

Asset Services Information Sheet 13

Permissible Verge Treatments

Introduction

The portion of land between a property boundary and the carriageway or road is referred to as the verge. Property owners or residents of land abutting the verge may install a permissible verge treatment.

A permissible verge treatment is one that is approved by Council and subject to stringent conditions.

Waterwise management practices are encouraged for verge treatments. The Water Corporation webpage (www.watercorporation.com.au) has a range of initiatives to assist residents minimise water usage.

Permissible Verge Treatments

Irrigation of the verge is an acceptable material on the following condition:

- Gate value(s) / solenoid value(s) are located on private property
- Installation of retractable sprinkler heads, level with grass surface
- Irrigation system designed to ensure that the water is not distributed onto paved surfaces.
- Irrigation is applied in accordance to Waterwise for WA water roster requirements.

In regards to the landscaping of the verge, it is essential to provide at all times clear sight visibility for both pedestrians and vehicles. Where there is no footpath, safe and clear access shall be provided for pedestrians. No plant except grass or a similar ground cover plant is to be grown within 2 metres of a road edge and no plant except grass or a similar ground cover plant is to be within 6 metres of an intersection. Other low growing plants shall not exceed 0.75 metres in height.

The sketch landscape plan below is provided to assist the owner / occupier of the lot abutting a verge, appreciate visually the verge planting requirements. In this plan, the plants have been arranged so that grass or a similar ground cover plant covers are placed at edges and low growing plant towards the middle of the verge area.

Where street trees are growing under the overhead power lines it is essential that the Town of Bassendean approved contractors have appropriate machinery access to carry out street tree pruning operations. Should a verge treatment proposal prevent a street tree from being maintained/ pruned or will damage an existing street tree, the application shall be refused.

When considering landscaping a verge, the planting of endemic (local native) low growing groundcovers and shrubs are strongly encouraged. *Grow Local* native plants brochures

can be obtained from the Town's Customer Service information desk. The brochure contains a range of hints and information on how to use and look after native plants Over the page is shown an example of a verge landscaped plan

The Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2010 states:

Division 1 - General prohibitions : A person must not plant any plant except grass within 6m of an intersection

Division 3 - Permissible Verge treatments:

(1) *An owner or occupier of land, which abuts on a verge, may on that part of the verge directly in*

front of her or his land install a permissible verge treatment.

(2) *The permissible verge treatments are:*

(a) *the planting and maintenance of a lawn;*

(b) *the planting and maintenance of a garden provided that:*

(i) *clear sight visibility is maintained at all times for a person using the abutting thoroughfare in the vicinity of an intersection or bend in the thoroughfare or using a driveway on land adjacent to the thoroughfare for access to or from the thoroughfare;*

(ii) *where there is no footpath, a pedestrian has safe and clear access of a minimum width of 2m along that part of the verge immediately adjacent to the kerb;*

(iii) *it does not include a wall or built structure; and*

(iv) *it is not of a thorny, poisonous or hazardous nature; or*

(c) *the installation of an acceptable material; or*

(d) *the installation of an acceptable material or other verge treatment in accordance with paragraph (c), and the planting and maintenance of either a lawn or a garden on the balance of the verge in accordance with paragraph (a) or (b).*

Acceptable materials	Conditional requirements
<ol style="list-style-type: none"> 1. Composted mulch or chipper mulch material 2. Small format Permeable/ Porous Pavers 3. Irrigation system 4. Grass 5. Low growing ground cover plants 	<ul style="list-style-type: none"> · Street Tree Protection policy requirements are applied to ensure the long-term health of the tree · To protect the tree roots, all earth works under the tree drip line shall be performed using hand tools · Verge pavers shall be at least 20 per cent porous · Storm water on verge shall be managed on site · Verge pavers shall not be laid within 2 metres from base of existing tree trunk · A minimum of 2 metre wide street tree planting bay (s) shall be provided for future street tree (s) · No more than one third of the verge shall be paved excluding the crossover · Mulch or paving once installed shall not be higher than the adjacent kerb line, footpath or crossover · Paving shall tolerate limited vehicle traffic · Below ground irrigation / pop up sprinklers

Examples of Non - Acceptable materials	Reason
1. Frangible objects such as mounds, rocks, sleepers, walls, and garden kerbs 2. Loose objects such as gravel or aggregate 3. In-situ concrete, concrete slabs, and bitumen 4. Artificial turf	<ul style="list-style-type: none"> • Frangible objects may be considered unsafe, cause damage or be used to cause damage • Loose objects impact upon pedestrian safety • Concrete & bitumen have poor water permeability and contribute to storm water flow • Synthetic turf may reduce soil health and contribute to the urban heat island effect by absorbing sunlight and emitting heat

Irrigation & Planting requirements

Irrigation of the verge is an acceptable material on the following condition:

- Gate valve(s) / solenoid valve(s) are located on private property
- Installation of retractable sprinkler heads, level with grass surface
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at edges and low growing plant towards the middle of the verge area.

