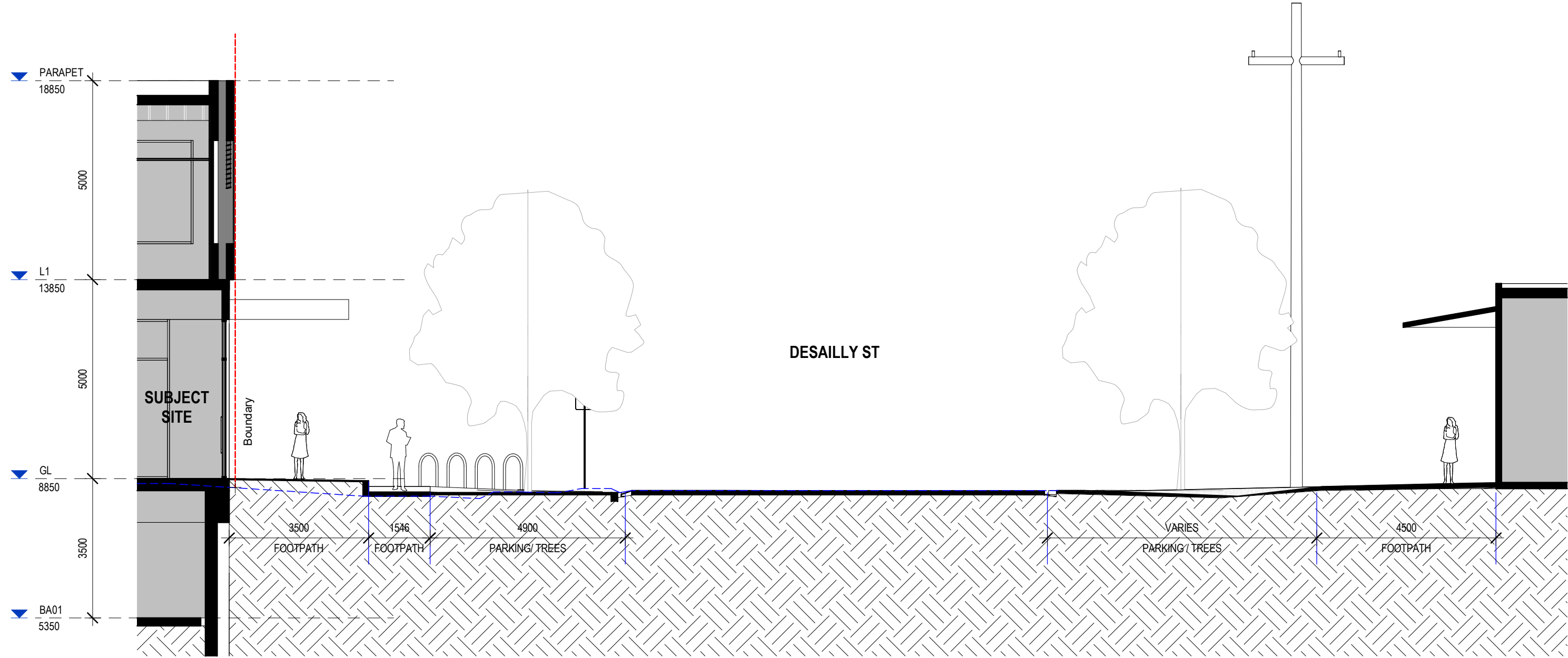
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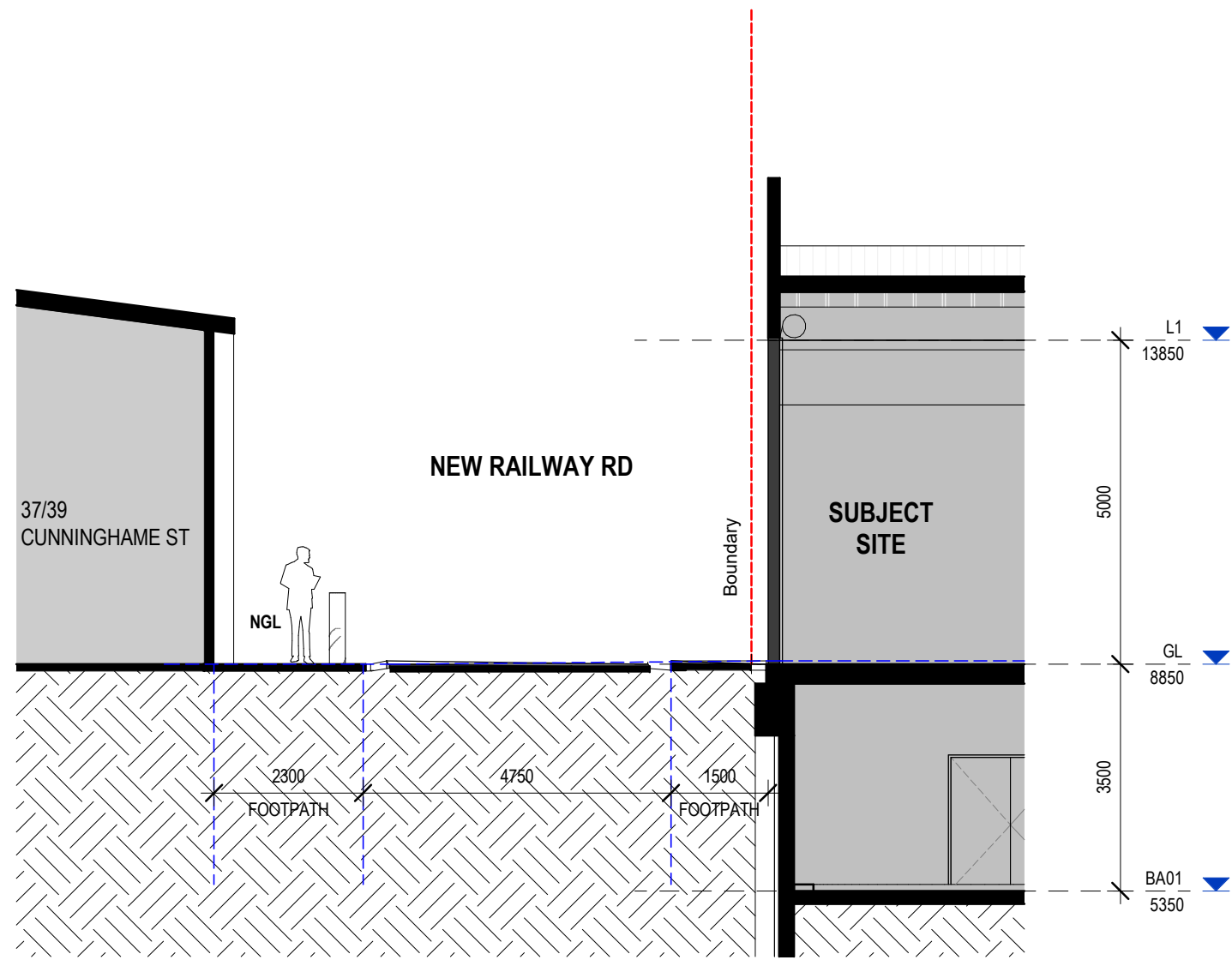
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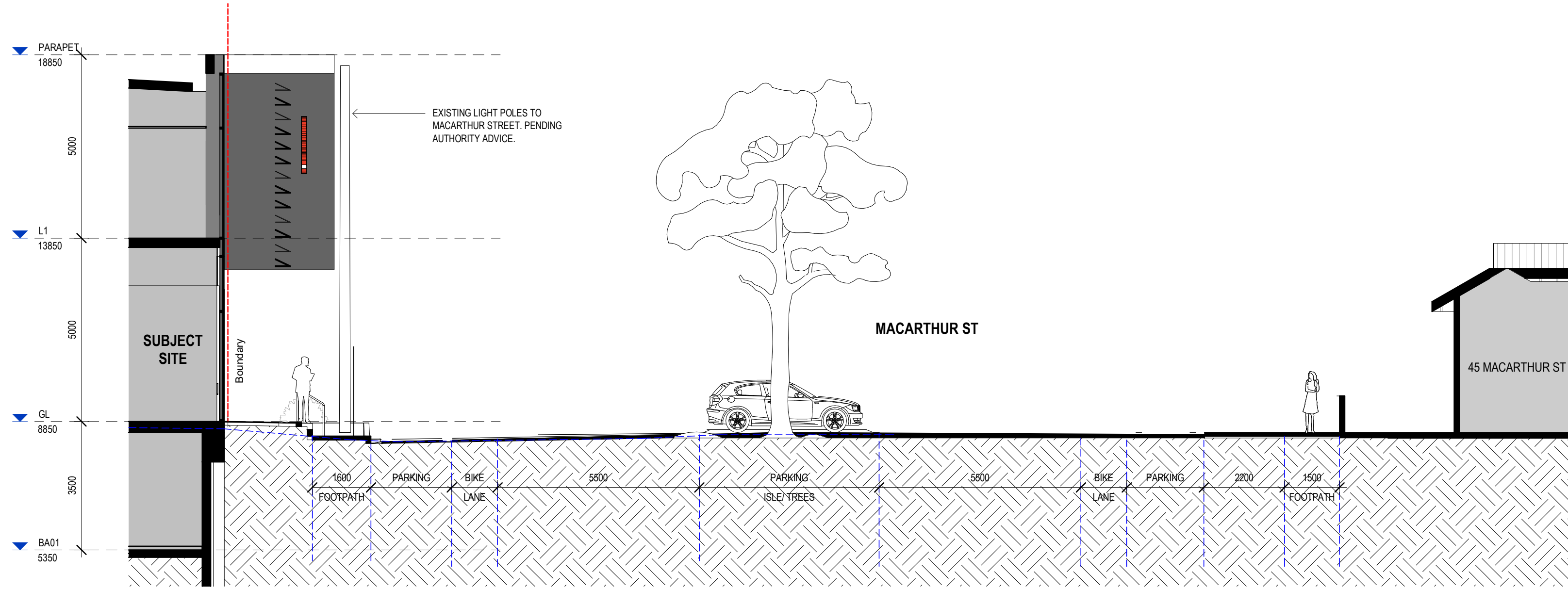
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1 : 100



