

SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**.

FRANKSTON CITY INDUSTRIAL PRECINCTS**1.0**27/02/2026
C148fran**Design objectives**

To facilitate the development of functional, well serviced, and attractive industrial areas that have regard to the environment, local conditions and amenity.

To facilitate development that responds to the local characteristics of the site and its context.

To encourage the renewal of existing industrial areas.

To ensure that development respects sensitive interfaces, including residential areas and public open space.

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A permit is required to construct a fence within 5 metres of a boundary adjoining a reserve or public open space.

The following requirements apply to an application to construct a building or construct or carry out works.

Building siting and orientation

Buildings and works should be in accordance with the preferred setbacks identified in the Table and Map 1 to Schedule 14.

Table to Schedule 14

Precinct	Location	Preferred minimum setback
All Precincts	Side setbacks for buildings with a width greater than 30 metres	3 metres
	Setback to a common boundary shared with a residential zone	10 metres or 5 metres for lots less than 4000 square metres
	Side or rear setback to public open space	3 metres
	Side or rear setback to a freeway or major road	5 metres
	Side setback on corner sites	3 metres from the side street
Precinct 3: Carrum Downs	Front street setback to Colemans Road and Boundary Road Extension to Frankston Gardens Drive	20 metres
	Front street setback to major roads shown on Map 1 of the schedule, excluding Colemans Road and Boundary Road Extension to Frankston Gardens Drive	10 m or 5 m for lots less than 4000 square metres
	Front street setback for all other roads except where there is a predominant street setback	5 metres

Precinct	Location	Preferred minimum setback
	Side street setback of a corner site except where there is a predominant street setback	5 metres

- Setbacks to residential lots and public open space should be landscaped.
- Setbacks to freeways should be landscaped with dense vegetated screening or mounding to soften visual impacts.
- Development should be sited away from surrounding sensitive uses.
- Provide customer service, retail and office components close to the street frontage.

For land in Precinct 3:

- Excluding land located along a major road, front building setbacks should be consistent with the predominant front setback of adjoining buildings.
- For corner sites, excluding land adjoining a residential zone, the setback to a side street frontage may be reduced where visual impacts can be minimised.

Building heights and roof forms

- Development located opposite or adjoining a residential area or public open space should provide a transition in height to manage off-site amenity impacts, including visual bulk and overshadowing.
- Buildings should not overshadow secluded private open space or public open space between the hours of 10:00AM and 2:00PM at September 22.
- Encourage roof forms to have a low pitch unless necessitated by the particular industry function.
- Locate and screen roof mounted structures to minimise visibility from the public realm and residential areas.

Building design and detail

All buildings and works should:

- Use a mix of materials, finishes and colours, and incorporate projected and recessed building elements on facades visible to the public realm to provide visual interest and high quality presentation.
- Avoid the use of pre-cast or exposed concrete walls on visible facades.
- Use materials and finishes with muted, earthy tones where applicable.
- Minimise glare through the use of low reflective external materials and finishes.

The design of buildings should contribute to interaction with pedestrians at the ground level by:

- Utilising clear glazing.
- Providing human scale building forms at street frontages and building entries.
- Avoiding blank walls to the public realm.

Development on sites interfacing with public open space should:

- Be designed with an active frontage to the public open space,

For corner sites, building design should address all street frontages.

Access and carparking

Sites smaller than 4000 square metres should provide for a single combined entry and exit.

For sites larger than 4000 square metres, additional crossovers should only be used where vehicles can exit and enter in a loop circulation.

Car parking should:

- Locate car parks greater than 20 spaces to the side or rear of the building.
- Support undercroft car parking where visual impacts can be appropriately minimised and further landscaping is enabled.

Landscaping, fencing and external lighting

- Existing vegetation should be incorporated into building setbacks, recesses, car parking areas or within open space areas.
- Allow for 4.5 metres of landscaping at the front property boundary.
- Development should protect landscaped areas abutting car parks and vehicle access ways through the provision of appropriate barriers and tree outstands.
- Landscaping should be hardy, have low water requirements, be low maintenance, and use indigenous or native vegetation.
- Landscaping treatments should:
 - Select trees that are proportionate to the scale of the buildings being proposed.
 - Provide canopy trees in car parking areas at the rate of one large tree per five car parking spaces, or one large tree per 10 double linear parking bays.
 - Provide clear stemmed canopy trees that mature to at least 12 metres in height within the front setback, providing one tree for every 8 lineal metres of road frontage.
- Light poles should not exceed the height of the building.
- Lighting should be located, directed and baffled to limit light spill beyond the site boundary.
- Fencing to the front boundary or public open space should be transparent with a maximum height of 2 metres.
- Security fencing should be located along or behind the building line.
- High, solid fencing should be avoided unless required for screening or amenity purposes.
- Where acoustic treatments are needed, development should:
 - Provide for internal treatments to the building through design and building materials wherever possible; or
 - Use tree and shrub planting, mounding, or acoustic walls for external treatment.

Site services

- Locate loading areas and servicing facilities to the rear or side of the property.
- Avoid locating loading areas and servicing facilities areas along boundaries adjoining residential and other sensitive uses. Where it cannot be avoided, loading areas and servicing facilities should be appropriately treated to reduce amenity impacts.
- Access for loading and services should be separated from pedestrian pathways.
- Loading areas and servicing facilities should be completely contained within the site and where possible, contained within the building.

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

3.0

27/02/2026
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Subdivision

The following requirements apply to an application to subdivide land.

Subdivision should:

- Allow for through connections to existing or planned roads.
- Avoid court bowls.
- Avoid directing industrial traffic to residential streets.
- Orientate streets to capture and maintain any key views to enhance the amenity of the precinct.
- Orientate lots so that the primary frontage is to the higher order street within the road hierarchy.
- Create lots that are regular in shape and square to the street for an efficient use of land and to provide a visually uniform streetscape.
- Ensure lots abutting sensitive areas are large enough to accommodate natural features, access, landscaping and desired built form outcomes.
- Incorporate gateway features at key entries into industrial areas, including signage.
- Design the street network to separate industrial land from public open space and residential areas. Road reserves abutting sensitive areas should contain a 10 metre wide landscaped buffer or an open space area with a minimum width of 20 metres.
- Design shared paths to be sealed with a minimum width of 2.5 metres.
- Provide sealed pedestrian paths on both sides of the road reserve with a minimum width of 1.5 metres where shared paths are not required.

Exemption from notice and review

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4.0

27/02/2026
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Signs

None specified.

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27/02/2026
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Application requirements

None specified.

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27/02/2026
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Decision guidelines

None specified.

FRANKSTON PLANNING SCHEME

Map 1 to Schedule 14 to Clause 43.02