Where street trees are growing under the overhead power lines it is essential that that the

Town of Bassendean approved contractors have appropriate machinery access to carry

out street tree pruning operations. Should a verge treatment proposal prevent a street tree

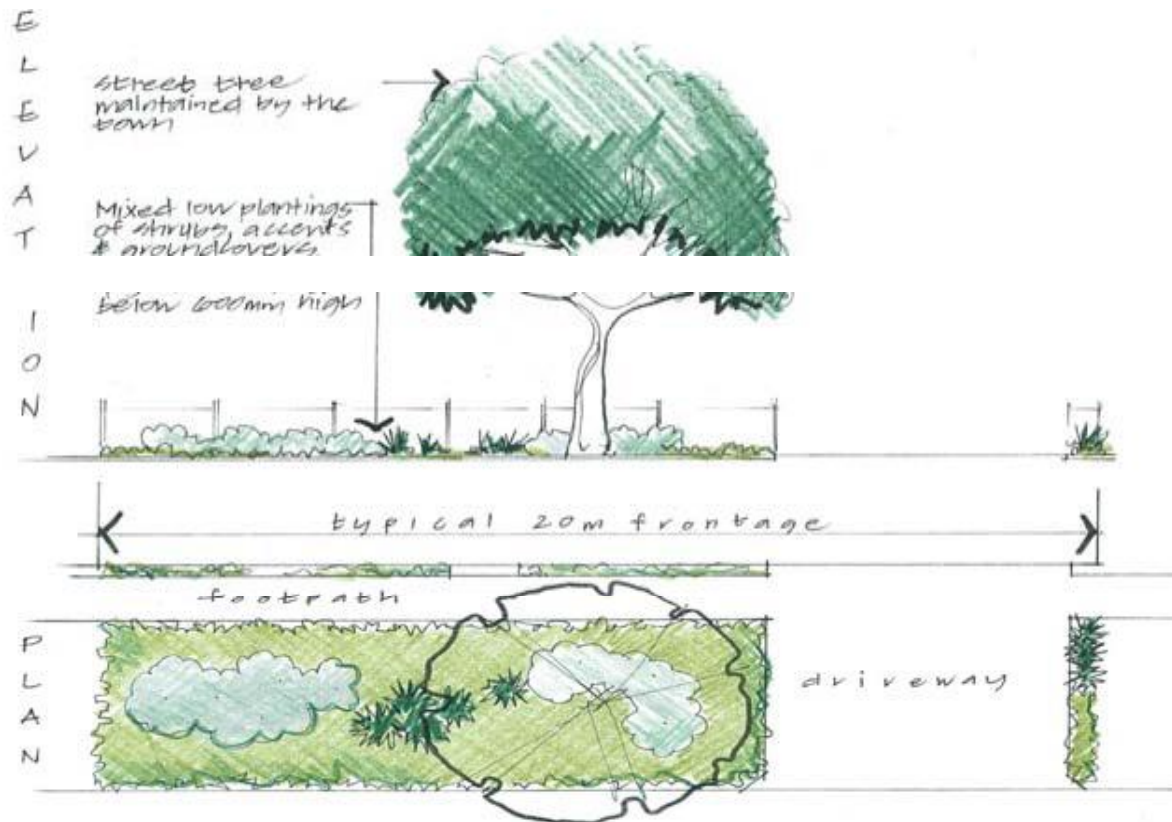
from being maintained/ pruned or will damage an existing street tree, the application shall

be refused.

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groundcovers and shrubs are strongly encouraged. *Grow Local* native plants brochures can be obtained from the Town's Customer Service information desk. The brochure contains a range of hints and information on how to use and look after native plants

example shown of a verge landscaped plan



Important Information

- Please refer to the **Verge Treatment, Street Tree Protection, Significant Tree** and the **Crossover** information sheets which are available for viewing on the Town of Bassendean web page at: www.bassendean.wa.gov.au
- Before the owner / occupier of the lot abutting a verge or contractors start to dig, plough, excavate or undertake any sub-surface activity, contact the "Dial Before You Dig" service on telephone 1100 to access indicative plans / information within 4-5 days on underground pipes and cables. Failure to take steps to avoid damage may leave you liable for costs incurred in the event of infrastructure damage.
- Local native plants will generally need to be watered for the first two summers until established. Some non-native plant species whilst 'waterwise' should be avoided as there is the potential for seed dispersal into natural areas. For this reason local natives are preferred

VERGE TREATMENT PERMIT APPLICATION FORM

Name of Applicant: Property Address: Email: Telephone (Hm):(Mb):

Verge Treatment Details

Please (✓) tick to confirm the required information has been attached to the verge treatment application form.

- Sketch plan of proposed verge treatment attached
- Specification of material planned to be utilised provided
- If garden to be provided, ensure plant species proposed are clearly shown.
- Reticulation plan of proposed spray or drip reticulation attached
- Dial before you dig information attached
- Request the Town plant and maintain a street tree.

Please Note: If above supporting information is not submitted with application, the Town will have no option but to reject application until relevant information is provided

For General Information Sheets, please refer to the Town of Bassendean web page at : www.bassendean.wa.gov.au/ for the following:

- * "Significant Trees" - guidelines for the identification, protection and management
- * "Street Tree" – Telephone 93779000 or request in writing a street tree (s) be planted
- * "Street Tree Protection"- building permit requirements.
- * "Crossovers" – constructed in accordance to Town's specifications
- * "Availability of Mulch" Free mulch during specified time frames or pay for delivery.

I/we, agree:

- 1. to maintain the verge area in accordance to the approved permissible verge treatment in a good and tidy condition and ensure that pedestrian access will be maintained.**
- 2. that service utilities on occasions will require access to the verge area to undertake underground, above ground routine work and street tree pruning operations.**
- 3. that if the approved permissible verge treatment is damaged as a result of the routine work, the applicant shall reinstate the area at no cost to the Town of Bassendean.**

Applicant (s) Name
 Applicant/s Signature
 Date:

Please note that landscaping of verge area shall not be undertaken without written approval that the application is in accordance to the Permissible Verge Treatment requirements

OFFICE USE ONLY

Required Verge Treatment documentation and Plans submitted · Yes · No

Street Tree Protected policy considered & applied · Yes · No

Acceptable materials utilized · Yes · No

Pedestrian Access provided · Yes · No

Existing / Future Street Tree considered · Yes · No

Application · Approved · Refused

Comments:

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Officer Title : Date: Applicant advise Yes ·