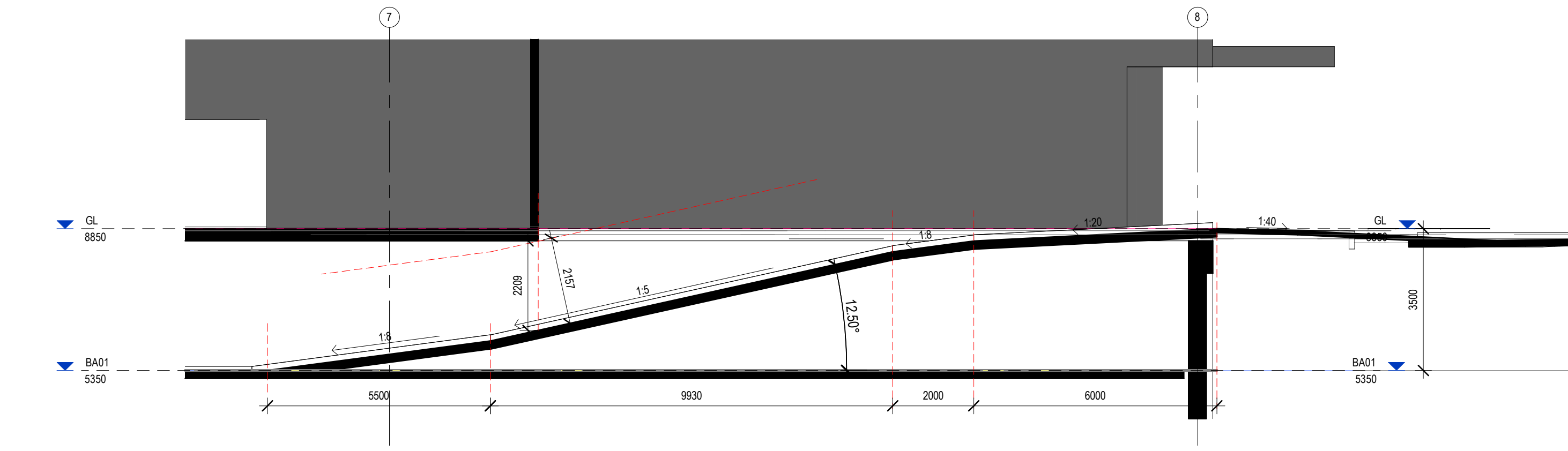
3 SECTION
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1 : 100



