

Street Verge Development

The following information is provided to answer your questions regarding street verges and the City of Mandurah Verge Development Policy.

1.0 Street Verge

What is a street verge?

A street verge is the area of land that lies between the road edge and the property boundary.

Why do we have road reserves and street verges?

Road verges provide space for public utilities eg: water, gas, sewer, telephone, stormwater, power and they also allow the City to create streetscape to enhance amenities in the area.

Who owns and maintains the street verge land?

A street verge is part of the road reserve and is land that is not owned by any one person or organisation. The City is responsible for the control of development of street verges and encourages the landowner to develop and maintain the verge area in front of their property within the guidelines determined by the City's Local Laws relating to the street verge.

Property owners are responsible for the care and maintenance of the verge adjacent to their property. The selection, supply and maintenance of street trees is the responsibility of the City.

How do owners obtain trees for the verge?

The City will provide and plant street trees on the street verge upon completion of an application form by the property owner.

Requests for street tree planting are accepted all year round but will only be implemented during the winter planting season between May and July. Requests received after April 31 will be scheduled for the subsequent planting season.

In order to establish a consistent streetscape, street tree species will be allocated by City officers in accordance with the existing or intended street tree themes.

Application forms are available from the City's Administration Centre or on the City's website at www.mandurah.wa.gov.au.

2.0 Property Owner Responsibilities

An owner or occupier who installs and maintains a street verge treatment must;

- a) Keep the treatment in good and tidy condition and ensure, where a verge treatment is a garden or lawn that no obstruction of any sort is caused to any footpath, pavement or street.
- b) Where a paving or concrete hardstand is being considered it must comply with Sections 3.0 - 4.0.
- c) Not place any obstruction or hazard on or around any verge treatment including rocks and fencing. (Refer to Section 4.0, Verge Obstructions)
- d) Ensure a 2.0m wide clear zone (where a path is not present) is provided for public access along the verge adjacent to the kerb. (Refer to Figures 1-3)
- e) Not water or maintain a verge treatment in such a manner as to cause interference with the safe movement of pedestrians or motorists.
- f) Ensure there is no interference with any stormwater system, or utility service, or block access to any utility service or cause or be likely to cause damage to a utility, service or infrastructure.

The City may order the removal of any landscaping on verge areas which inhibit a motorist or pedestrian's vision or at its discretion order that the vegetation be pruned and maintained at a height determined by the City to provide clear line of sight for road users.

Reviewed..03/08

Administration Centre 3 Peel Street Mandurah
Postal Address: PO Box 210, Mandurah, WA 6210

Tel: (08) 9550 3777 Fax: (08) 9550 3888 Email: council@mandurah.wa.gov.au

3.0 Street Verge Treatment

Residents can develop the street verge adjacent to their property boundary in one of the following ways;

A. Garden or Lawn treatment

Plant and maintain a lawn and or garden provided that:

1. Clear site visibility is maintained at all times for pedestrians and motorists at corners and bends in the road, and not be likely to impair visibility for vehicles or pedestrians along the road or footpath.
2. No plant or other vegetation within the garden is or a thorny or poisonous nature, reach more than 500mm in height or create any alternative hazards. (Refer to Section 6.0 for suitable plant species)
3. At all times pedestrians have two metre wide clear zone providing safe access along the verge adjacent to the kerb. (Refer to Figures 1-3)
4. The edge of the garden bed is defined by an edge which is flush with the finished surface level thereby not creating tripping hazards.
5. Sprinklers do not cause interference to the safe movement of traffic or the safe use of the footpath.

B. Garden and or Mulch treatment

Plant a garden within the remaining area and install mulch provided that:

1. All conditions of treatment A (1-5) above are followed.
2. Only shredded organic mulch such as shredded wood chips or compressed sawdust be used.
3. The mulch must be easy to walk on and not cause a tripping hazard. No piece of mulch should be greater than 40mm in diameter, and be compacted so as to be level and not spill onto the roadway or path.

