

Traralgon East Bulky Goods Precinct Development Plan

Princes Highway (& Stammers Road)

Traralgon East

Issued

15.05.2026

PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL

Endorsed by Council

Sheet 1 of 9 sheet(s)

Date: 1/09/2026

Leigh Shaw
Council Delegate

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Sheet 2 of 9 sheet(s)

Date:1/09/2026

Leigh Shaw
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Prepared by: OX

Checked by: WEB/NS

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LEGEND

Title boundary

Internal title boundary

Watercourse

Watercourse buffer (30m)

Watercourse buffer (50m)

10m building setback

5m building setback

Existing contours (1m interval)

Buildings

Car Park

Landscape reserve

Drainage reserve to be vested in Latrobe City Council

Native patch

Native tree

Matted Flax-lilly

12

Tree ID of native trees

3

ID of native patch

Potential freestanding sign

Future drainage assets

Potential bus stop

Building gap for sewer connection

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Sheet 3 of 9 sheet(s)

Date:1/09/2026

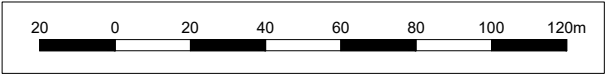
Leigh Shaw
Council Delegate

NOTE

- Tree ID numbers refer to the Ecological Assessment of Stammers Road / Princes Highway, Traralgon East prepared by ID Ecological Management (March 2026).
- A Landscape Plan is to be submitted at the Planning Permit application stage and is to include trees and/or shrubs as part of the landscaping treatment to both Princes Highway and Stammers Road frontages.
- This plan is based on feature, level & re establishment survey. All dimensions and areas are subject to survey and final computations.
- Further investigation and changes may be required for fire buffers, vegetation retention and removal, site access and egress.
- Drainage areas are approximate only and subject to detailed engineering design and the approval of the relevant Authorities.
- Access/egress to the site is subject to Council/ Department of Transport approval.
- Road pavement is indicative only and subject to engineering design.
- The Landscape Reserves will all be Common Property to be managed and maintained by an Owners Corporation.
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- Native vegetation to be retained and and protected to be assessed at planning permit application stage.
- Building envelopes are indicative only and remain subject to detailed architectural design.
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- Permeable fencing for the section along the northern boundary of the landscape reserve (which will be retained as Common Property);
- Permeable fencing for the section along the northern boundary of the Council drainage reserve which abuts 35 Stammers Road. To be removed in the future, to allow for continuation of maintenance track/shared path through 35 Stammers Road to the north when it is rezoned).
- No fencing along the Princes Highway/Stammers Road abutments.



Building Number	Approximate Retail Floorspace Area (m²)
Buildings A, B and C	28500
Building D	3100
Total	31600



07	01.05.2026	Updated as per PM comments	OX	WEB	Date: 01.05.2026
06	20.04.2026	Updated as per PM comments	OX	WEB	Version No: 07
05	13.03.2026	Updated as per PM comments	OX	WEB	Job No: 2201735
04	12.02.2026	Updated as per PM comments	OX	NS	
03	10.02.2026	Updated as per councils comments	OX	WEB	Scale (A1): 1:1000
Version	Date	Description	Drafted	Approved	(A3): 1:2000

LEGEND

Title boundary

Internal title boundary

Stage boundary

X

Stage numbers

Watercourse

Watercourse buffer (30m)

Watercourse buffer (50m)

10m building setback

5m building setback

Potential shared path (Concrete)

Pedestrian path within road reserves

Maintenance track / Shared path (4m concrete)

Existing contours (1m interval)

Buildings

Car Park

Landscape reserve

Drainage reserve to be vested in Latrobe City Council

Native patch

Native tree

Matted Flax-lilly

12

Tree ID of native trees

3

ID of native patch

Vegetation "No Go Zone"

