



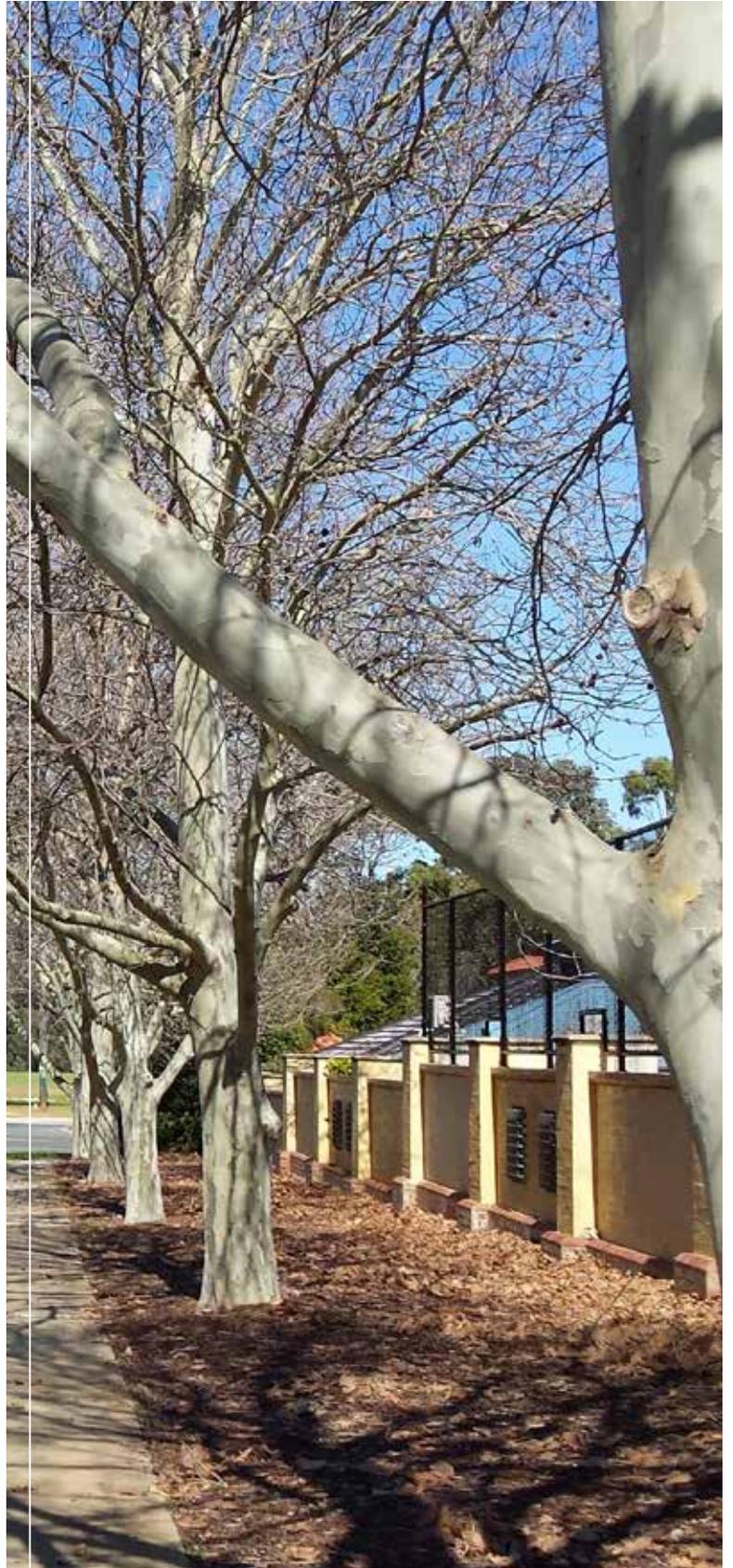
YOUR STREET VERGE

GUIDELINES

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1. Purpose

The purpose of these Guidelines is to provide information and advice to residents about the use of the verge area adjoining their property and their obligations in relation to installing and/or maintaining improvements on the verge.

