1.9 Verge Treatment and Maintenance Policy

Street verges within the Town perform important functions including the provision of space for public utility services, increased public space and the visual linking of streetscapes. In the interests of Bassendean’s wellbeing into the future, the Town wishes to encourage landscaping that is waterwise, aesthetically pleasing and reflects our natural heritage.

It is acknowledged that verges form part of the public realm. Whilst Council allocates funding for the maintenance of selected verges, generally those adjacent to major or distributor roads, the Town relies on the goodwill and cooperation of adjacent land owners/occupiers for the maintenance of their verges.

Objectives

The objectives of this policy are to encourage adjacent owners/occupiers to install and maintain Permissible Verge Treatments in accordance to Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law, for the installation and management of verges that are waterwise, aesthetically pleasing, and that reflect our natural heritage.

Council does not mow or slash verges adjacent to all private, commercial or industrial property on the basis that owners and residents with civic pride undertake this activity as a contribution to the amenity of the Town. This allows Council to direct its resources to priority services.

Strategy

The Town of Bassendean will achieve these objectives through the application of “Permissible Verge Treatment” guidelines (see Appendix 1) with which to assess requests to develop new or alter existing verge treatments and the development of a priority verge slashing program to reduce the grass loadings through out the year, within the allocated budget constraints.

Street verge slashing program is a grass reduction service not a lawn mowing service and will be provided within budget constraints, in accordance with the following priorities:

Priority One - Primary and District Distributor Roads – Guildford Rd, Lord St, Walter Rd East, Morley Drive (as arranged with the Shire of Swan), Collier Rd and Railway Parade, and areas required to be carried out for reasons of fire, traffic, cyclist or pedestrian safety.

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Priority Two - Local Distributor Roads – West Rd, Ivanhoe St, Old Perth Rd, Hardy Rd, Reid St, Broadway, Northmoor Rd, Iolanthe St, Palmerston St, Shackleton St, Bridson St, Haig St and Colstoun Rd.

Priority Three - Local Roads - Scaddan St, North Rd, Bassendean Parade, Pearson St and Surrey St.

Priority Four - Verges adjacent to vacant and corner blocks, cul-de-sac heads, and closed road sections in other roads.

Note:

1. Verges adjacent to Council controlled reserves are to be mown as part of those reserves; and
2. Verges maintained by the resident are not included in the verge slashing program.

Detail

This policy applies to the portion of land between the road kerb/edge and the property boundary. The requirements of the policy exclude footpaths and crossovers.

Treatments should be attractive and provide a positive enhancement to the streetscape. Street tree planting shall be in accordance to the adopted Street Tree Master Plan. Street trees remain the responsibility of the Town and are therefore, excluded from this policy.

Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and Chief Executive Officer. The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. The CEO has on-delegated this authority to the Manager Asset Services.

The Policy is to be reviewed every three years.

<table>
<thead>
<tr>
<th>Policy Type: Strategic Policy</th>
<th>Policy Owner: Director Operational Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Link to Strategic Community Plan: Town Planning &amp; Built Environment</td>
<td>First Adopted: OCM-12/12/11</td>
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<td>Last Review Date: March 2014</td>
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<td>Version 1</td>
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<td>Next Review due by: December 2016</td>
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</table>
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
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).

<table>
<thead>
<tr>
<th>Acceptable materials</th>
<th>Conditional requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Composted mulch or chipper mulch material</td>
<td>Street Tree Protection policy requirements are applied to ensure the long-term health of the tree</td>
</tr>
<tr>
<td>2. Small format Permeable/ Porous Pavers</td>
<td>To protect the tree roots, all earth works under the tree drip line shall be performed using hand tools</td>
</tr>
<tr>
<td></td>
<td>Verge pavers shall be at least 20 per cent porous</td>
</tr>
</tbody>
</table>
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Acceptable materials

| 3. Irrigation system
| 4. Grass
| 5. Low growing ground cover plants |

Conditional requirements

- 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

| 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 |

Reason

- 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 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.

Below is an example of a verge landscaped plan

**Important Information:**

- Please refer to the Council adopted Verge Treatment Policy, Street Tree Protected Policy and the Crossover Policy are available for viewing on the Town of Bassendean webpage at: www.bassendean.wa.gov.au/information & feedback/policies.
- 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.
APPENDIX 2

VERGE TREATMENT APPLICATION FORM

Name of Applicant: .................................................................
Property Address: ........................................................................
Email: ......................................................................................
Telephone (Hom): ...........................................(Mob): .......................

Verge Treatment Details

Please (✓) tick to confirm the required information has been attach 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:

* "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

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### OFFICE USE ONLY

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>Required Verge Treatment documentation and Plans submitted</td>
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<tr>
<td>Street Tree Protected policy considered &amp; applied</td>
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<td></td>
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<tr>
<td>Acceptable materials utilized</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Access provided</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Existing / Future Street Tree considered</td>
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<td></td>
</tr>
</tbody>
</table>

**Application**

- ☐ Approved
- ☐ Refused

**Comments:**

________________________________________________________________________________________________________________________________________

________________________________________________________________________________________________________________________________________

**Officer Title:** ................. **Date:** ............ **Applicant advised**

Yes ☐