

Verge Treatment Guidelines

Residential verges are strips of land within a road reserve that have been required to be set aside for essential services, such as power, gas, telephone etcetera.

Residential verges are vested with the City of Joondalup, but owned by the Crown.

Due to the sheer number of residential verges within the municipality and the limited resources available to the City, the upkeep of verges is the responsibility of each property owner. This also includes the side verge of corner properties.

The City of Joondalup will be responsible for maintaining residential verge trees.

Removal of trees from the verge by anyone other than City of Joondalup is an offence and offenders may be prosecuted. City of Joondalup will only remove a tree if it is considered dead, dying, diseased, structurally unsound or causing structural damage to surrounding infrastructure.

Non-residential verges will be maintained by the City of Joondalup.

Road reserves form a significant portion of public open space and are available to residents for improving their outdoor lifestyle. It is the City of Joondalup's responsibility to make sure verge areas are maintained to a safe standard and this policy sheet will help residents to make sure improvements to road reserves are kept free of hazards to allow safe movement for pedestrians.

Property owners may install the following verge treatments:

1. Lawns

Verges with lawn that is not reticulated does not require the approval of the Director Infrastructure Services.

Lawn (verge registration)

The registering of verges is no longer applicable within the district as it has been superseded by Clause 42(2) of the City's Parking Local Law 1998. This law prevents motorists from parking on a road verge without the adjoining property occupier's consent. For further information, please contact Ranger Services at the City of Joondalup: 9400 4908.

2. Reticulation

When reticulating verges the following points must be noted:

- (a) Water pipes must be laid beneath the verge at a depth between 150mm and 300mm. No fitting connected to the pipes should protrude above the surface of the lawn or garden.

- (b) The pipes and connections must be at least 250mm away from the footpath or the standard footpath alignment. (1.8m to 3.0m from the kerbing, in order to allow for the possibility of a footpath installation with a width of 1.2m).
- (c) The system shall contain approved valves, located within the property. These are connected to your supply and fitted so as to give complete control of the flow of water from that point.
- (d) Where reticulation extends to the kerbing, half sprinklers must be used. These will direct the flow of water away from the road surface.
- (e) Reticulation sprinklers are not to spray water on a footpath or road and watering is to be in accordance with the Water Corporation watering days and be restricted to times where inconvenience to pedestrians, cyclists and motorists is at a minimum.
- (f) Should damage occur to any water, gas or sewerage pipes, or to any power or telephone cables, during reticulation installations or repairs, the damage may be made good by the authority having the control of that particular service/plant. Any expenses incurred in reinstating the service/plant will be wholly the responsibility of the property owner.

3. Gardens/Landscaping

Many residents are becoming water conscious when planning their landscaping. This does not mean that vegetation has to be eliminated. The City's Operation Services provides advice on the species of plants best suited to verge areas.

Before beginning any gardening/landscaping, the following conditions of approval should be considered:

- (a) An area measured 1.5m from the back of kerb and running parallel to the kerb, is to be kept clear of landscaping to allow pedestrians a safe point of refuge on the verge in emergency situations.
- (b) The property owner accepts responsibility for removal or relocating the plants, if required by any public utility.
- (c) The plants must be kept clear of the roadway or any footpath where applicable.
- (d) The landscape scheme is to be of such a nature as not to create any undue hazard to road users or pedestrians.
- (e) No plant on the verge be permitted to exceed 600mm in height, to ensure sight lines from crossovers are clear (excludes street verge trees – see below for further information).

Street trees on verges and their alignment

In the interest of vehicular and pedestrian safety, as well as keeping services clear, street trees on verges shall be of a specific species planted within a particular alignment. The resident is entitled to a street tree(s) for their verge as illustrated on Table 1 below. The City of Joondalup will supply and plant the tree(s) however, once planted it is the responsibility of the resident to water the street verge tree(s). Any other maintenance required should be referred to the City's Operation Services.

² The parties listed are competent witnesses for the purposes of this statutory declaration.

