

STREET VERGE DEVELOPMENT



Policy No.	PE 1	Rev. Date	13/3/02	Adopt. Date	25/6/02
Responsible Department	Engineering Services				
Responsible Officer	Manager Engineering Services				

BACKGROUND

Street verges are typically described as the area of land between a road edge and the adjacent property boundary.

STATEMENT OF INTENT

To ensure that street verges within the City of Rockingham are developed to an appropriate and consistent standard, with due regard to aesthetics and public safety.

POLICY

Street verge development may be undertaken in accordance with the following conditions:

The term 'acceptable material' includes brick paving, bitumen, concrete and paving slabs. Materials not classified as acceptable include crushed brick, limestone, pea gravel or any other material deemed by Council to be unstable.

- (a) A person shall not plant a garden on a street verge
- such that it extends beyond the frontage of the adjoining/abutting property in respect of which the approval is granted.
 - such that it encroaches on the pavement of the carriageway or a constructed path.
 - such that it encompasses earth mounding, rocks, retaining walls or built structures, ie fountains, ponds.
 - to the exclusion of any public pedestrian access.
- (b) The owner or occupier of land abutting a street verge, in which a lawn or garden is to be planted, shall make arrangements to determine the location of public utilities which may be located within the road reserve, prior to installation and shall be liable for damage to any utilities.

Permissible Treatments

The owner or occupier of land abutting onto a street verge may, on the street verge in front of such land, install one of the following four treatments:

1 Treatment One – Lawn

Plant and maintain a lawn subject to:

- 1.1 The owner of land abutting a portion of a street verge in which a lawn is planted, ensuring that any water pipe laid to that lawn:

- 1.1.1 Is kept beneath the surface of the road reserve, at a depth of not more than 300mm nor less than 150mm and so that any fitting connected to a pipe does not project above the surface of the lawn or garden.
- 1.1.2 If connected to a public water supply, complies with the requirements of the Water Corporation being the body constituted for, and having control of water in the district.
- 1.1.3 If connected to a private water supply, where passing under road, pavement, made footpaths, or crossings, is of at least class 12 PVC piping.
- 1.1.4 Has approved valves, located within the private property where they are connected to the water supply and is fitted so as to give complete control of the flow of water for that supply.
- 1.1.5 Irrigation sprinklers must be positioned to minimise water spraying on either pedestrian pathways or vehicle carriageways.

2 Treatment Two – Garden

Plant and maintain a garden subject to:

- 2.1 No part of the garden (plant, or other vegetation making up the garden) exceeding a height of 750mm (excluding street trees).
- 2.2 No plant or other vegetation making up the garden being of a thorny or poisonous nature or otherwise creating a hazard.
- 2.3 Where there is no footpath, a 2.0m wide strip parallel and adjacent to the kerb being provided and this area being sufficiently stable for pedestrian traffic and conforming to the investigating officer's approval.
- 2.4 In the event that portion of the garden being lawn, that development complying with Treatment One as described above.

3 Treatment Three – Part Paved Areas

Portion of a street verge may be treated with an 'acceptable material' subject to:

- 3.1 The area of hard surface being limited to a maximum of 33% of the total area of the verge (excluding any crossover).
- 3.2 Hard surface treatments being installed to accommodate vehicle loadings in compliance with the City's specifications for the construction of residential crossovers.
- 3.3 The remainder of the street verge being developed with lawn or garden.
- 3.4 In the event that lawn or garden is planted on the remaining portion of the road reserve, that development complying with Treatment One and or Treatment Two described above.

4 Treatment Four – Complete Paved Area

The City at its absolute discretion may approve the paving of an area which is greater than 33% of the total verge (excluding existing crossovers) with an 'acceptable material' subject to:

- 4.1 In the opinion of Council, not constituting a negative impact on the aesthetic value of the existing streetscape.
- 4.2 An appropriate storm water drain disposing of excess water into an approved soak well system.
- 4.3 The construction of the drain and soak well being installed to specifications approved by Council.
- 4.4 In the event that lawn or garden being planted on the remaining portion of the road reserve, that development shall comply with Treatment One and or Treatment Two described above.

Obligations of Owner or Occupier

An owner or occupier who installs or maintains an approved verge treatment shall –

- 1 Keep the approved verge treatment in a good and tidy condition and ensure, where the verge treatment is a garden or lawn, that a footpath on the verge and a carriageway adjoining the verge is not obstructed by the verge treatment.
- 2 Not place any obstruction on or around the verge treatment.
- 3 Not disturb a footpath on the verge.

INTERPRETATION

This Policy is to be read in conjunction with the City of Rockingham Activities in Thoroughfares and Public Places and Trading Local Law 2001.

IMPLEMENTATION

- 1 Verge development in accordance with Treatment One may be installed without written approval of Council.
- 2 Verge development in accordance with Treatments Two, Three and Four require written approval of Council.
- 3 Applications for verge development in accordance with Treatments Two, Three and Four are to include a plan detailing the proposed verge development, including the portions of any proposed garden beds, trees, shrubs and paved areas.
- 4 Applications must to include details of any proposed plant species, noting that unsuitable species, such as those of a thorny or poisonous nature will not be approved.