C. Partially Paved Areas Treatment

Install a hard surface over no more than one third of the verge area (excluding crossover) with an acceptable material, and plant and maintain either lawn or garden on the remaining verge area provided that:

1. The paved area is not used for continual vehicle parking.
2. All conditions of treatment A (1-5) above are followed.

4.0 Important points to consider for all street verge treatments

• Kerbing or raised edging on the verge:

No kerbing or other raised edging may be installed within two metres of the edge of road pavement. The use of all other kerbing is to be strictly at the discretion of the Director of Works and Services. Refer also to City's Specifications for Crossovers.

• Verge Obstructions:

Persons are not permitted to construct obstructions including walls, posts, fences, rock or stones in the road verge, without written approval of the City. The City may require the landowner to carry Public Liability Insurance to cover the possibility of accidents occurring as a result of the obstructions.

• Public Utilities:

Public utility providers (Water Corporation, Alinta Gas, Western Power, Telstra) or the City, may undertake works which may disturb any of these treated verges in gaining the necessary access to their utilities. They do not necessarily have to reinstate planting or paving. Reinstatement may be at the property owner's cost and responsibility.

• Shared Paths/ Footpaths:

Where the construction of a new footpath/shared use path is undertaken, City policy requires the removal of any material other than plain grey concrete from driveways/crossovers and reinstatement with plain grey concrete to ensure uniformity of the path system. The section to be removed is to be the width of the path. The cost of such reinstatement will be borne by the City.

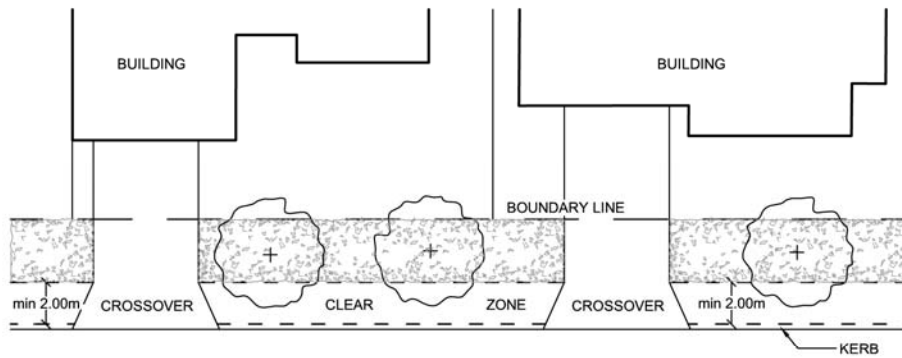


Figure 1 : VERGE DEVELOPMENT - WITHOUT PATH

LEGEND

- | | | | |
|--|---|--|--|
| | POSSIBLE STREET TREE PLANTING | | EXISTING CONCRETE FOOTPATH |
| | GRASS / MULCH / PLANTING UP TO 500mm HIGH | | CLEAR ZONE - MIN 2000mm WIDE FOR PEDESTRIAN ACCESS (MULCH / GRASS) |