2. Background

A street verge is the portion of a thoroughfare which lies between the boundary of a carriageway and the adjacent property line. The verge provides a safe pedestrian space and vehicle access to properties. The verge also accommodates public service utilities such as street lighting, bus stops, power supply, water, sewerage and telecommunications cables.

The City of Joondalup (the City) appreciates the visual amenity afforded by verges that are maintained and improved by residents. While the City is responsible for street trees and enforcing verge requirements, it is the householder's responsibility to maintain the verge so that footpaths, roadways and sightlines remain free from obstructions at all times to allow pedestrian access along the verge area, in preference to walking on the roadway, regardless of whether a footpath has been constructed or not.

Verges form part of the road reserve that is owned by the Crown and managed by the City.

Verges within Housing Opportunity Areas (HOAs) are subject to different requirements where lots are developed at the higher residential density, as outlined in these guidelines. The 10 HOAs were identified through the City's Local Housing Strategy and have two densities allocated to them, for example R20/R40. Further information on HOAs can be found on the City's website.

3. Permissible verge treatments

Residents are able to undertake improvements to the verge in accordance with the City of Joondalup *Local Government and Public Property Local Law 2014* ("the Local Law"), and that are in line with the permissible verge treatments as described in the Local Law and contained within these Guidelines.

Clause 8.7 of the Local Law sets out what are permissible verge treatments and states:

"(1) An owner or occupier of land which abuts a verge may on that part of the verge directly in front of her or his land install a permissible verge treatment.

(2) Permissible verge treatments include –

- (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 person has safe and clear access of a minimum width of 1.5 metres along that part of the verge immediately adjacent to the kerb;
 - (iii) the garden does not include a wall, built structure or anything of a like nature; and
 - (iv) the garden is not of a thorny, poisonous or hazardous nature.
- (c) the installation of an acceptable material; or
- (d) the installation of an acceptable material in accordance with paragraph (c), and the planting and maintenance of either a lawn or garden on the balance of the verge in accordance with paragraph (a) or (b)."

Acceptable material is defined in Section 4.3.

4. Treatment types

4.1 Landscaping of verge

Many residents are becoming more water-conscious when planning landscaping, however this does not mean that vegetation has to be eliminated. The City supports residents' endeavours to beautify the road reserve and encourages the installation of low water use plants, ground covers, edible planting (vegetables and herbs), lawns and landscape treatments.

The City requires that all landscaping complies with the following conditions:

1. Where there is no footpath in the verge an area measuring 1.5 metres from the back of the kerb and running parallel to the kerb, is to be kept clear of obstructions to allow pedestrians a safe point of refuge on the verge in emergency situations.
2. Where advised by a public utility provider, the property owner or occupier accepts responsibility for removing or relocating plants.

3. Vegetation must be kept clear of the roadway and/or any footpath at all times. The landscaping is to be of such a nature as to not create any undue hazard to road users or pedestrians and must comply with the Local Law. Supporting stakes, star pickets, wire fencing or frames are not permitted.
4. Vegetation on the verge must not restrict sight visibility from footpaths, crossovers and cross streets. The mature height of the vegetation will be maintained below 600mm. Plants must not have thorns, sharp leaves, be poisonous or have any other similar feature that may cause injury to pedestrians or road users.
5. If a bus stop is located within the verge, a minimum clearance of 1.5 metres from all vegetation must be maintained around the bus stop and between the bus stop and the footpath.