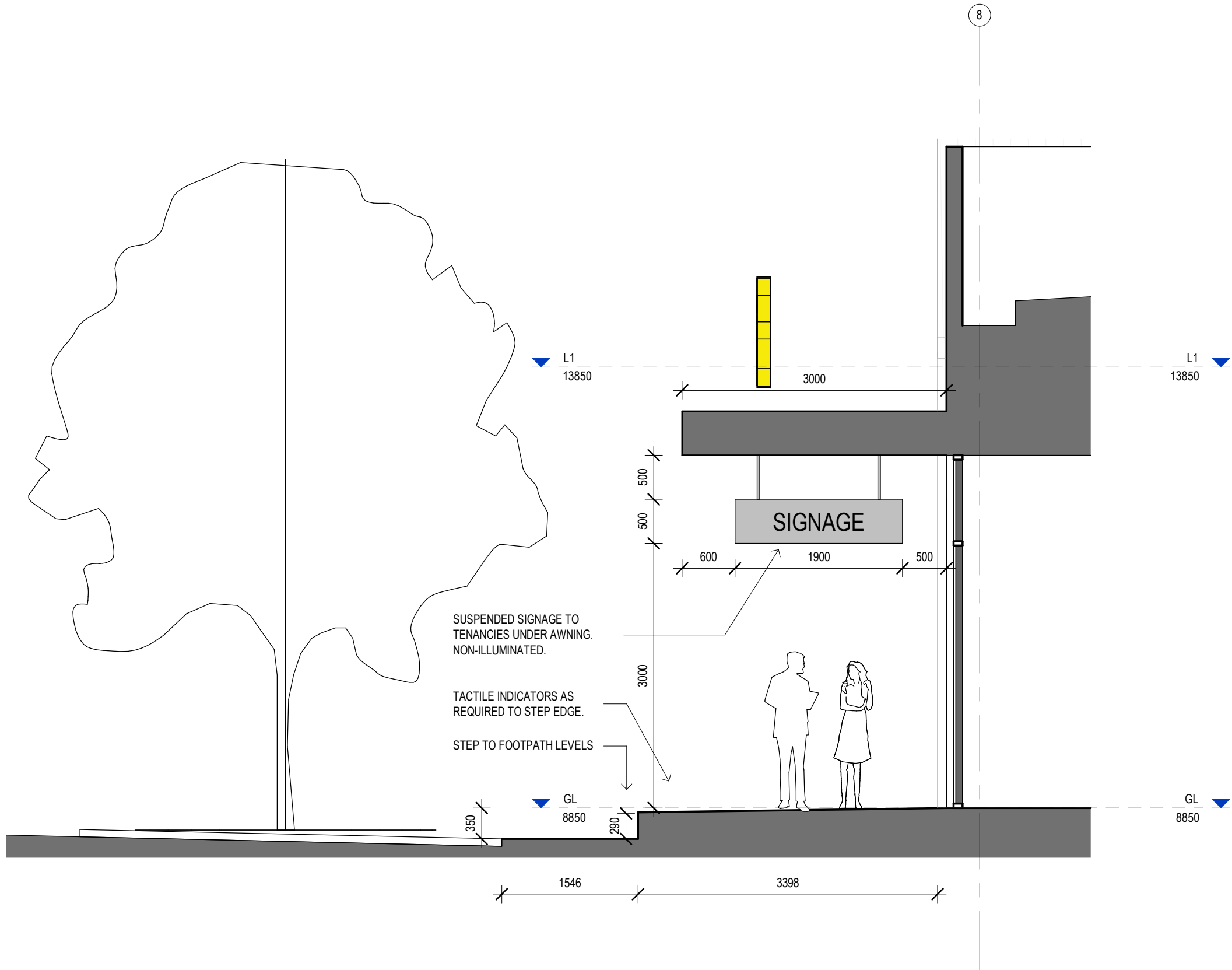
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2 SECTION
TP5.01 SECTION A - Callout 1
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1 SECTION
TP5.02 CAR PARK RAMP
1 : 100



2 SECTION
TP5.02 SIGNAGE SECTION
1 : 50

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

PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

CLIENT:
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PROJECT NAME
38-50 MACARTHUR

