
Infrastructure Information Sheet

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, increase community amenity and 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 and Coastal Gardens Planting Guide.

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 area is bounded perpendicular to the exterior property boundary and running directly to the kerb or road edge if no kerb exists. If on a corner both verge maintenance areas will be the responsibility of the corner land owner.

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

Approved Street Tree: A species approved within the Shire of Broome Street Tree Information Sheet planted in accordance with the Shire of Broome verge policy.

CAN I INSTALL VEGETATION WITHIN THE VERGE?

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

No planting or treatments are permissible on Shire of Broome land that does not fit into the definition of a verge in this information sheet.

Before any installation the installer is required to contact Before You Dig www.byda.com.au (previously dial before you dig) and other service and utility providers to ensure underground services and infrastructure are not damaged and correct clearances maintained.

UNAPPROVED PLANTING

Planting within Shire of Broome Public Open Space, Reserves or Drainage Easements is not permissible under any circumstances without prior approval from the Shire of Broome Manager Operations. Any non approved plantings may be removed by the Shire and any costs occurred forwarded onto the installer.

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 verge treatments within the verge area, regardless of whether it was installed by previous Landowners or occupiers, with the exception of naturally occurring endemic tree species.

CAN I REMOVE OR TRIM TREES WITHIN THE VERGE?

All naturally occurring endemic tree 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 or trim unapproved street trees or endemic trees within your verge area, please contact the Shires Parks and Gardens Department on 9191 3456 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 acceptable verge trees,
3. Planting and maintenance of vegetation (garden) provided that no part of the vegetation:
 - Is greater than 400mm in height when within an intersection, abutting a crossover, or pedestrian access way as shown in the curve visibility triangle 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 street lighting and visibility of signage.
 - Will obstruct overhead power lines.
 - Is of a thorny or prickly nature which may create a hazard for pedestrians or vehicle thoroughfares.
 - Intrudes or invades Shire of Broome Public Open Space, Reserves or Drainage Easements.
 - Is a vigorous running creeping vine that will cover hard infrastructure, footpaths and roadways. E.g., Ipomea or Canavalia.
 - Creates a fire hazard, E.g. whole branches, palm fronds or tree trunks.
 - Is a declared weed species including those listed in the Coastal Gardens Planting Guide. Coastal Gardens Planting Guide can be picked up from the Shire administration building.
 - Producing nuts, where it is overhanging or interfering with pedestrian and or vehicular thoroughfares. E.g. Coconuts, Mangos, etc.
 - Restricts a 2m clear and safe pedestrian access way where there is no existing footpath along verge edge.
 - Restricts a 2m clearance that is maintained for planned subdivisional footpaths within the verge. Contact Shire of Broome Infrastructure Directorate to confirm Broome Footpath Plan.

Appendix 1 – Verge Treatment

- Will or has the potential to intrude on a 3m clearance zone above a footpath or access way and a 4.5m clearance zone above a roadway. Figure 3
4. Where a Landowner wishes to install permanent sprinklers, the landowner must:
- Source water from a point beyond the water meter and inside the property through a legal backflow protected irrigation connection
 - Ensure solenoids are within the Property Boundary
 - All supply reticulation pipes must be installed at a minimum depth of 300mm and placed in conduit P.V.C sleeves two times the diameter of the supply pipe under footpaths and crossovers. Sleeves are to protrude a minimum of 300mm out from the edge of the footpath or crossover.
 - Maintain the sprinkler system in a safe and proper operating condition
 - Ensure overspray and runoff does not intrude onto the road pavement.
 - Any non confirming installations must have prior approval from the Manager Operations before installation.

INSTALLATION OF STATUES, BOULDER ROCKWORK AND NON-FRANGIBLE OBJECTS SO LONG AS THEY DO NOT:

- Exceed 400mm 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 travelled path on un-kerbed roads.
- Require electricity.
- Does not impede service providers access to their infrastructure for maintenance and servicing requirements.