4.2 Irrigation on verges

The City has the following requirements when an owner or occupier installs irrigation to street verges:

1. Irrigation pipes should be laid beneath the verge at a depth between 150mm and 300mm. No fitting connected to the pipes shall protrude above the surface of the lawn or garden.
2. Irrigation pipes and connections should be at least 250mm away from the footpath or the kerb alignment. Half sprinklers should be used and should direct the flow of water away from the road or footpath surface. Irrigation should be connected to the abutting property's water supply and fitted so as to give complete control of the flow of water from that point. Only the pipes and sprinklers should be located on the verge; all valves, including solenoid valves, should be located within the abutting property.
3. Should damage occur to any water, gas or sewerage pipes, or to any power or telecommunication cables during irrigation installation or repair, the damage must be reported immediately to the authority responsible for that particular service or equipment. Any expenses incurred in reinstating the service or equipment shall be wholly the responsibility of the property owner or occupier or person who caused the damage.

4.3 Acceptable material for hardstand surfaces

For the purposes of clause 8.7 of the Local Law, "acceptable material" means any material that will create a hard and stable surface (hardstand surface) which may be constituted by:

- brick paving, and/or
- cement-based materials, such as concrete and poured limestone, and/or
- synthetic turf.

Acceptable material does not include the following:

- asphalt/hot mix/bitumen seal/black top
- gravel
- crushed bricks
- compacted limestone
- loose stones.

Where a person seeks to install an acceptable material under sub-clauses 8.7 (2) (c) or (d) of the Local Law, the following conditions apply:

- for standard (non-corner) properties outside of HOAs the maximum area permitted for a hardstand surface is 75m² or 50% of the verge area (whichever is the lesser) exclusive of any existing footpaths and crossovers;
- for corner properties outside of HOAs the maximum hardstand area permitted is 150m² or 50% of the verge area (whichever is the smaller) exclusive of any existing footpaths and crossovers; and
- a minimum distance of one metre (4m² clearance) must be maintained between the base of any street tree and any hardstand surface or crossovers.

For properties within HOAs no additional hardstand areas are permitted exclusive of existing footpaths, crossovers or on street parking embayments constructed to the City's specifications.

A person must not install or maintain a verge treatment which is not a permissible verge treatment.

4.4 Trees on verges

The City does not permit residents to plant their own trees on the verge without prior approval.

For information relating to street trees and their management, including tree planting and a request for a street tree form, please refer to the City's Tree Management Guidelines which can be found on the City's website at joondalup.wa.gov.au

5. Obligations of owner or occupier

Clause 8.9 of the Local Law states:

“An owner or occupier who installs or maintains a permissible verge treatment must -

- a) keep the permissible verge treatment in a good and tidy condition and ensure, where the verge treatment is garden or lawn, that the footpath on the verge and a carriageway adjoining the verge is not obstructed by the verge treatment;
- b) ensure the verge treatment does not cause a sight distance obstruction to any person using the footpath on the verge or carriageway or crossing adjoining the verge or in proximity to it;
- c) not place any obstruction on or around the verge treatment;
- d) not disturb a kerb or footpath on the verge;
- e) ensure the verge treatment does not damage or obstruct a drain, manhole, gully, inspection pit, channel, kerb or tree; and
- f) ensure that any sprinklers or pipes installed to irrigate a verge treatment are not used in a manner which causes or may cause a nuisance or obstruction to any person using the thoroughfare.”

6. Advice notes

1. Residents should obtain underground services information prior to any works being carried out on the verge. The ‘Dial Before You Dig’ service can be accessed by phoning 1100 during business hours and is currently a free service for the public to gain information on underground services.
2. The verge requires a two percent positive grade over a distance of two-and-a-half metres from the back of the kerb in order to:
 - facilitate stormwater runoff
 - prevent water collecting on verges or hardstand areas such as footpaths
 - prevent potential safety hazards
 - prevent water from the road reserve entering property which may lead to flooding.