Existing tree to be retained

Service vehicle loop

Customer vehicle loop

Access to customer car parking

Intersection treatment

Potential freestanding sign

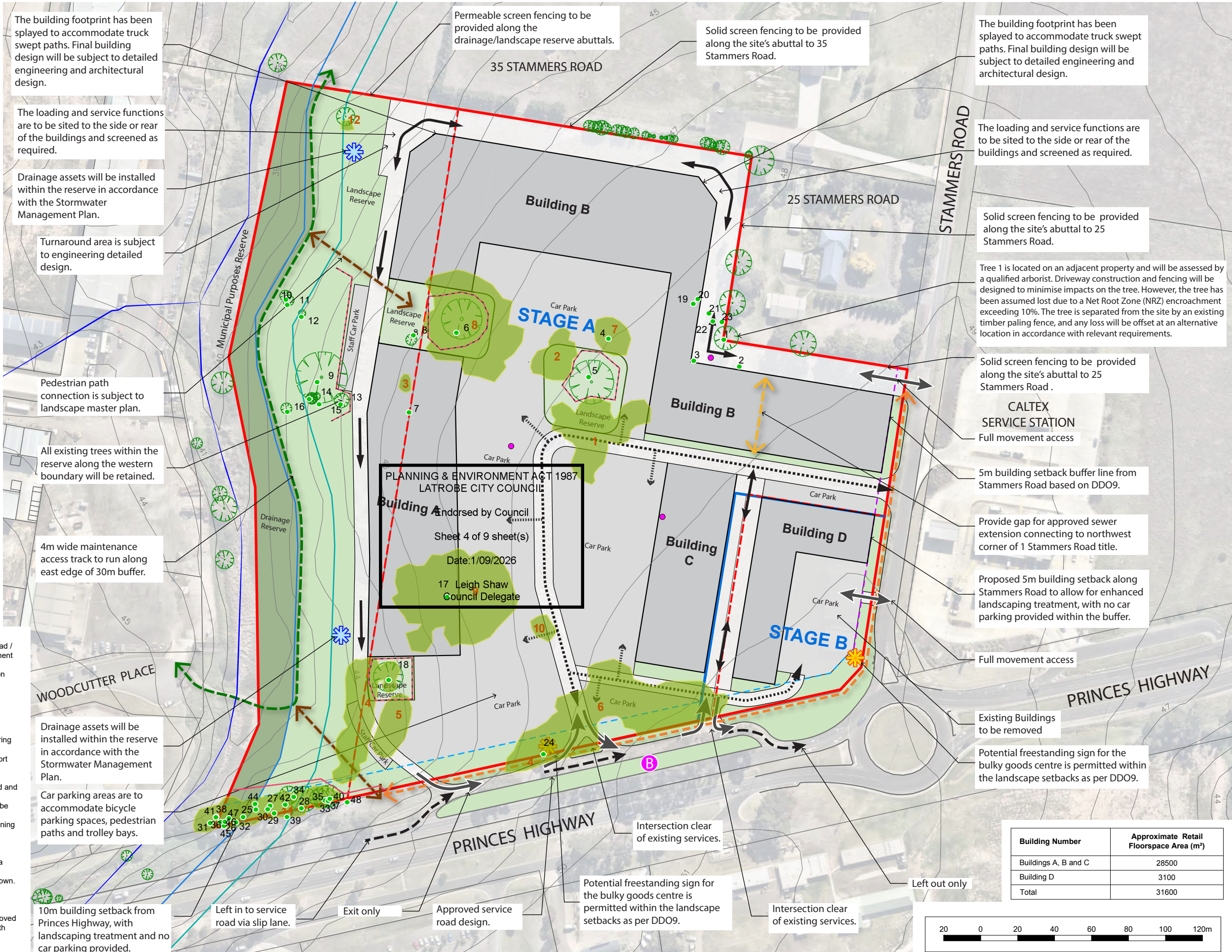
Future drainage assets

B

Potential bus stop

Building gap for sewer connection

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 - No fencing along the Princes Highway/Stammers Road abutments.