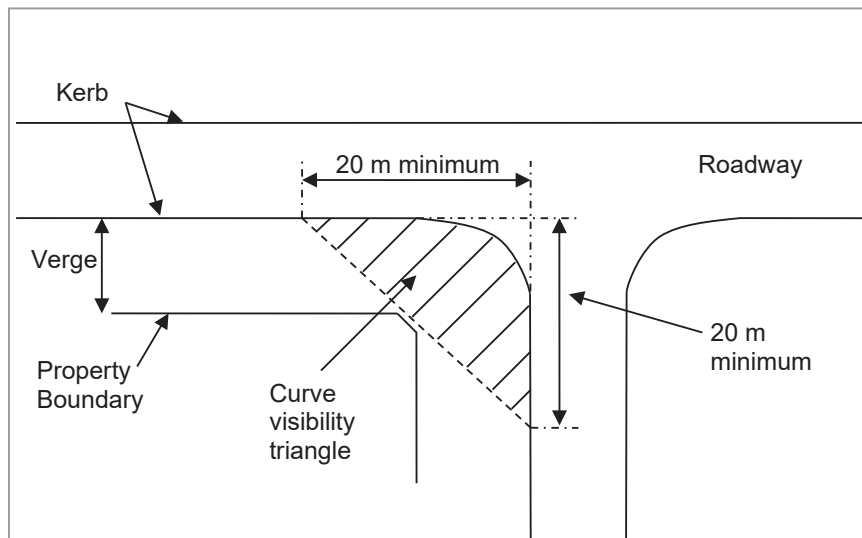


Figure 1 – Intersection or Curve Planting Height Restrictions

Appendix 1 – Verge Treatment

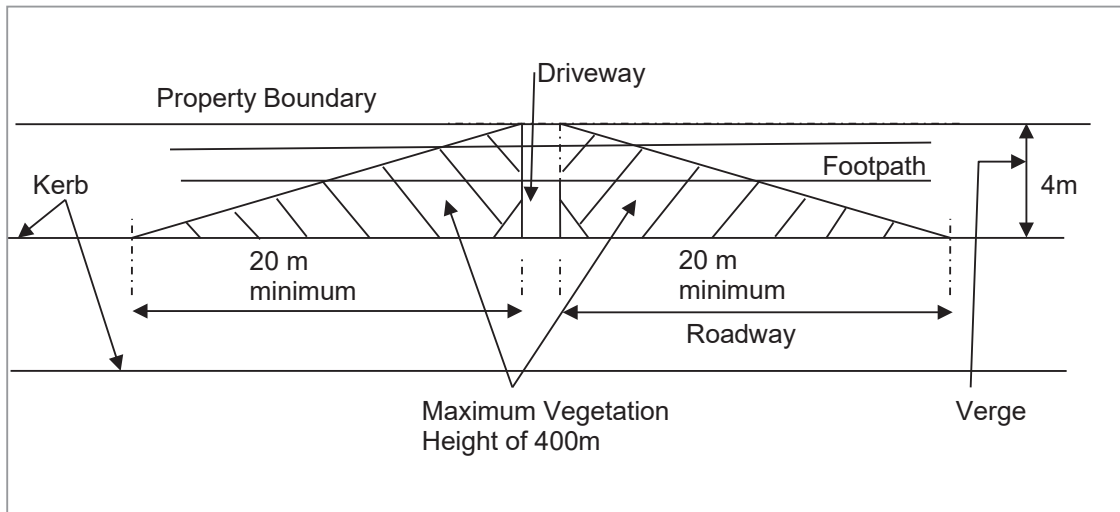


Figure 2 – Crossing Point Height Restrictions

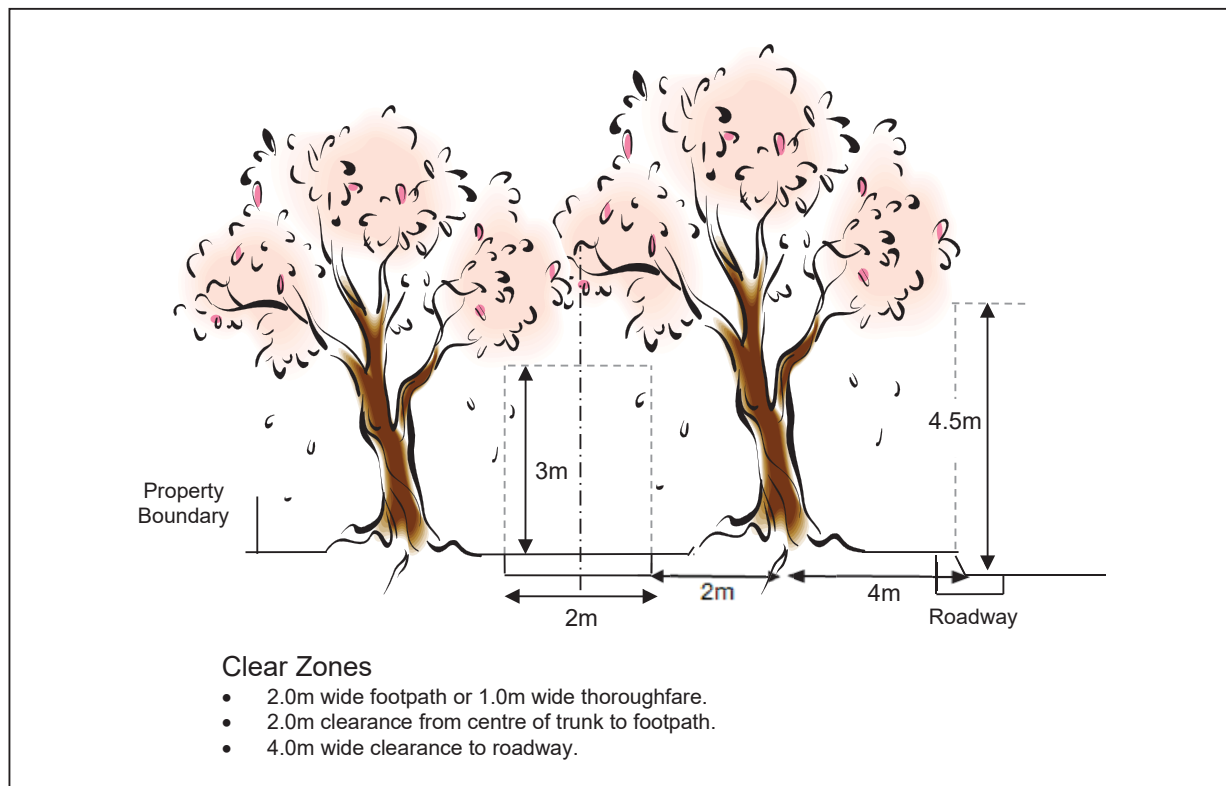


Figure 3 - Footpath and Road Overhead Clearances

ALTERNATIVE VERGE DEVELOPMENT

Where a Landowner wishes to develop their verge other than in accordance with the “Permissible Verge Treatment” requirements, they can apply for a Development Approval for the works under the Planning and Development Act 2005. This will be referred to the Shire of Broome Planning Department. Contact Shire of Broome Administration 08 9191 3456.

INSTALLATION OF SURFACE TREATMENTS USING AN “ACCEPTABLE MATERIAL

Where the treatment is installed the finished level is a minimum 20mm below and no more than 50mm below a containment border, garden kerb, kerb, crossover or footpath.

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
- Garden Edging,
- Organic Mulch (Particle size under 300mm)
- Feature Rock
 - Minimum 500mm in diameter (See Installation of Statues, Boulder Rockwork and non-frangible objects for installation restrictions)
- Stone/rock
 - River-washed rounded stone D20<40mm
 - Crushed rock D20<40mm
 - Crusher dust D50<40mm

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 Directorate. This includes areas of inorganic material that are over 20m² and perceived as car parking areas or non landscaped verges.

Where artificial turf is installed it is to be placed on a compacted base and pinned or glued to the surface to prevent lifting and trip hazards. Artificial turf that is not maintained in a safe manner will be required to be removed by the landowner.

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