3. The City may remove non-conforming verge treatments, or request the owner or occupier to do so. If the City undertakes any works to make the verge treatment compliant, those costs may be recouped from the owner or occupier.
4. Under the provisions of the Local Government (Uniform Local Provisions) Regulations the placement of obstructions on verge areas is not permitted. Obstructions are objects that could be dangerous to, or restrict access for, pedestrians, motor vehicles and cyclists, for example: rocks, stakes, fencing, bricks etc.
5. The installation of built structures, temporary or permanent, such as mail boxes, planter boxes or retaining walls is not permitted on the verge.
6. The construction, placement or installation of tree houses, play structures or equipment is not permitted within street trees or within the street verge.
7. Sporting equipment (for example, basketball hoop/stand, cricket wickets etc) must not be positioned temporarily or permanently within the verge area. When basketball hoops are located on private property please be mindful of the direction the hoop faces to prevent balls entering the road and neighbouring properties.
8. The City reserves the right to remove any verge treatment for the purpose of carrying out works within the verge.

Further information

Examples of verge layouts are attached for your reference. Please note these layouts are indicative only. For further information regarding the installation and maintenance aspects of verge treatments or if you are unsure whether your proposed verge treatment complies with these Guidelines, please call Infrastructure Services Customer Relations on **9400 4255** or email **info@joondalup.wa.gov.au**



FIGURE 1: Typical verge layout without footpath

- A** Crossover.
- B** Lawn, groundcover or shrubs. To ensure sightlines the plant species chosen must not exceed 600mm in height.
- C** Additional hardstand areas must meet the City's requirements in Section 4.3 *Acceptable Material for Hardstand Surfaces*.
- D** A minimum 1 metre offset must be maintained between the centre of the trunk of all street trees and hardstand areas.
- E** Where there is no footpath to the verge a 1.5 metres wide pedestrian refuge zone must be provided from back of road kerb. Area to be lawn or mulch.