DATE
10/04/19

DRAWING TITLE:
DETAIL SECTIONS

DRAWING STATUS:
TOWN PLANNING

PROJECT NO.
0146

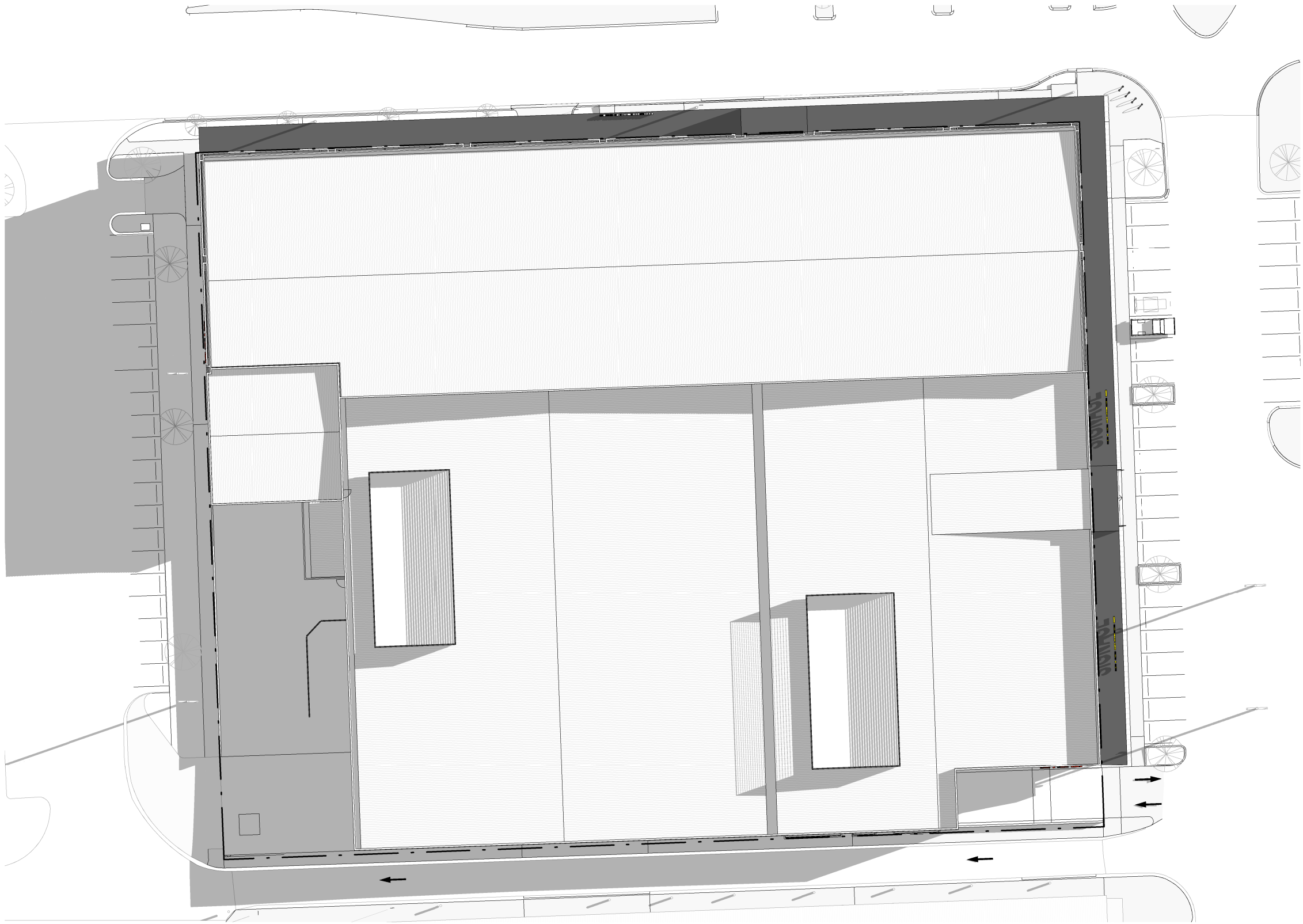
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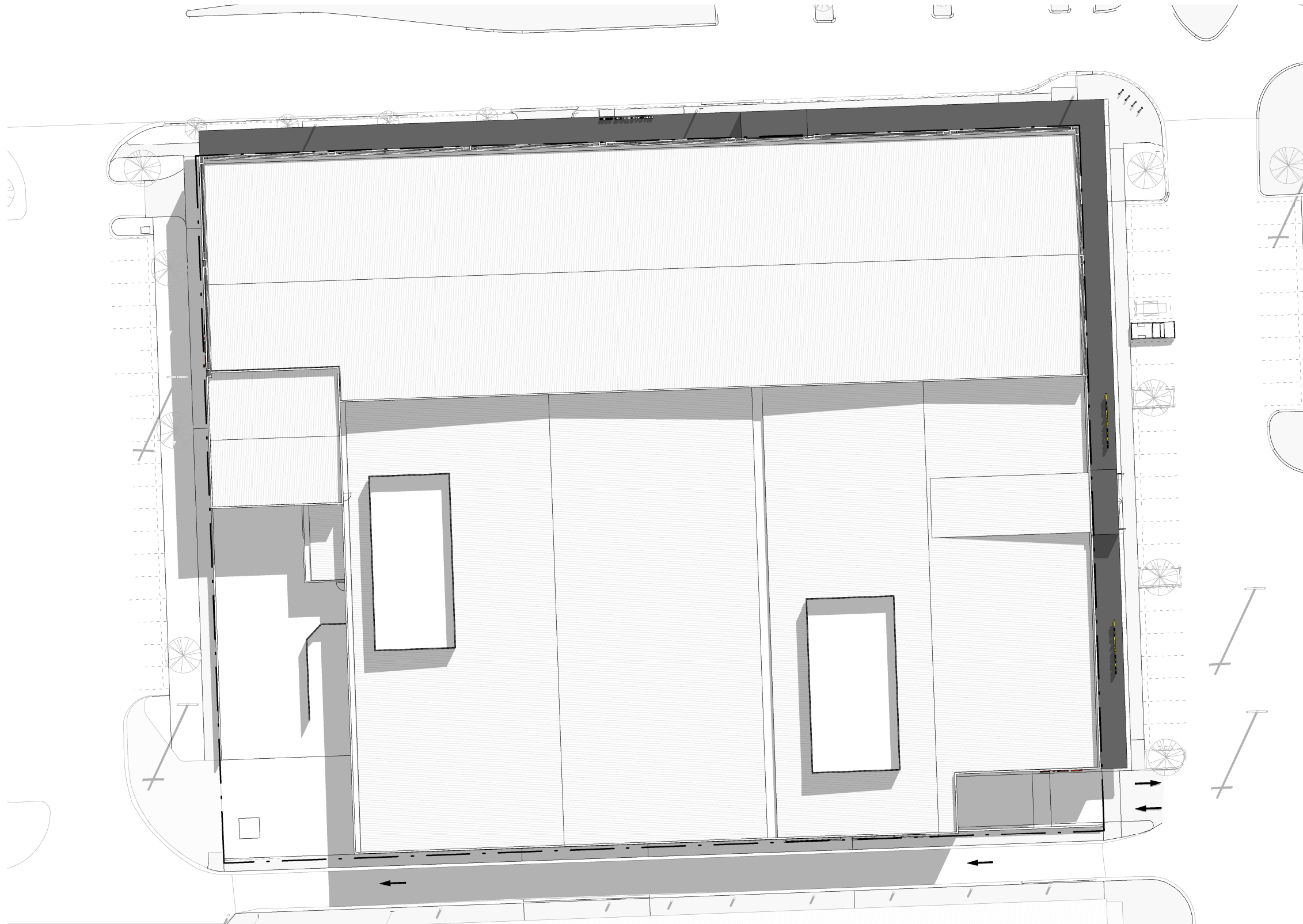
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TP5.02

