



Grounds rules for commercial and industrial frontages, by council

What the south east councils expect of the land, the nature strip and the frontage of a factory, warehouse, office or shop, in one place. Read from each council's current local law and guidelines on 18/10/2026 and quoted as closely as the documents allow. Local laws change and are enforced on complaint and on inspection, so the current document on the council site governs, and the clause numbers here are where to look.

Council	Grass, weeds and unsightly land	Nature strip	Overhanging growth	Fire
City of Greater Dandenong	General Local Law 2021 (Local Law No. 2 of 2021) cl 49: land must not be kept in a manner that is dangerous or unsightly. The officer may consider flammable materials on the land and an appearance of neglect out of character with the area. No grass height is written into the local law.	Nature Strip Guidelines 2021 under the General Local Law: residents and property owners are expected to maintain the nature strip, Council does not mow or water it. Plantings no higher than 500 mm, set back 600 mm from the kerb, nothing on the footpath, kerb or gutter, no concrete, asphalt, rocks, sleepers, bollards or loose stone. Corner sites, low ground covers only.	General Local Law 2021 cl 32: no tree or plant may overhang a footpath or the pedestrian part of a road to any extent up to a height of 3 metres. Cl 43: a tree or plant must not damage or interfere with a road.	Fire prevention notices under the Country Fire Authority Act 1958 where the Municipal Fire Prevention Officer finds a hazard. Open air burning needs a permit (cl 39).
City of Kingston	Community Local Law: land must not be allowed to become unsightly or dangerous. No grass height is published on the Council pages read.	Council page Nature strips (Nature Strip Guidelines May 2022): residents are responsible for mowing, watering and general maintenance. Plantings to a maximum of 0.5 m, set 0.5 m back from the kerb (nothing over 0.1 m in that strip so car doors open), corner sites ground cover to 0.2 m only, no pavers, concrete, asphalt, irrigation, synthetic turf or trees. No approval needed if the guidelines are followed.	Council page Footpath vegetation: the owner, renter or business operator keeps footpaths next to the property free of hazards, branches pruned to at least 2.4 metres above the footpath. A Notice to Comply follows a complaint, then Council does the work and invoices it, with fines for the overhang and for ignoring the notice.	Fire prevention notices under the Country Fire Authority Act 1958 where a hazard is found. Tree removal or pruning may need a local law permit above the Council's size threshold.
City of Casey	Community Local Law 2025 (from 2 March 2026) cl 21: an owner or occupier must not allow grass, weeds or undergrowth to exceed 30 centimetres in height or length, including growth that encroaches on adjoining land. Cl 18 unsightly land (the definition includes grass or weeds over 30 cm), cl 19 dangerous land, cl 21(2) no noxious weeds.	Cl 36 and 37: no interfering with vegetation or a nature strip on Council land or a road without a permit. Mowing of the strip outside a property is the established expectation; the local law sets no separate duty. Check the Council nature strip page before planting.	Cl 22: vegetation, signs, fences or structures must not overhang the boundary so as to obstruct a pedestrian or a driver's view, or obscure street lights or traffic signs, with vegetation trimmed to a clearance of at least three metres above the road surface.	Fire prevention notices under the Country Fire Authority Act 1958 in the lead-up to and during the CFA Fire Danger Period. Open air burning permits are not issued during a declared fire danger period (cl 48).