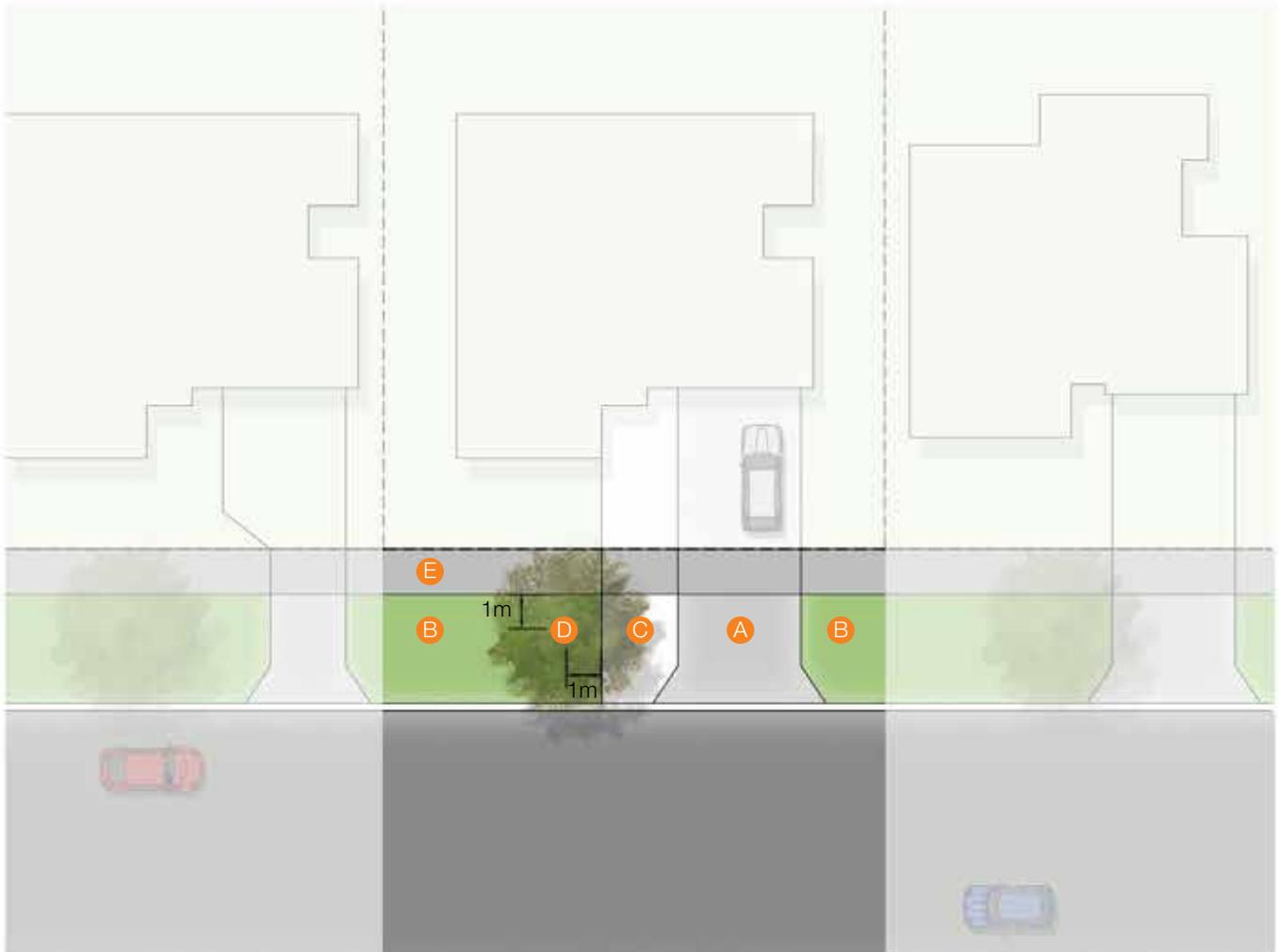


FIGURE 2: Typical verge layout with footpath

- A** Crossover.
- B** Lawn, groundcover or shrubs. To ensure sightlines the plant species chosen must not exceed 600mm in height.
- C** Additional hardstand areas must meet the City's requirements in Section 4.3 *Acceptable Material for Hardstand Surfaces*.
- D** A minimum 1 metre offset must be maintained between the centre of the trunk of all street trees and hardstand areas.
- E** Footpath.