REVISION:
01

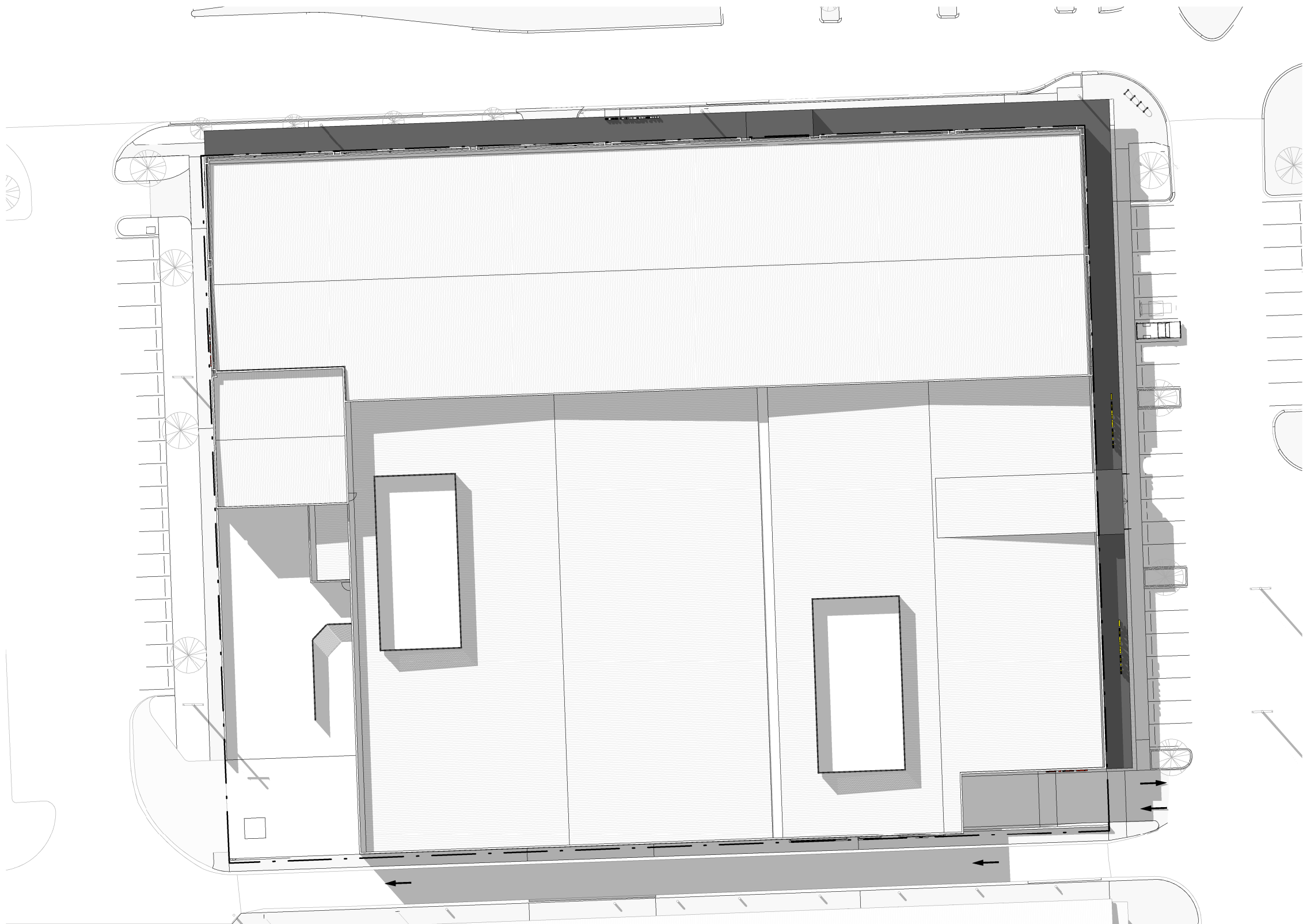
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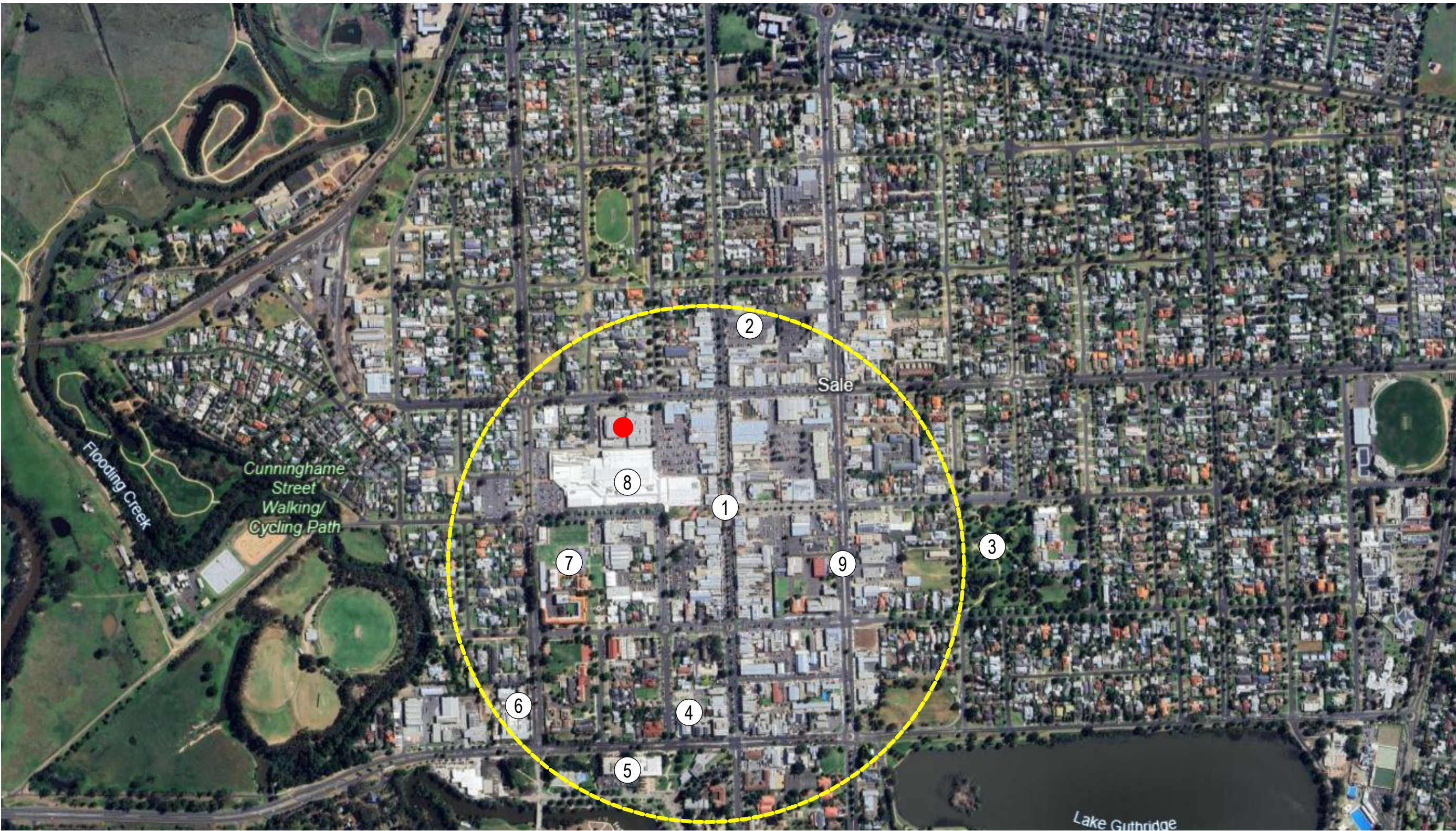
1 SHADOWS - 22 SEPTEMBER - 9AM
MP3.01 1:500