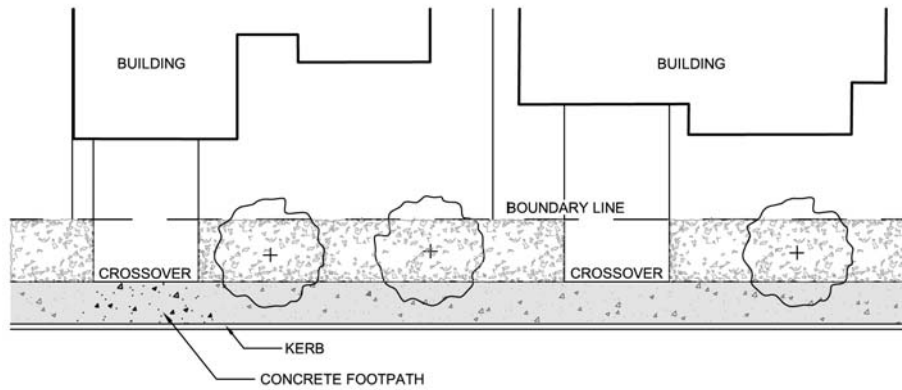


Figure 2 : VERGE DEVELOPMENT - WITH PATH

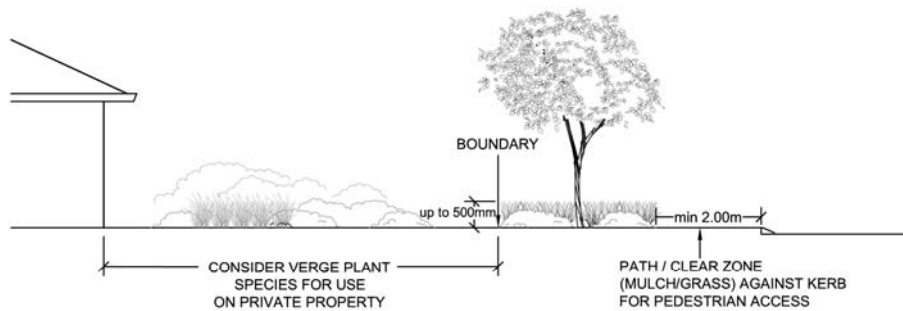


Figure 3 : VERGE DEVELOPMENT - TYPICAL SECTION

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5.0 Acceptable/ Non acceptable Verge materials.

- **Verge material acceptable for use in the 2.0m clear zone are limited to:**
- Grass
- Mulch
- Low prostrate groundcovers to max height 100mm.
(eg *Myoporum parvifolium*,
Lippia nodiflora, *Dichondra repens*
Viola hederacea, and *Dyondia margaretae*)
- Mat forming prostrate groundcovers which are suitable and regularly mowed.
(eg some *Grevilleas* and *Juniper* species)

- **Acceptable Verge material:**
- Brick paving
- Bitumen
- Compacted sawdust*
- Shredded organic mulch*
- Concrete

*Please note that these materials are approved provided they are contained within the verge area and do not spread onto adjacent, road, pavement or paths.

- **Non Acceptable verge material**
- Gravel – including – blue metal, limestone rubble, pea gravel, crushed brick
- Gravel limestone mixes
- Any similar loose aggregate

6.0 Groundcover Plants suitable for Verge Planting

This is a sample list of low growing plants suitable for planting on the verge.

These plants comply with the verge development policy as they are not of a thorny or poisonous nature and will not block sight lines of motorists or pedestrians. These plants are available for property owners to purchase for their verge from local nurseries.

Australian Native Plants:

- *Banksia blechnifolia*
- *Banksia petiolaris*
- *Banksia repens*
- *Brachysema praemorsum*
- *Chrysocephalum apiculatum* - Yellow buttons
- *Conostylis candidans* - Grey Cottonhead
- *Dampiera diversifolia*
- *Grevillea obtusifolia* 'Gingin Gem'
- *Hemiandra pungens* - Snakebush
- *Kennedia prostrata* - Running Postman
- *Lechenaultia Formosa*
- *Scaevola aemula* - Blue Fan Flower
- *Sollya heterophylla* - Bluebell Creeper
- *Viola hederacea* - Native Violet

Non Native Plants

- *Erigeron karvinskianus* – Seaside Daisy
- *Cerastium tomentosum* - Snow in summer
- *Hedera* species - Ivy
- *Juniper* species – Low varieties
- *Lamium* species - Dead Nettle
- *Osteospermum fruiticosum* - Trailing African Daisy
- *Sedum* some species - Stonecrop
- *Thymus* – Thyme (creeping varieties)
- *Trachelospermum jasminoides* - Star Jasmine
- *Verbena* – creeping varieties

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