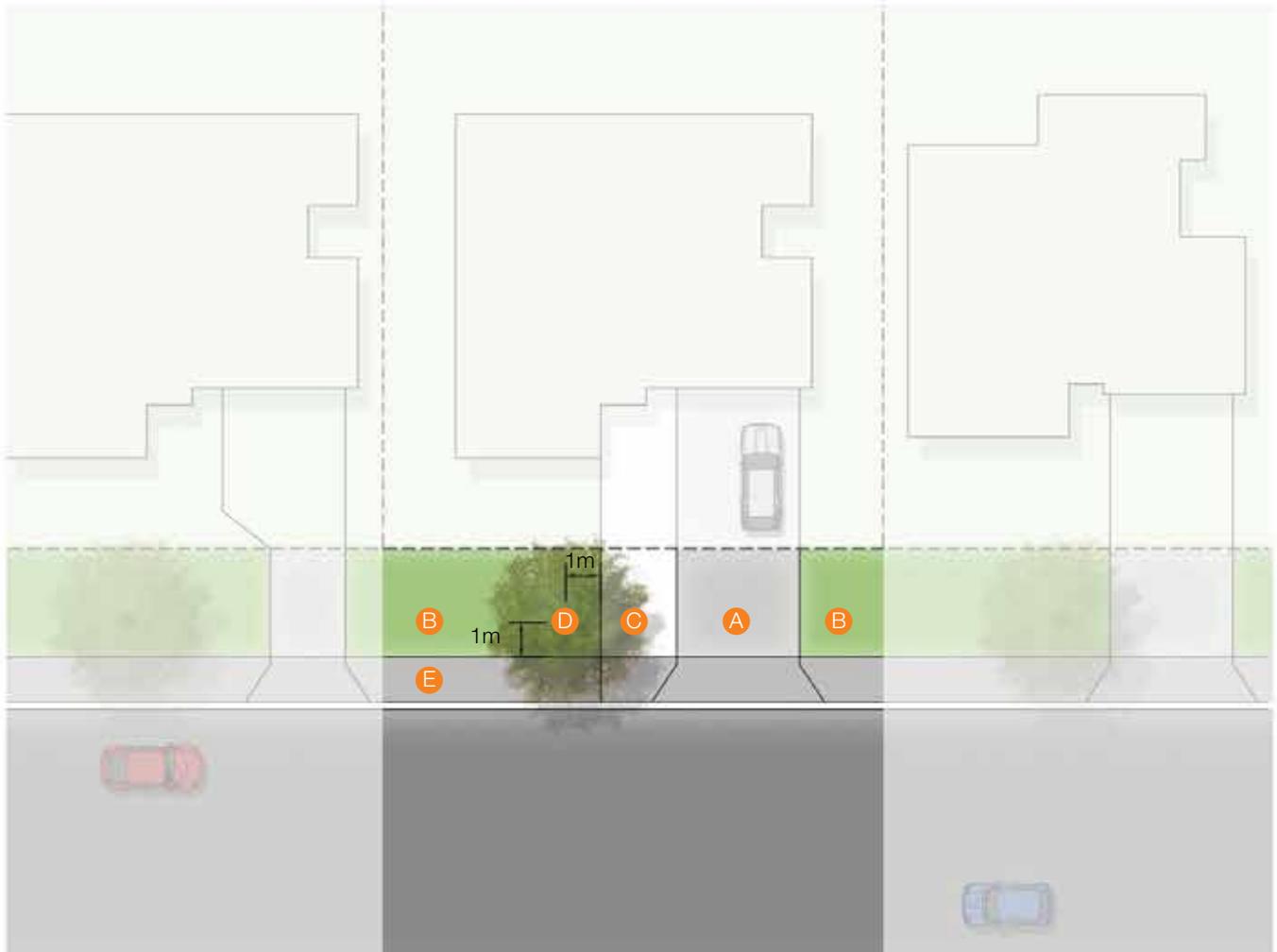


FIGURE 3: Typical verge layout with footpath to back of kerb

- A** Crossover.
- B** Lawn, groundcover or shrubs. To ensure sightlines the plant species chosen must not exceed 600mm in height.
- C** Additional hardstand areas must meet the City's requirements in Section 4.3 *Acceptable Material for Hardstand Surfaces*.
- D** A minimum 1 metre offset must be maintained between the centre of the trunk of all street trees and hardstand areas.
- E** Footpath.



FIGURE 4: Typical corner verge layout with footpath

- A** Crossover.
- B** Lawn, groundcover or shrubs. To ensure sightlines the plant species chosen must not exceed 600mm in height.
- C** Additional hardstand areas must meet the City's requirements in Section 4.3 *Acceptable Material for Hardstand Surfaces*.
- D** A minimum 1metre offset must be maintained between the centre of the trunk of all street trees and hardstand areas.
- E** Footpath.
- F** To ensure sightlines trees cannot be planted within the truncation/clear zone. Planting of lawn, groundcovers and shrubs are accepted, plant species chosen must not exceed 600mm in height.