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



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



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 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 Desailly 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 nothern 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 premissis 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 / monotiny
 - 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 Desailly Street.



- GIPPSLAND CENTRE NORTH CAR PARK
- GIPPSLAND CENTRE
- GIPPSLAND CENTRE SOUTH CAR PARK
- SALE CLOCK TOWER
- PEDESTRIAN MALL
- SALE CINEMAS

INTERMEDIATE SITE CONTEXT PLAN

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

PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

CLIENT:

PROJECT NAME:
38-50 MACARTHUR



SCALE @A1
1 : 6

DATE:
08/14/25

DRAWING TITLE:
DESIGN RESPONSE - SITE CONTEXT

DRAWING STATUS:
TOWN PLANNING

PROJECT NO.
0146

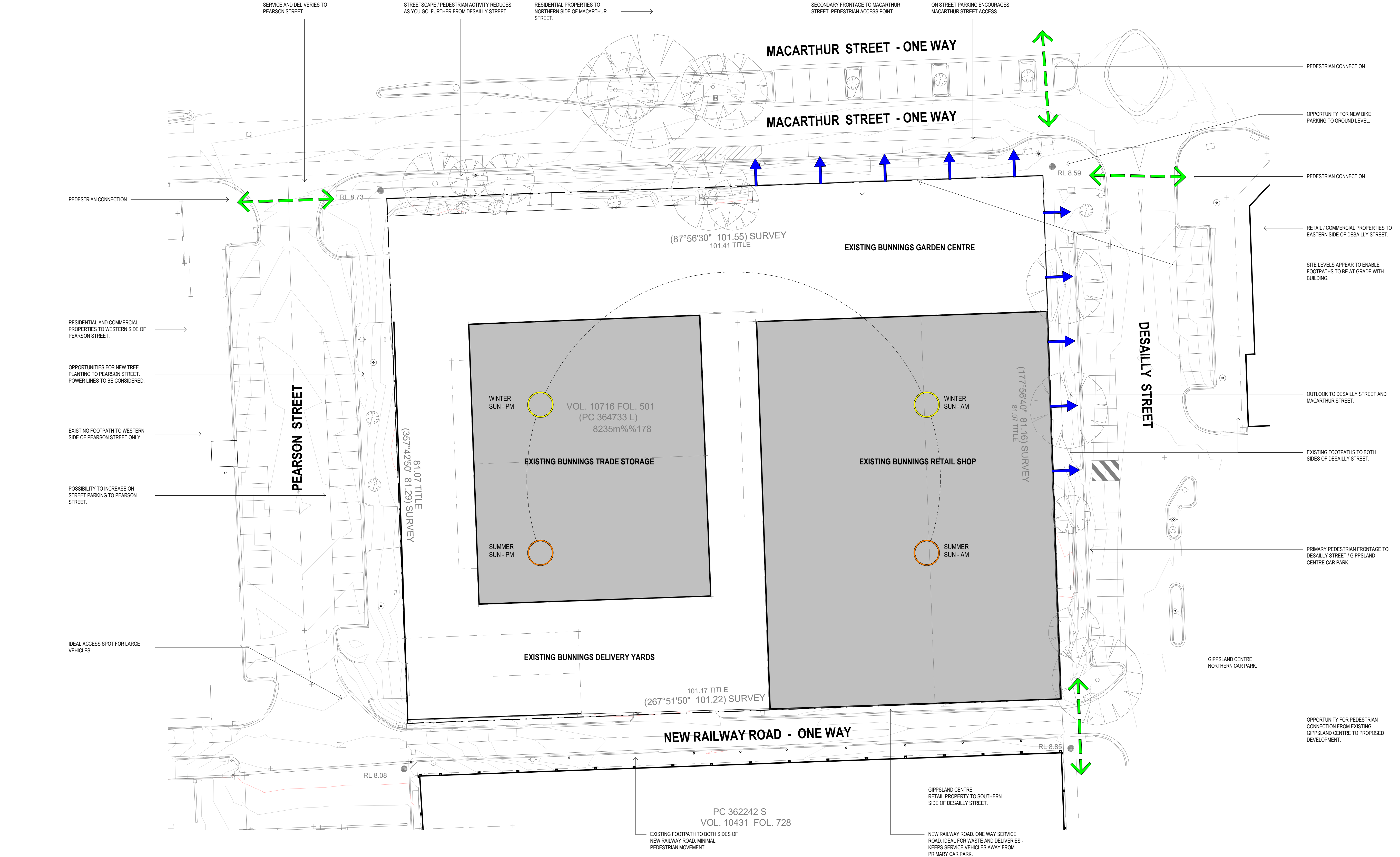
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38-50 MACARTHUR STREET - SALE

