

PLANNING & ENVIRONMENT ACT 1987  
LATROBE CITY COUNCIL

Endorsed by Council

Sheet 1 of 5 sheet(s)

Date:1/09/2026

Leigh Shaw  
Council Delegate

# Traralgon East Bulky Goods Precinct

## DEVELOPMENT LANDSCAPE MASTERPLAN



2201735 - Landscape Masterplan - [C] - 01/07/2026  
Beveridge Williams



# Traralgon East Bulky Goods Precinct

## Development Landscape Masterplan

Prepared for:

**BFN Developments / MNMN Holdings Trust**

Prepared by:

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| Document | Issue | Date       | Status  | Prepared by | Reviewed by |
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| LMP      | A     | 12/05/2026 | Concept | NN          | SK          |

# 1. LANDSCAPE MASTERPLAN

## 1.1 LANDSCAPE MASTERPLAN



- |                                                         |  |
|---------------------------------------------------------|--|
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- Title Boundary
  - Stage Boundary
  - Internal Title Boundary
  - Existing Contours (1m)
  - Drainage Reserve
  - Garden Bed
  - Grassed Area
  - Proposed Building Footprint
  - Mulched Bed to existing trees
  - Proposed Evergreen Street Trees
  - Proposed Deciduous Street Trees
  - Proposed Reserve Canopy Trees
  - Existing Trees to be retained (subject to detailed design and planning permit approval)
  - Vegetation "No Go Zone"
  - Indicative Pedestrian Access (3m wide)
  - Pedestrian Access within road reserves (1.5m wide)
  - Maintenance Vehicle/Shared Access (4m wide)
  - Watercourse
  - Watercourse Buffer (30m)
  - Watercourse Buffer (50m)
  - Potential Bus Stop

- NOTES:**
- Refer to Ecological Assessment Report for information regarding existing trees.
  - Lighting to be provided along the shared path for safety and amenity subject to electrical design.
  - Additional landscape embellishment of internal roads and car parking subject to further design.
  - Shrubs planted in garden beds adjacent to public roads to not exceed 1 metre in height, to maintain passive surveillance outcomes.

1.2 RESERVE AND FENCING PLAN



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- Title Boundary
  - Stage Boundary
  - Internal Title Boundary
  - Existing Contours (1m)
  - Drainage Reserve
  - Garden Bed
  - Grassed Area
  - Indicative Pedestrian Access (3m wide)
  - Pedestrian Access within road reserves (1.5m wide)
  - Maintenance Vehicle/Shared Access (4m wide)
  - Mulched Bed to existing trees
  - Proposed Evergreen Street Trees
  - Proposed Deciduous Street Trees
  - Proposed Reserve Canopy Trees
  - Existing Trees to be retained (subject to detailed design and planning permit approval)
  - Post and Rail Fencing
  - Vegetation "No Go Zone"
  - Permeable Fencing
  - Solid Screen Fencing
  - Watercourse
  - Watercourse Buffer (30m)
  - Watercourse Buffer (50m)

DESIGN PRINCIPLES

- Provide places for recreation, social gathering, contemplation and active circulation.
- Provide increased shrub and tree planting.
- Provide revegetation of the waterway corridor which contributes to an aesthetically pleasing and biodiverse environment.
- Facilitate pedestrian focused networks with potential seating nodes to provide rest and respite opportunities.

# 2. Proposed Tree Species and Planting Palette

## 2.1 INDICATIVE TREE AND PLANTING SCHEDULE

| PROPOSED STREET TREE SCHEDULE |                                     |                         |          |
|-------------------------------|-------------------------------------|-------------------------|----------|
| EVERGREEN                     |                                     |                         |          |
| Code                          | Botanical Name                      | Common Name             | H x W    |
| COR.exi                       | <i>Corymbia eximia</i>              | Yellow Bloodwood        | 10 x 7m  |
| EUC. mel                      | <i>Eucalyptus melliodora</i>        | Yellow Box              | 25 x 15m |
| DECIDUOUS                     |                                     |                         |          |
| PIS.chi                       | <i>Pistacia chinensis</i>           | Chinese Pistachio       | 8 x 6m   |
| ZEL.ser                       | <i>Zelkova serrata</i> 'Green Vase' | Green Vase Japanese Elm | 14 x 10m |

| PROPOSED RESERVE TREE SCHEDULE |                                   |                 |          |
|--------------------------------|-----------------------------------|-----------------|----------|
| NATIVES                        |                                   |                 |          |
| Code                           | Botanical Name                    | Common Name     | H x W    |
| ACA.mel                        | <i>Acacia melanoxylon</i>         | Blackwood       | 6 x 10m  |
| ALL.ver                        | <i>Allocasuarina verticillata</i> | Drooping Sheoak | 8 x 4m   |
| EUC. mel                       | <i>Eucalyptus melliodora</i>      | Yellow Box      | 25 x 15m |
| EUC. pol                       | <i>Eucalyptus polyanthemos</i>    | Red Box         | 12 x 8m  |
| EUC. ter                       | <i>Eucalyptus tereticornis</i>    | Forest Red Gum  | 25 x 10m |

| PROPOSED GARDEN BED PLANTING SCHEDULE |                                |                      |            |
|---------------------------------------|--------------------------------|----------------------|------------|
| INDIGENOUS                            |                                |                      |            |
| Code                                  | Botanical Name                 | Common Name          | H x W      |
| DIA.tas                               | <i>Dianella tasmanica</i>      | Tasman Flax Lily     | 0.8 x 0.8m |
| CAS.acu                               | <i>Cassinia aculeata</i>       | Common Cassinia      | 2 x 1m     |
| OLE.lir                               | <i>Olearia lirata</i>          | Snow Daisy-bush      | 2 x 4m     |
| OZO.fer                               | <i>Ozothamnus ferrugineus</i>  | Tree Everlasting     | 2 x 1.5m   |
| POA. lab                              | <i>Poa labillardierei</i>      | Common Tussock Grass | 1 x 1m     |
| STY.gra                               | <i>Stylidium graminifolium</i> | Grass Trigger-plant  | 0.5 x 0.5m |
| VIO. hed                              | <i>Viola hederacea</i>         | Ivy-leaf Violet      | 0.1 x 0.3m |

**NOTE:**

- Planting in accordance with Recommended Latrobe Council Street Tree and Indigenous Plant Species List, with considerations of EVC Guidelines (EVC 55: Plains Grassy Woodland).
- Shrubs planted in garden beds adjacent to public roads to not exceed 1 metre in height, to maintain passive surveillance outcomes.

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Corymbia eximia



Eucalyptus melliodora



Pistacia chinensis



Zelkova serrata 'Green Vase'



Acacia melanoxylon



Allocasuarina verticillata



Eucalyptus melliodora



Eucalyptus polyanthemos



Eucalyptus tereticornis



Dianella tasmanica



Cassinia aculeata



Olearia lirata



Ozothamnus ferrugineus



Poa labillardierei



Stylidium graminifolium



Viola hederacea