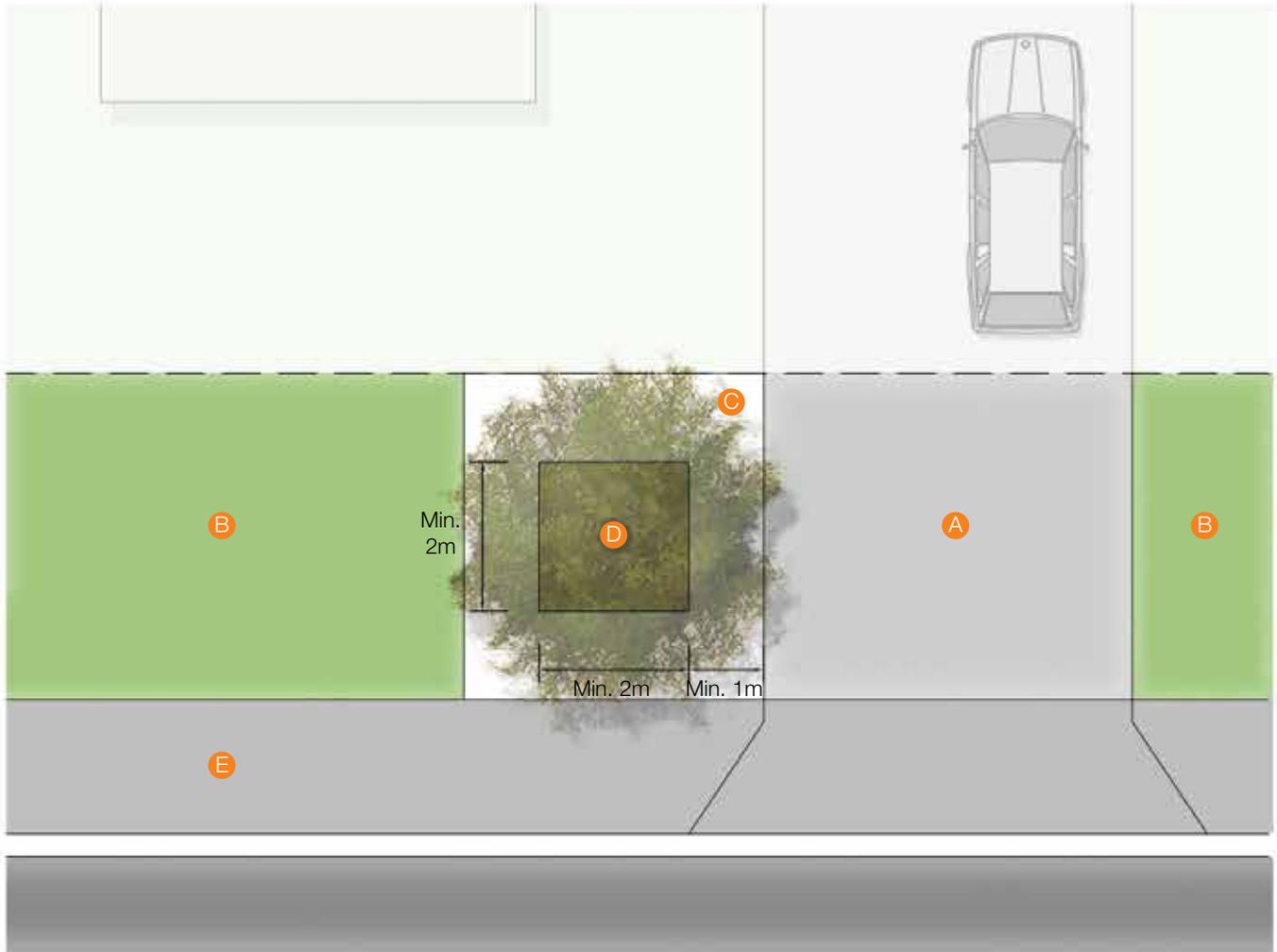
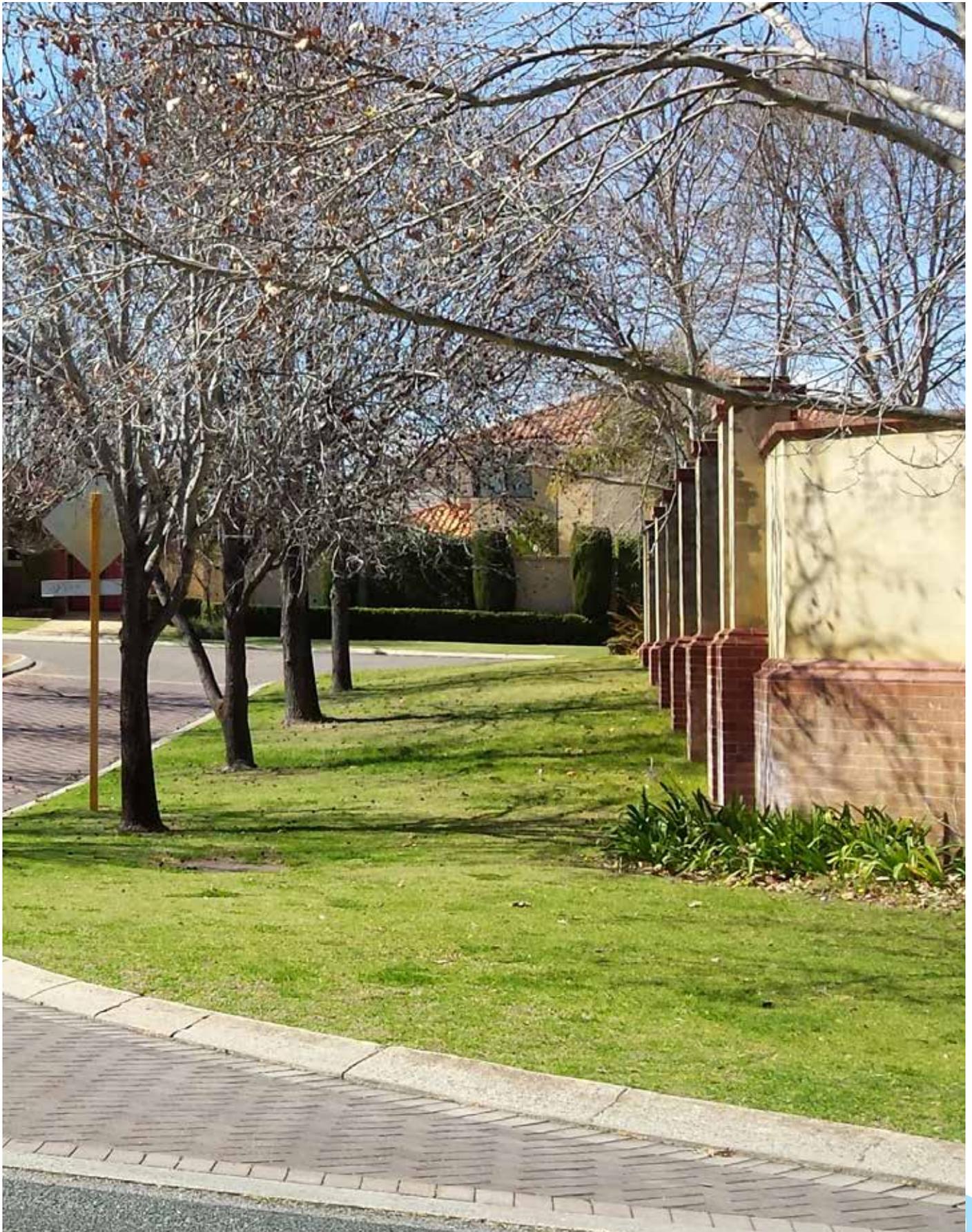


FIGURE 5: Typical street tree planting to verge hardstand areas

- A** Crossover.
- B** Lawn, groundcover or shrubs. To ensure sightlines the plant species chosen must not exceed 600mm in height.
- C** Additional hardstand areas must meet the City's requirements in Section 4.3 *Acceptable Material for Hardstand Surfaces*.
- D** A minimum 1 metre offset must be maintained between the centre of the trunk of all street trees and hardstand areas.
- E** Footpath.





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