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PROJECT NAME: DATE:
38-50 MACARTHUR 01/12/22

DRAWING TITLE:
DESIGN RESPONSE - SITE ANALYSIS

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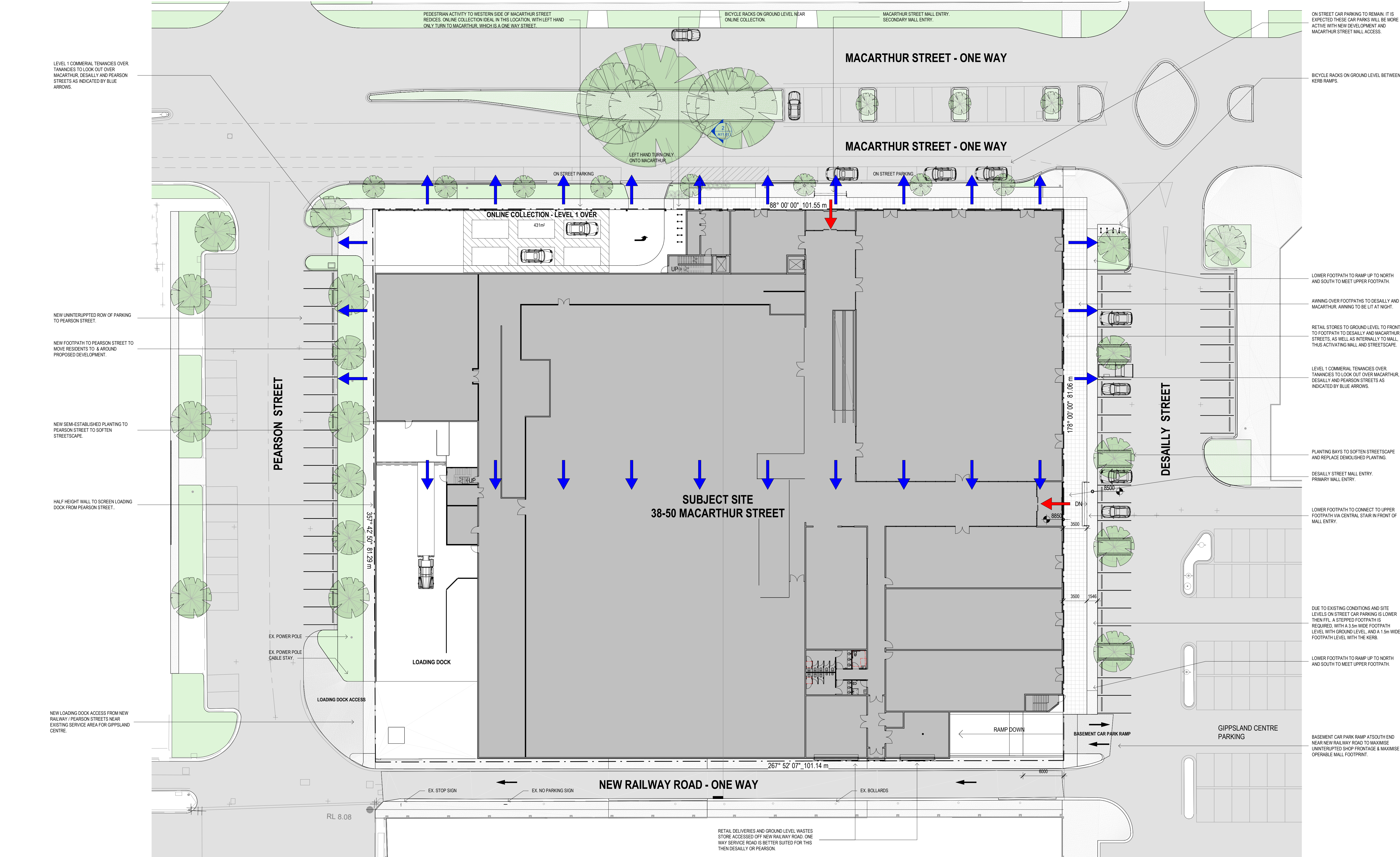
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REV.	DESCRIPTION	DATE
01	TOWN PLANNING ISSUE	15/08/2025
02	TOWN PLANNING UPDATE	21/10/2025

PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

CLIENT:

PROJECT NAME:
38-50 MACARTHUR

SCALE @ A1
1 : 250

DATE:
08/13/25

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DRAWING STATUS:
TOWN PLANNING