LEGEND

Title boundary

Internal title boundary

Stage boundary

X

Stage numbers

Watercourse

Watercourse buffer (30m)

Watercourse buffer (50m)

10m building setback

5m building setback

Potential shared path (Concrete)

Pedestrian path within road reserves

Maintenance track / Shared path (4m concrete)

Existing contours (1m interval)

Buildings

Car Park

Landscape reserve

Drainage reserve to be vested in Latrobe City Council

Native patch

Native tree

Matted Flax-lilly

12

Tree ID of native trees

3

ID of native patch

Vegetation "No Go Zone"

Existing tree to be retained

Service vehicle loop

Customer vehicle loop

Access to customer car parking

Intersection treatment

Potential freestanding sign

Future drainage assets

B

Potential bus stop

Building gap for sewer connection

NOTE

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- No fencing along the Princes Highway/Stammers Road abutments.

Development to be designed to allow for Stages A and B to be commenced and completed in any order

Stage A to comprise all the land in Lot B PS 537834D and Lot 3 PS 445357Y. Stage B to comprise all the land in Lot 2 PS 445357Y

Prior to commencement of development of either Stage A or B land

- The two lots within 'Stage A' land (i.e. Lot B PS 537834D and Lot 3 PS 445357Y) will need to be consolidated.
- A sewer main extension will need to be constructed through the abovementioned land to service the whole of the DP land, as per the sewer extension plan already approved by Gippsland Water. A sewerage easement will need to be created over the abovementioned consolidated titles to protect this infrastructure.
- The section of land required for the widening of Stammers Road (west side) will need to be created as 'Road' and transferred to Latrobe City Council.

Works to be completed as part of the development of either Stage A or B land

- **Widening of Stammers Road**
 - to be completed prior to completion of development of either Stage A or B land (can be enforced via Planning Permit conditions or Section 173 Agreement). Landowners can agree to sharing of construction costs, if required.
- **Stormwater Management Infrastructure**
 - If Stage B proceeds ahead of Stage A, interim stormwater drainage infrastructure will need to be constructed within Stage A land and protected by a drainage easement. Alignment of this easement to be positioned so that it does not compromise land in Stage A which is required for future building development or vegetation protection.
 - If Stage A & B proceed simultaneously, or Stage A proceeds ahead of Stage B, the ultimate stormwater drainage infrastructure for both stages will need to be constructed. A drainage easement will need to be created over the infrastructure servicing the land in Stage B.
 - An agreement between the landowners can be prepared, to address matters relating to management/maintenance of the shared drainage infrastructure.
- **Drainage Reserve**
 - Reserve to be created and transferred to Latrobe City Council at completion of the Stage A development.
- **Access to Stammers Road & Princes Highway Service Road**
 - The shared accessways on Stage A land abutting the north and west boundaries of Stage B land must be constructed and reciprocal carriageway easements created to allow for both stages to use this land for access/egress.
 - Construction of the shared accessways can be enforced via Planning Permit conditions or Section 173 Agreement). Landowners can agree to sharding of construction costs, if required.

Building Number	Approximate Retail Floorspace Area (m²)
Buildings A, B and C	28500
Building D	3100
Total	31600

BW

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Traralgon East Bulky Goods Precinct Staging Plan - Sheet 03

Princes Highway (& Stammers Road), Traralgon East

05	15.05.2026	Updated as per Council comments	OX	NS	Date: 15.05.2026
04	08.05.2026	Updated as per Council comments	OX	NS	Version No: 05
03	22.04.2026	Updated as per PM comments	OX	WEB	Job No: 2201735
02	23.03.2026	Updated as per client's comments	OX	WEB	Scale (A1): 1:1000
01	16.03.2026	First Issue	OX	WEB	(A3): 1:2000
Version	Date	Description	Drafted	Approved	

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LEGEND

Title boundary

Internal title boundary

Stage boundary

Stage numbers

Watercourse

Watercourse buffer (30m)

Watercourse buffer (50m)

10m building setback

5m building setback

Potential shared path (Concrete)

Pedestrian path within road reserves

Maintenance track / Shared path (4m concrete)

Existing contours (1m interval)

Buildings

Car Park

Landscape reserve

Drainage reserve to be vested in Latrobe City Council

Native patch

Native tree

Matted Flax-lilly

12

Tree ID of native trees

3

ID of native patch

Vegetation "No Go Zone"

Existing tree to be retained

Service vehicle loop

Customer vehicle loop

Access to customer car parking

Intersection treatment

Potential freestanding sign

Future drainage assets

Potential bus stop

Building gap for sewer connection

Primary frontages

Reserve frontages

Service/Loading area

Secondary frontages

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- Permeable fencing for the section along the northern boundary of the Council drainage reserve which abuts 35 Stammer Road. To be removed in the future, to allow for continuation of maintenance track/shared path through 35 Stammers Road to the north when it is rezoned).
- No fencing along the Princes Highway/Stammers Road abutments.

