

VERGE TREATMENT POLICY

Policy Type: Council Policy Policy Owner: Manager Natural Areas and Parks	Policy No. CP-086 Last Review Date: 17 March 2020
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POLICY OBJECTIVES

To enhance and maintain the visual amenity and safety of street verges throughout the City of Melville.

POLICY SCOPE

This policy sets out the process and conditions for all verges within the City of Melville.

The verge is the area of land between the kerb and the property boundary. The purpose of the verge is to provide an area where public utilities/services such as power, gas and telecommunications can be located. The verge is also a public open space recognised and valued for its street trees and streetscape environment.

POLICY STATEMENT

The City is committed to creating a visually appealing, safe and sustainable environment

The City appreciates the contribution that residents make regarding the landscaping and maintenance of verges adjacent to their properties. The City is of the view that property owners should take responsibility for the landscaping, irrigation and maintenance of street verges adjacent to their property, whilst the street trees will be maintained by the City as per Tree Policy (CP-029).

1. General

The owner or occupier of the adjoining property may install a permissible verge treatment. All modifications to the verge are undertaken with the knowledge that future maintenance or construction may impact the new treatment.

The City recommends undertaking below ground service investigation (e.g. "Dial Before You Dig") prior to any works.

Permissible treatments include vegetation and hard surfacing as detailed below, providing that:

- It is contained within the designed area/s at all times;
- It does not present as a hazard; and
- It is neat and tidy.

The following general conditions shall be met, unless written authorisation is received from the City:



- Changing the level of the verge, either fully or partially, is not permitted.
- Clear access, as determined by the City, is to be maintained to:
 - all service infrastructure (like inspection chambers, pits and poles) and
 - all designated path areas (like footpaths, roads and driveways).
- Where there is no footpath, ensure a pedestrian has safe and clear access immediately adjacent to the road. The City has a preference for this space to be 2 metres wide, however the allowance for this space to be less than 2 metres wide can be determined at the City's discretion.
- Sight lines for pedestrian and vehicular access across and through the verge shall be maintained in accordance with Austroads Guidelines and Australian standards.
- All forms of loose aggregate materials such as pebbles, stones, crushed brick and gravel are acceptable if able to be fully retained in its designated space and separated from path areas.
- All rectification works will be the responsibility of the owner, to meet these general conditions.

Where treatments have been installed prior to the adoption of this policy, the City at its discretion may approve retrospectively.

2. Vegetation

A minimum of 50% of the verge must be vegetation and the City encourages waterwise verge planting.

All vegetation, excluding street trees, must comply with the following conditions:

- Maximum growth/height restrictions apply, including flowering spikes, to retain sight lines. In general terms this will be deemed to be 600mm from the finished ground level, or in compliance with Austroads Guide to Road Design and relevant Australian standards.
- Species that have potential to cause harm or deemed hazardous, by the City, are not permitted.
- All turf species that can achieve good site coverage are acceptable.
- No damage to existing street trees including their root system shall occur during any modification to the verge. If it is found that the trees health declines to a point where the tree needs to be removed, in response to these modifications, the property owner may be responsible for all costs associated with removal and replacement of the tree, as per the City's Tree Policy (CP-029).

• Where the verge is near a natural area, the City has a preference for local native plants to be utilised.

3. Street Trees

The City is responsible for all trees on the verge, as per Tree Policy (CP-029).

4. Irrigation

Where irrigation is installed, in the verge it shall:

- Be designed to minimise spray onto any road or footpath .



- Ensure they are not a potential tripping hazard to pedestrians.
- Maximise efficiency and minimise water usage

5. Hard surfacing

5.0 General

The City does not allow the installation of In-situ concrete or any asphalt material on the verge except as part of a designated crossover and City footpath.

All other hard surface treatments are permissible, including pavers and synthetic turf, when installed in accordance with the below.

Unless written approval has been granted hard surfacing treatments shall:

- Be installed in a manner that can easily be removed to access underground services when required.
- Be setback a minimum of 2 metres from the edge of any street tree.
- Cover a maximum of 50% of the verge including the crossover with the exception of property access driveways (e.g. battle-axe lots).
- Be 'green' if synthetic turf.
- Not cause flooding.
- Be trafficable.

Where a tree is not present on the verge and the City considers there is adequate space for a tree the City will at some point plant a tree on that verge. This will need to be taken into consideration when designing the hardstand area as a 2 metre circle or square will be required for planting.

5.1 Activity Centres/Precincts

To allow for the urban form to be renewed consistently, the City has several designated areas known as Activity Centres or Precincts as determined in the Local Planning Scheme. Designs for these areas shall be submitted for approval to the City to meet the guidelines/ masterplans/ or visions for verges and streetscapes within these areas.

6. Structures

Permanent and non-permanent structures are not allowed on the verge without written approval from the City, including block or retaining walls.

7. Crossover

All crossovers are required to comply with the City's Path and Crossover Policy (CP – 033).

8. Compliance

If the verge is deemed non-compliant, the City shall notify the resident/owner, asking for rectification work to be carried out. If rectification does not occur in the allocated timeframe, without prior notification, the City will arrange for the works to be carried out and invoice the full cost to the property owner.

9. Maintenance and Reinstatement

There is no requirement from the City or any other service provider, to rectify damage to irrigation, planting, turf or hard surfacing after maintenance works have been completed affecting the verge. The verge will be made safe but there is no requirement to return it to its original state.

Where feasible, residents will be advised, prior to works commencing, to allow time to relocate/remove any item. Please note that this may not always be possible depending on the nature of the works required.

References that may be applicable to this Policy

Legislative Requirements:	The Local Government Act 1995 'Thoroughfare and Public Places Local Law'
Procedure, Process Maps, Work Instructions:	N/A
Other Plans, Frameworks, Documents Applicable to Policy:	Crossover Policy Footpath Policy Tree Policy Local Planning Scheme
Delegated Authority No:	N/A



ORIGIN/AUTHORITY

ITEM NO.

REVIEWS

Ordinary Meeting of Council	21/05/2013	T13/3385
Ordinary Meeting of Council	10/12/2013	T13/3441
Ordinary Meeting of Council	17/11/2015	T15/3673
Ordinary Meeting of Council	21/11/2017	T17/3769
Ordinary Meeting of Council	19/11/2019	T19/3827
Ordinary Meeting of Council	17/03/2020	T20/3842