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Table 1: Street verge tree quantities

Lot type	Number of trees
Standard Lot	One tree in total for Standard (non-corner) properties
Corner Lot	Three trees in total for corner properties - One on the short side of the property - Two on the long side of the property

The standard alignment for a street verge tree:

- (a) Centrally located on a standard block
- (b) 5m from either side of any crossover(s)
- (c) At least 1.5m from the road or footpath
- (d) 10m from the road truncation
- (e) Between 2.4m - 3.0m from the front property/boundary line

For any further information on street verge tree alignment, please contact Operation Services: 9400 4255 or email: info@joondalup.wa.gov.au

The City's Operation Services has a Horticultural Technical Officer on staff who supervises the annual winter street verge tree planting program. This officer determines the best trees to plant in each suburb. Appropriate street verge trees are chosen not only for their hardiness, but also to provide a consistent theme throughout each neighbourhood.

When requesting street verge tree(s) please state:

- (a) If overhead powerlines are present.
- (b) Whether there is any existing verge planting.

Although all residents are entitled to apply for a street verge tree, you may decide to select and plant a street verge tree yourself. Please consult with Operation Services regarding your proposed selection to ensure it is not an inappropriate or hazardous species. Incorrectly chosen or planted street verge trees will be removed at the discretion of the City of Joondalup, so please choose wisely.

The following typical tree species are considered inappropriate:

- (a) Ficus Species - tend to have a vigorous root structure
- (b) Salix Species - tend to have a vigorous root structure
- (c) Cupressus Arizonica – tend to cause sight line obstructions

4 Hardstand Verge Treatments (Industrial/Commercial estates do not qualify as it may encourage verge parking)

The City of Joondalup permits a part of the verge to be sealed with brick paving, concrete or bitumen. The area to be treated by sealing is 3.0m wide, measured from the back of the kerb and running parallel to the kerb in the verge abutting the property, or alternatively an area of equal size.

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If a footpath exists in front of the property, the portion of the verge between the kerb and the footpath is permitted to be sealed. Refer to Standard Drawing ES 07-9-1 on attachment 1, Page 6 for options available.

Joondalup City North Estate

Property owners within the Joondalup City North Estate are restricted to a “brick paved” hardstand treatment only. Property owners who intend to undertake a brick paved treatment, are required to use a red paving brick, compatible with the “Joondalup Red”, to ensure the uniqueness of the amenity is maintained.

Brick Paving

Schedule of requirements

- (a) Pavers - 60mm heavy-duty rectangular or square unit
- (b) Brick paving - refer to Standard Drawing ES07-8-1 on attachment 2, Page 7 for pattern details
- (c) Sand bed - 20mm - 40mm thick
- (d) Sub-base - 100mm crushed limestone or rock base
- (e) Edge restraint - 250mm wide with a minimum 80mm deep concrete edge restraint, robust enough to withstand vehicle impact and prevent any lateral movement of the bricks. Visible edge restraints shall be installed flush to the level of the pavers.
- (f) Verge gradient - positive 2% slope from the top of the kerb towards the property boundary.

Concrete

Schedule of requirements

- (a) Depth - 100mm minimum
- (b) Contraction joints - minimum depth of 20mm at 2.5m centres. The joints shall be placed at right angles to the kerb.
- (c) Expansion joints - canite strips 12mm wide by 100mm deep of bituminous impregnated canite material to be constructed at 5m centres (i.e. every second contraction joint).
- (d) Strength - concrete high early strength to 20mpa at 28 days.
- (e) Surface finish - broomed non -slip.
- (f) Verge gradient - a positive 2% slope from the top of the kerb towards the property boundary.

Asphalt

Schedule of requirements

- (a) Base course - minimum 150mm thick crushed limestone free from sand, loam, capstone, roots or other organic matter. The limestone must be compacted and water bound to a smooth finish.
- (b) Pavement - 30mm thick pavement of 7mm nominal aggregate bituminous concrete. The use of coloured asphalt may be approved by the Director Infrastructure Services.

