

VERGE TREATMENT

Introduction

While the predominant function of verges is to provide a safe corridor for pedestrian access as well as a service corridor for placement and maintenance of public utilities, appropriately landscaped verges enhance the visual appeal of the streetscape, provide shade and create a habitat for birds and other wildlife.

Landscaping of verges can be broken up into 2 categories, Verge Treatments and Street Trees. This information sheet provides guidelines on Permissible Verge Treatments. For further information on the installation and maintenance of street trees please refer to the Street Tree Information Sheet.

Definitions

Verge: The area bounded by the back of the kerb (or edge of the road if no kerb exists) and the property boundary.

Verge Treatment: Any soft or hard landscaping installed within the area of the verge excluding street trees

Approved Street Tree: A developer installed street tree or a tree of the approved species for that street planted in a verge in accordance with the street tree installation requirements included in this Information Sheet

CAN I INSTALL VEGETATION WITHIN THE VERGE?

Grass, garden beds, trees and shrubs can be installed within the verge adjacent to your property if they are installed and maintained in accordance with the guidelines contained in this information sheet.

Before any installation the installer is required to contact dial before you dig (1100) and other service and utility providers to ensure underground services and infrastructure are not damaged and correct clearances maintained.

WHO IS RESPONSIBLE FOR MAINTAINING TREES AND VEGETATION WITHIN THE VERGE?

The Landowner of the property directly adjacent to the verge is responsible for the maintenance of any vegetation and grassing within the verge, regardless of whether it was installed by previous Landowners or Residents, with the exception of:

- approved street trees
- naturally occurring endemic species

CAN I REMOVE OR TRIM TREES WITHIN THE VERGE?

All approved street trees and naturally occurring endemic species within the verge are the property of the Shire and it is an offence to trim or remove these trees without prior approval. If you are wishing to remove trees from your verge please contact Parks and Gardens on 9193 7033 to have protected trees identified and to get approval for removal of these trees where necessary.

PERMISSABLE VERGE TREATMENT

This is the "Permissible Verge Treatment" referred to in the Local Law.

A Landowner may improve a verge directly adjoining their property in the following manner:

1. Planting and maintenance of lawn
2. Planting and maintenance of vegetation (garden) provided that no part of the vegetation:
 - Is greater than 600mm in height when within the intersection or curve visibility triangle shown in Figure 1 and the crossing visibility triangle shown in Figure 2.
 - Restricts clear sight visibility for a person using the thoroughfare or using a driveway abutting the thoroughfare
 - Inhibits or interferes with adequate street lighting and visibility of signage
 - Is of a thorny or prickly nature which may create a hazard for pedestrians eg Bougainvillea, Agave
 - Is a declared weed species including those listed in the Shire of Broome Weed Brochure
 - Produces large heavy fruits eg Coconuts unless the Landowner installs appropriate fall protection devices
 - Restricts a 2 metre clear and safe pedestrian access way where there is no existing footpath
 - Is more than 600mm high within 1.2m of either side of a footpath or access way
 - Intrude on a 3.0m clearance zone above a footpath or access way and a 4.5m clearance zone above a roadway (Refer Figure 3 - Footpath and Road Overhead Clearances)
 - Where an owner/resident wishes to install permanent sprinklers the owner/resident must:
 - source water from a point beyond the water metre and inside the property through a backflow protected irrigation connection
 - ensure sprinklers are a pop-up type
 - all supply reticulation pipes must be installed at a minimum depth of 300mm and placed in conduit under footpaths
 - maintain the sprinkler system in a safe condition

3. Installation of Surface Treatments using an “acceptable material” where the treatment is installed and levelled to 15mm below a containment border or garden kerb. This is the “List of Acceptable Materials” referred to in the Local Law. It may consist of:

- Organic Mulch contained so as not to be displaced during storm events
- Inorganic mulch
- Cracker-dust where the resident is prepared to remove material washed into roads during storm events
- Other materials

Refer to Appendix 1 for a current “List of Acceptable Materials”.

4. Installation of Statues and Boulder Rockwork so long as they do not:

- Exceed 600mm in height when within the intersection or curve visibility triangle shown in Figure 1 and the crossing visibility triangle shown in Figure 2.
- Restrict clear sight visibility for a person using the thoroughfare or using a driveway abutting the thoroughfare
- Inhibit or interfere with adequate street lighting and visibility of signage
- Occur within 2.75m clear of the back of kerb or travelled path on un-kerbed roads
- Require electricity