Service/Loading Areas:

- Bin storage to be at rear of buildings and screened with fencing

Primary frontage wrapped around the corner

Reserve frontage:

- Articulation via materials, every 8-12m
- Bin storage to be incorporated within buildings or treated through building articulation. Where not possible, bin storage should be screened with fencing

Rooftop plant and signage are integrated and not visually dominant.

Materials:

- Preferred: pre-cast concrete, timber (timber-look material), aluminium composite, corrugated iron, brick or stone
- Discourage full metal cladding (limit to less than 30% of façade)

Service/Loading Areas:

- Bin storage to be at rear of buildings and screened with fencing

Secondary frontage wrapped around the corner

Secondary frontage (Stammers Road)

- Minimum 25% clear glazing at ground level
- Articulation every 8-12m

Service/Loading Areas:

- Bin storage to be at rear of buildings and screened with fencing

Primary frontages (Princes Highway and all internal customer car parking areas)

- Minimum 40% clear glazing at ground level
- Active facades with entries, awnings and signage integrated with the built form

Primary frontages (Princes Highway and all internal customer car parking areas)

- Minimum 40% clear glazing at ground level
- Active facades with entries, awnings and signage integrated with the built form

Rooftop plant and signage are integrated and not visually dominant.

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Sheet 6 of 9 sheet(s)
Date: 1/09/2026
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20 0 20 40 60 80 100 120m

BW Beveridge Williams

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Overall Building Layout and Built Form Character - Sheet 04

Princes Highway (& Stammers Road), Traralgon East

05	15.05.2026	Updated as per Council comments	OX	NS	Date: 15.05.2026
04	06.05.2026	Updated as per Council comments	OX	NS	Version No: 05
03	24.04.2026	Updated as per PM comments	OX	WEB	Job No: 2201735
02	23.03.2026	Updated as per client's comments	OX	WEB	Scale (A1): 1:1000
01	11.03.2026	First Issue	OX	WEB	(A3): 1:2000
Version	Date	Description	Drafted	Approved	

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LEGEND

Title boundary

Internal title boundary

Lot A and B boundary

Watercourse

Watercourse buffer (30m)

Watercourse buffer (50m)

Existing contours (1m interval)