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- (c) Edge restraints - a 100mm wide by 150mm deep concrete edge restraint shall be constructed to the outside edges of asphalt. The surface of the edge restraint shall be non-slip broomed finish and shall be flush with the surface of the asphalt pavement.
- (d) Verge gradient - a positive 2% slope from the top of the kerb towards the property boundary.

5. Stabilised Limestone

Magnesium Chloride stabilised limestone is an acceptable treatment on verges adjoining residential properties provided that the limestone is water bound and compacted to a smooth finish. The depth of limestone must be 150mm.

This treatment is not permitted on verges which adjoin properties housing non-residential activities, for example: childcare centres, businesses.

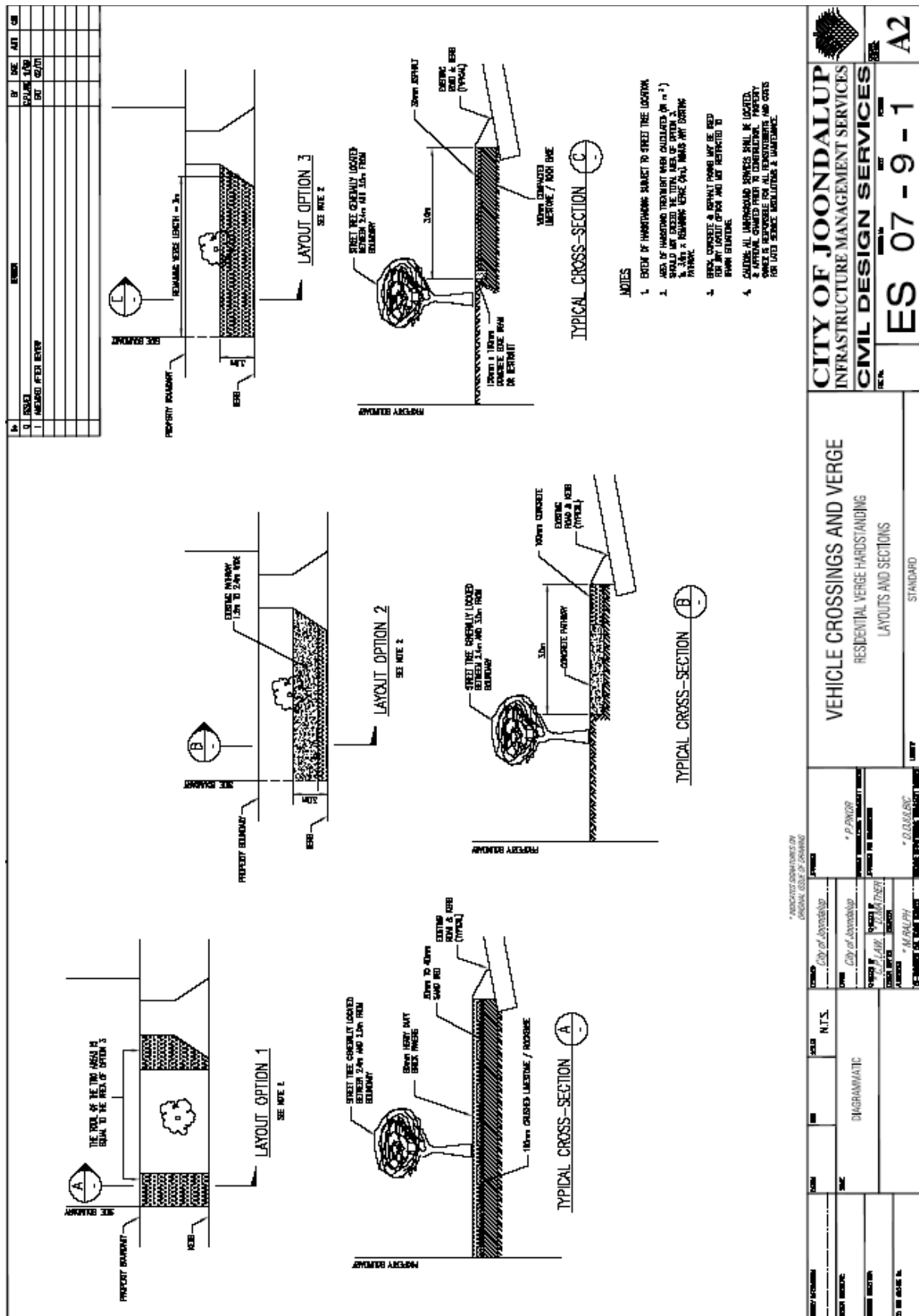
Conditions applicable to all verge treatments