Cardinia Shire	Community Local Law 2024 (from 1 July 2024) cl 59: land must not be kept in a manner which is unsightly, and excessive vegetation growth counts. Cl 58: land, or the adjacent half width of an abutting private street, must not constitute a danger to life or property from the threat of fire. No grass height is written into the local law.	Cl 62: the land and the adjoining nature strip must not be a haven for noxious weeds, and owners take reasonable steps against regionally controlled weeds on the adjoining roadside. Check the Council nature strip page for planting rules.	Cl 41: vegetation must not overhang a road, road reserve, footpath or nature strip at a height of less than four metres from the road surface, nor encroach on them. Cl 40: within 9 metres of an intersection, vegetation must not obstruct the clear view of drivers or pedestrians.	Fire prevention notices under the Country Fire Authority Act 1958, with fire hazard inspections before the Fire Danger Period (the Council Fire hazards page).
Frankston City	Community Local Law 2020 cl 3.1: land must not constitute a danger to health or property, nor become unsightly through poor maintenance, and dead trees or excessive growth of vegetation are named as unsightly. Cl 3.19: major environmental weeds must be removed on notice. No grass height is written into the local law.	Nature Strip Planting Guidelines (October 2022): residents maintain the nature strip to a neat and tidy frontage, Council does not mow. Plantings at or below 500 mm, nothing within 600 mm of the kerb, a 1.5 m clear width where there is no footpath, no rocks, timber, retaining walls, irrigation, food gardens or synthetic grass. A permit is needed to change the strip from mown lawn (cl 3.21).	Cl 3.13: vegetation must not hinder, obstruct or interfere with a drain, pit, road or footpath, and a Notice to Comply can require remedial work with Council's costs recoverable. Council's Overhanging branches page puts cutting back branches over footpaths on the resident. No clearance height is published.	Fire prevention notices under the Country Fire Authority Act 1958 where a hazard is found. No open air fires without a permit, and none during a Fire Danger Period or on a Total Fire Ban day (cl 3.12).
Mornington Peninsula Shire	Community Amenity Local Law 2022: unsightly and dangerous land provisions apply, check the current document for the clause. The Fire Hazard Prevention Program inspects for long dry grass, fallen and dead vegetation, weeds that add to the fuel load and vegetation close to neighbouring assets.	Mowing of the strip outside a property is the established expectation across the Peninsula, check the Shire's nature strip page before planting.	Community Amenity Local Law 2022, check the current document for the overhang clause and clearance.	Fire Hazard Prevention Program: Shire Fire Prevention Officers inspect in the lead-up to and during the CFA Declared Fire Danger Period and issue Fire Prevention Notices under the Country Fire Authority Act 1958 and the Fire Rescue Victoria Act 1958, each a statutory notice with a time to comply and an infringement for not complying.

The rules that apply everywhere in the south east

- **Fire prevention notices.** Under the Country Fire Authority Act 1958 (sections 41 and 41A) a municipal fire prevention officer can serve the owner or occupier with a notice requiring the hazard to be removed by a date, for instance grass cut and fuel loads cleared. Failing to comply is an offence (section 41D) with a maximum penalty of 120 penalty units or 12 months, and an objection must be lodged within 7 days of service. Inspections run in the lead-up to and during the CFA Fire Danger Period, which on the Peninsula and in Casey and Cardinia usually opens in late spring, so boundary long grass is a November job, not a January one.
- **The nature strip is yours to mow.** Every council read expects the owner or occupier to keep the strip outside the property mown and tidy, and none of them mows it for you. Plantings are allowed within each council's guidelines (roughly a 500 mm height limit and a clear strip at the kerb), hard surfaces and loose stone are not.
- **Footpath clearance.** Kingston asks for 2.4 m above the footpath, Greater Dandenong 3 m, Casey 3 m above the road surface, Cardinia 4 m, Frankston no obstruction. A hedge or a street frontage planting that reaches the footpath is a notice waiting to happen, and the council does the work and invoices it if the notice is ignored.
- **Sight lines.** Plantings on a corner or near a driveway must not block the view of drivers and pedestrians (Cardinia names 9 m from an intersection, Kingston and Greater Dandenong limit corner strips to ground covers).

- **Dumped waste and litter** on the frontage is the occupier's problem under the unsightly land clauses, and a regular grounds contractor is usually the first to see it and report it.
- **Trees** on the site or the nature strip are often protected by local law or planning controls, and the size thresholds can be modest, so check before any tree work beyond light trimming.

Sources, read 18/10/2026: City of Greater Dandenong General Local Law 2021 and Nature Strip Guidelines 2021. City of Kingston pages Nature strips and Footpath vegetation, Nature Strip Guidelines May 2022. Casey Community Local Law 2025. Cardinia Shire Council Community Local Law 2024. Frankston City Council Community Local Law 2020 and Nature Strip Planting Guidelines October 2022. Mornington Peninsula Shire Fire Hazard Prevention Program page. Country Fire Authority Act 1958 (Vic). This sheet is practical guidance for site managers and not legal advice, and a council officer's direction on the day overrides it.

Want the frontage kept inside the rules without thinking about it?

Kanga maintains factory, warehouse and commercial grounds across the Dandenong South, Braeside, Cranbourne West and Pakenham estates on one fixed monthly fee: the verge and the nature strip mown, the boundary grass down before the fire season, hedges off the footpath, litter and dumped waste reported with a photo the same day.

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