Drainage reserve to be vested in Latrobe City Council when Lot A is developed

Native patch

Native tree

Matted Flax-lilly

12

Tree ID of native trees

3

ID of native patch

Carriageway easement in favour of Stage B Lot

Carriageway easement in favour of Stage A and B Lot

New sewerage easement

New drainage easement

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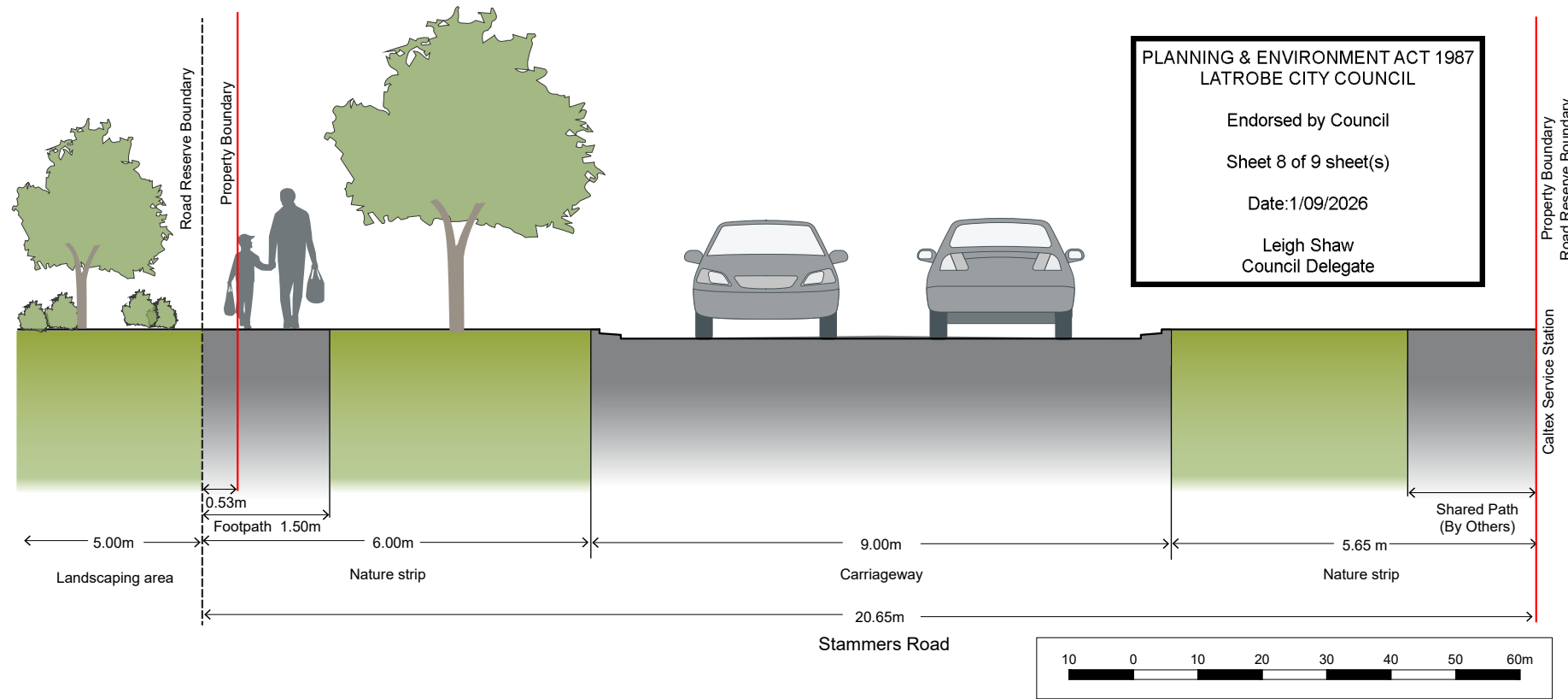
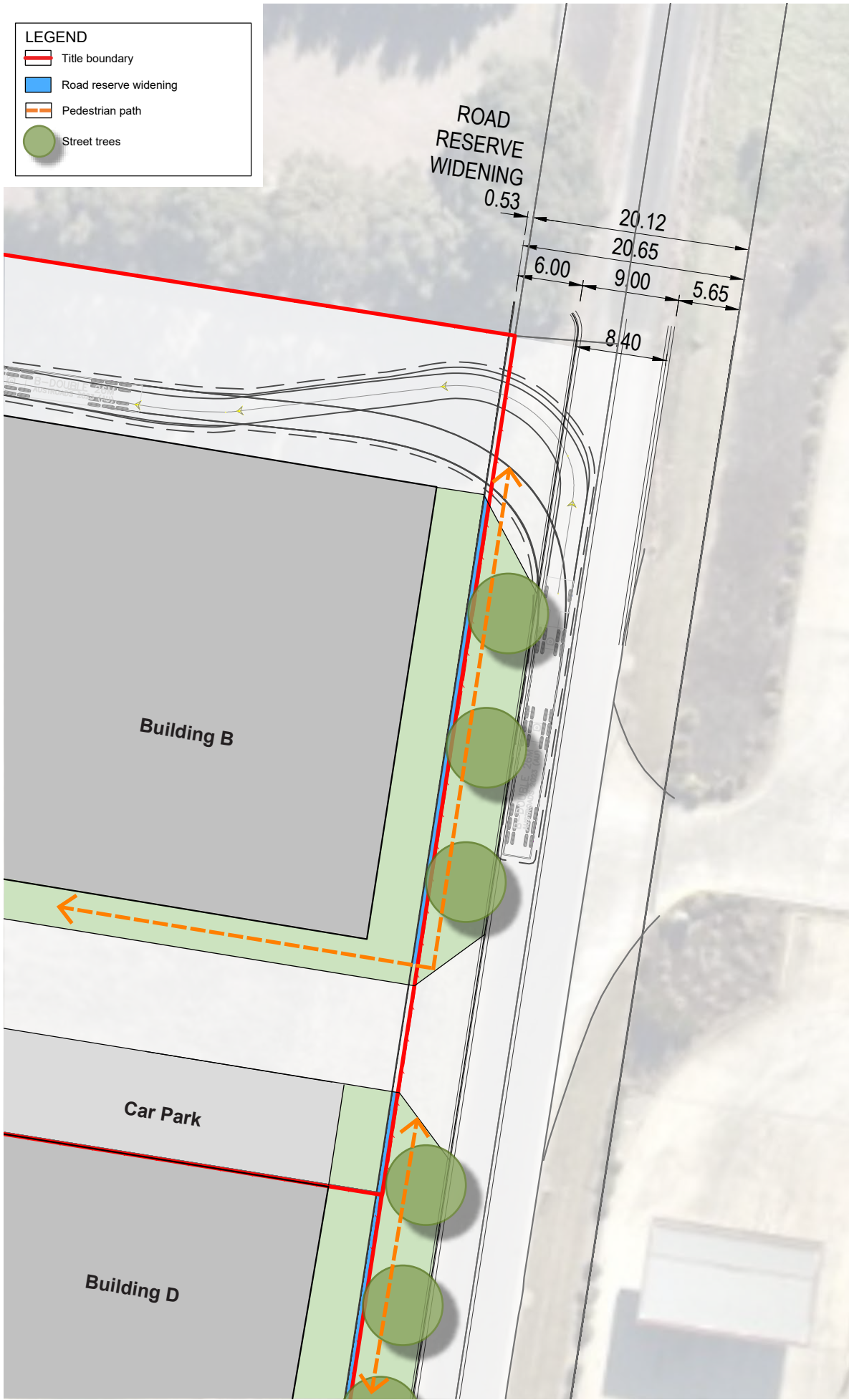
Sheet 7 of 9 sheet(s)