- (a) The verge must be maintained at a positive 2% gradient from the back of the kerb to the front property boundary. Any alteration to this gradient must be approved by the Director Infrastructure Services.
- (b) The owner agrees to maintain the area so as not to cause a hazard. Failure to comply may result in removal of the treatment by the City's workforce at the property owner's expense.
- (c) No gravels, crushed bricks or loose stones are permitted on verges. These are easily displaced collecting on the road, footpath and adjoining properties, thus posing a hazard to pedestrians.
- (d) The placement of obstructions on verge areas is not permitted. Obstructions are objects that could be dangerous to, or restrict access of, pedestrians, motor vehicles and cyclists, for example: rocks, stakes and string, fencing, bricks etc.
- (e) No sporting equipment (for example: basketball hoop/stand, cricket wickets etc) may 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 so as to prevent balls entering the road and neighbouring properties.
- (f) The owner agrees to indemnify the City against all claims which may arise as a result of the treatment.
- (g) The City of Joondalup reserves the right to remove any verge treatment for the purpose of carrying out works without being liable to compensate any person for such loss.

Should you have any enquiries regarding the installation and maintenance aspects of verge treatments, please call the City's Infrastructure Directorate: 9400 4000 or email: info@joondalup.wa.gov.au

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No	ISSUED	REVISION	BY	DATE	AUTH	DSU
1	AMENDED AFTER REVIEW		J.L.M.	9/99		
			SAT	02/01		

<p>STRETCHER BOND (RECTANGULAR) (230 x 115mm STANDARD)</p>	<p>90 DEGREE HERRINGBONE (230 x 115mm STANDARD) # 230 x 152mm PAPER(S)</p>	<p>90 DEGREE HERRINGBONE (230 x 115mm INTERLOCK)</p>	<p>45 DEGREE DIAMOND (190 x 190mm BLOCKS)</p>	<p>45 DEGREE HERRINGBONE (230 x 115mm INTERLOCK)</p>	<p>45 DEGREE HERRINGBONE (230 x 115mm STANDARD) # 230 x 152mm PAPER(S)</p>	<p>45 DEGREE HERRINGBONE (230 x 115mm INTERLOCK)</p>

* INDICATES SIGNATURES ON ORIGINAL ISSUE OF DRAWING

DATE	CD	DESIGNED	CITY OF JOONDALUP	APPROVED	
REVISION	200	200	400	800	1600
SCALE	1:20	SCALE IN MILLIMETRES			
SURVEY INFORMATION	DESIGNED BY C.F.L. CITY OF JOONDALUP				
DESIGNER	CHECKED BY D.M. CITY OF JOONDALUP				
DESIGNER	AUTHORISED M. RAULPH				
CD FOR APPROVAL	45-DEGREE DIAMOND DESIGN SERVICES				

CITY OF JOONDALUP INFRASTRUCTURE MANAGEMENT SERVICES				
CIVIL DESIGN SERVICES				
FILE NO.	DRAWING IN	SHEET	REVISION	ORIGINAL
ES07 - 8 - 1				A3

VEHICLE CROSSINGS AND VERGE		STANDARD
RESIDENTIAL BRICK PAVED VEHICLE CROSSING		
APPROVED LAYING PATTERNS		LOCUT

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