5. A combination of 1 to 4 above:

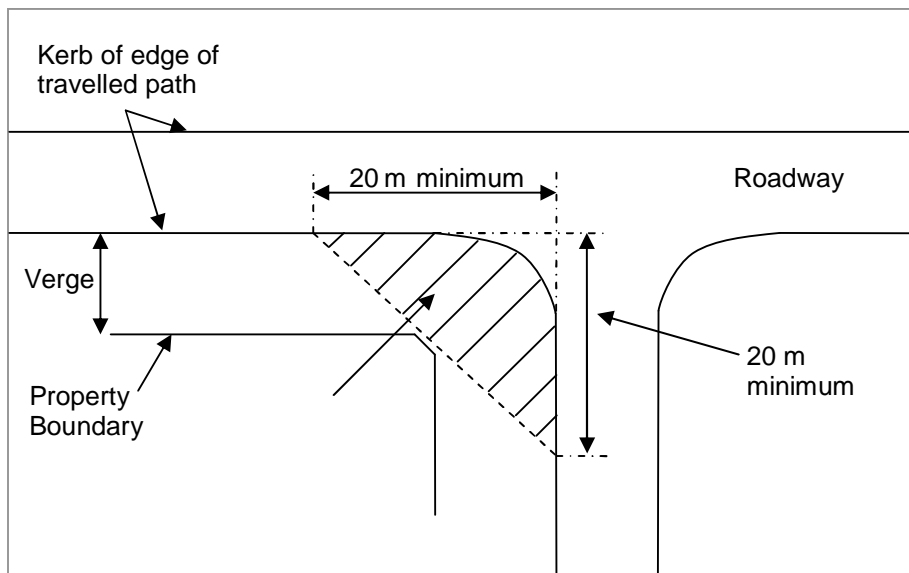


Figure 1 – Intersection or Curve Planting Height Restrictions

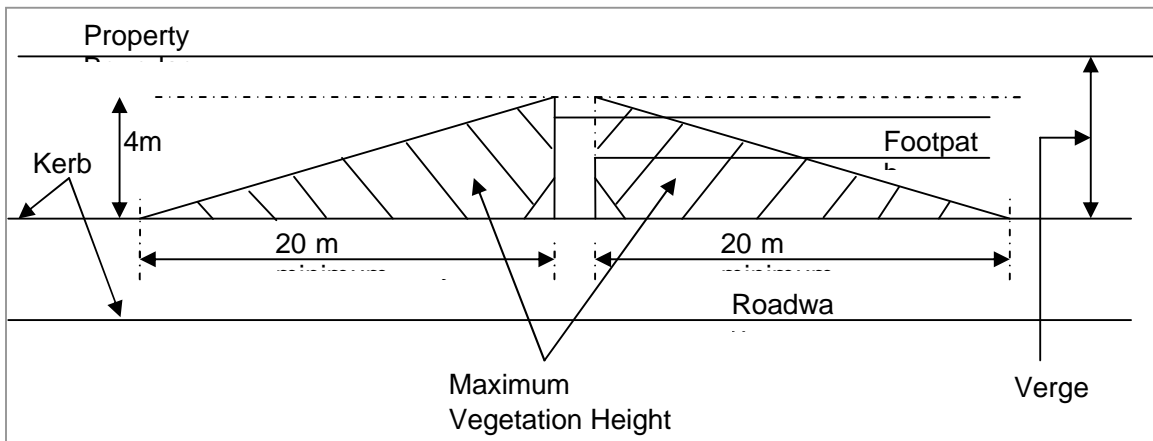


Figure 2 – Crossing Point Height Restrictions

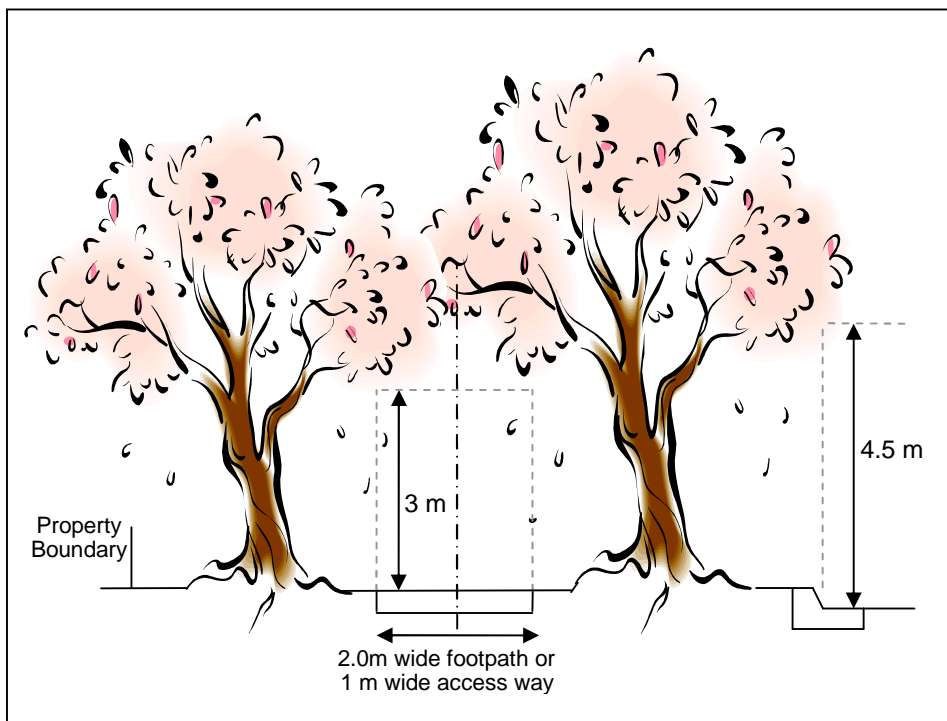


Figure 3 - Footpath and Road Overhead Clearances

ALTERNATIVE VERGE DEVELOPMENT

Where a Landowner wishes to develop his/her verge other than in accordance with the “Permissible Verge Treatment” requirements he/she can apply for a Development Approval for the works under the Planning and Development Act 2005.

List of Acceptable Materials

Acceptable material means any material that will create a dust free, moisture retentive, erosion resistant surface, and which appears in the following list:

- Treated Timber, Plastic or concrete garden edge kerbing flush with infill or garden bed;
- Stone/rock-mulch treatments
 - River-washed rounded stone $D_{50} < 40\text{mm}$
 - Crushed rock $D_{50} < 40\text{mm}$
 - Crusher dust $D_{50} < 10\text{mm}$
- Organic mulch

Where the intention is to provide an impervious concrete, bitumen or brick-paved hardstand surface for the parking of cars, it is necessary to first obtain a Development Approval from Council's Development Services Department.

This list may be updated with the approval of the Director Engineering Services from time to time.