Date:1/09/2026

Leigh Shaw
Council Delegate

NOTE

- Easements will be required for new drainage and sewerage infrastructure over the land in Lot A and carriageway easements over land in both Lots A & B where there are shared accessways.
- Number of future lots within Lots A & B super-lots determined by building design and tenancies.
- The subdivision boundaries will align with the proposed buildings/car park/accessways once the development in either stage is either underway or completed.
- Before development of either Lot A or Lot B into multiple lots can proceed, the following will need to occur:
 - The two lots within 'Lot A' land (i.e. Lot B PS 537834D and Lot 3 PS 445357Y) will need to be consolidated (this will be a condition of planning permit approval).
 - A new sewerage easement will need to be created for the sewer main extension required to service all of the land.
 - A drainage easement will need to be created to protect the interim drainage works and outfall for Lot B, if this stage proceeds before Lot A (i.e. if interim drainage infrastructure needs to be installed before the Lot A land is developed and the Common Property created).
 - The section of land required for the widening of Stammers Road (west side) will need to be created as 'Road' for Latrobe City Council.
- All future lots within Lot A will need to be part of the Owners Corporation for management and maintenance of the Common Property land within that lot.
- All future lots within Lot B will need to be part of a separate Owners Corporation for management and maintenance of the Common Property land within that lot.
- Land within Lot B will also need to be part of a Limited Owners Corporation for drainage and use of the accessway over Lot A land from Stammers Road to the rear service/loading/unloading area.



This document is prepared by Beveridge Williams for exclusive use of our clients.

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Sheet 9 of 9 sheet(s)

Date:1/09/2026

Leigh Shaw
Council Delegate

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(Head Office)**

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