PROJECT NO.
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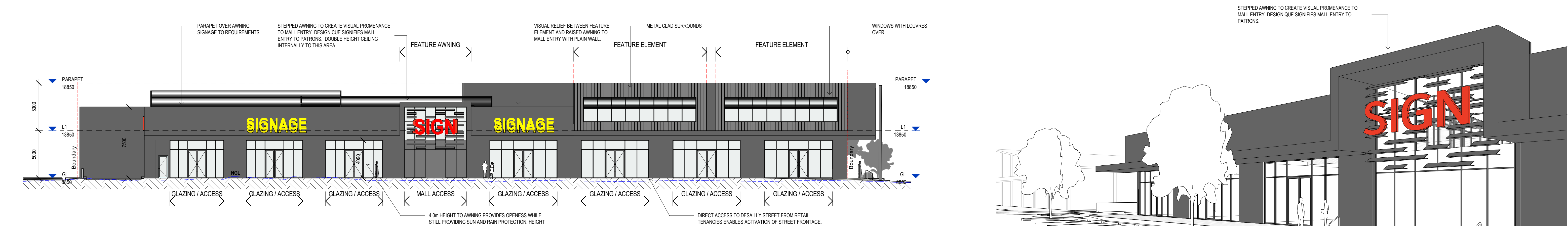
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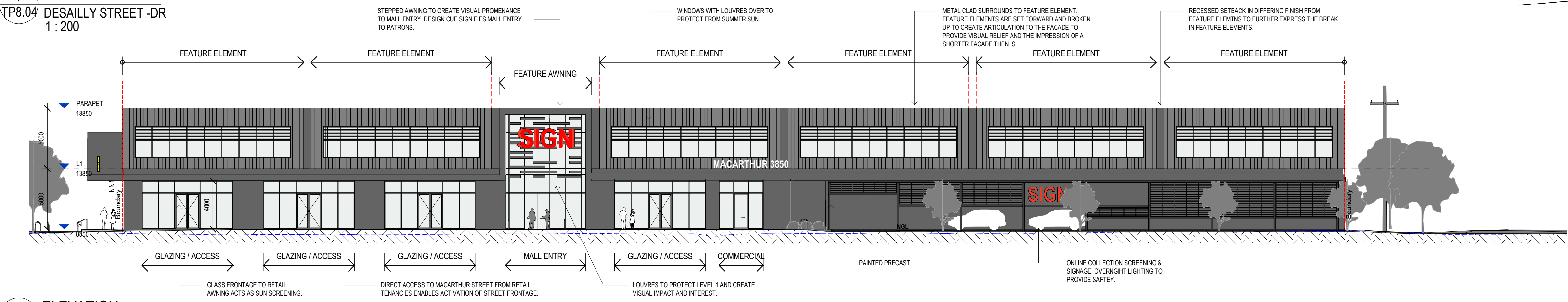
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REVISION:
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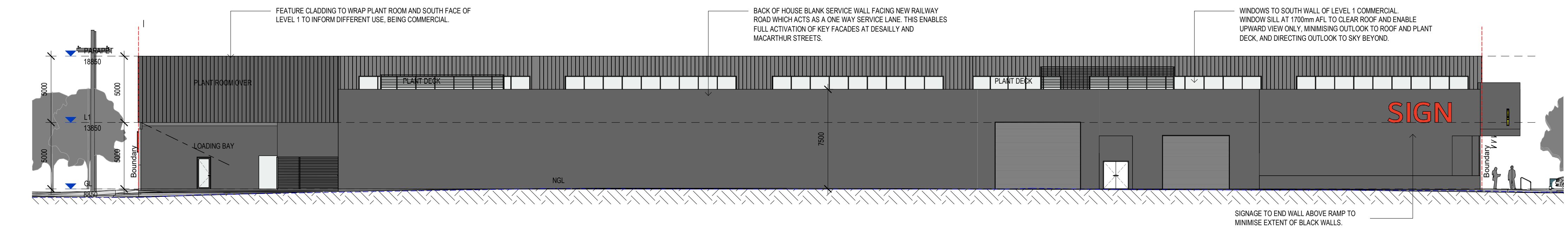
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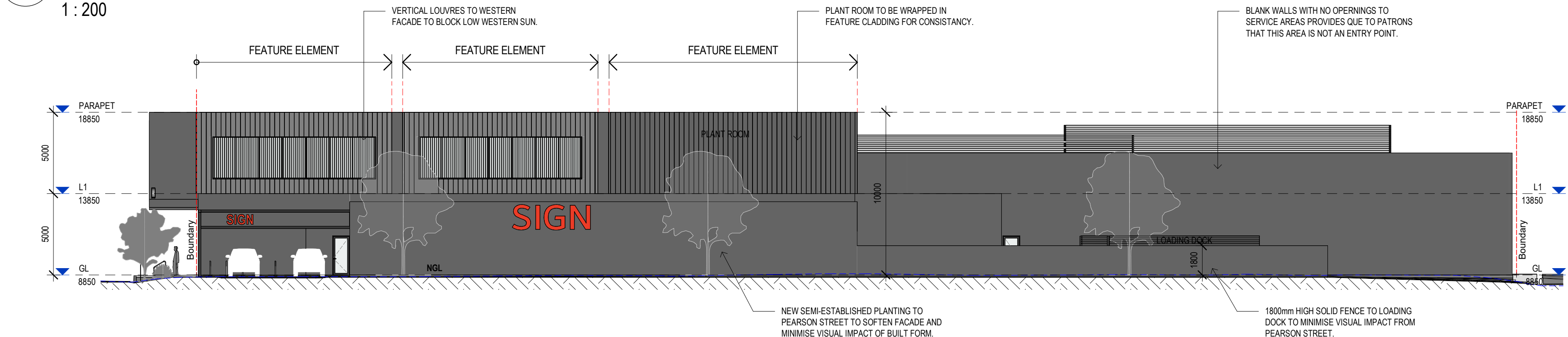
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TP8.04 DESAILLY STREET -DR
1 : 200



2 ELEVATION
TP8.04 MACARTHUR STREET -DR
1 : 200



3 ELEVATION
TP8.04 NEW RAILWAY ROAD -DR
1 : 200



4 ELEVATION
TP8.04 PEARSON STREET -DR
1 : 200



3D VIEW OF MACARTHUR STREET MALL ENTRY



3D VIEW OF MACARTHUR STREET MALL ENTRY

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.



3D VIEW FROM DESAILLY STREET - LOOKING WEST

REV.	DESCRIPTION	DATE
P1	Option 1 Issued	Date 1
P2	TENANT ISSUE	11/06/2025
P3	PRE-APP ISSUE	23/06/2025
01	TOWN PLANNING ISSUE	15/08/2025

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PROJECT ADDRESS:
38-50 MACARTHUR STREET - SALE

CLIENT: SCALE @ A1

PROJECT NAME: 38-50 MACARTHUR DATE: 10/08/19

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3D VIEW OF DESAILLY STREET MALL ENTRY - LOOKING SOUTH



3D VIEW OF DESAILLY STREET MALL ENTRY - LOOKING NORTH



3D VIEW OF MACARTHUR STREET MALL ENTRY - LOOKING WEST



3D VIEW OF MACARTHUR STREET MALL ENTRY - LOOKING EAST

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P1	TENANT ISSUE	11/06/2025
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01	TOWN PLANNING ISSUE	15/08/2025

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38-50 MACARTHUR STREET - SALE

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TP9.03 01



3D VIEW FROM MACARTHUR STREET - LOOKING SOUTH

REV.	DESCRIPTION	DATE
P1	TENANT ISSUE	11/06/2025
P2	PRE-APP ISSUE	23/06/2025
01	TOWN PLANNING ISSUE	15/08/2025

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PROJECT NAME: **38-50 MACARTHUR** DATE: **10/08/19**

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