

Engineering Information Sheet (ES2)

VERGE DEVELOPMENT GUIDELINES

A verge is the area between the road and the boundary of an adjacent property. The verge provides safe pedestrian space and vehicle access to properties. The verge also accommodates public service utilities such as street lighting and underground services like water, gas, sewerage and telecommunications.

The Shire is responsible for the control of development of street verges.

The maintenance of lawns and gardens on verges is the responsibility of the adjoining landowner. Landowners are actively encouraged to develop their own road verges in urban areas either in maintained grass or garden style or a mixture of both. Residents are responsible for any damage to underground services that may occur during verge development and should contact "Dial Before You Dig" on 1100 or www.1100.com.au prior to undertaking any digging or excavation.

Residents can develop the street verge adjacent to their property boundary according to the following guidelines;

1. Garden or Lawn Treatment – Plant and maintain a lawn and or garden provided that:

- Clear site visibility is maintained at all times for pedestrians and motorists and is not likely to impair the visibility of footpaths.
- Verge heights may not be altered any more than +/-100mm without prior approval.
- There is no interference with any stormwater system, utility service or block access to any utility service.
- No plant or other vegetation within the garden is more than 500mm in height or can create any alternative hazards.
- A minimum 1.5 metre wide clear zone be maintained at all times adjacent to the adjoining road kerb or shoulder to allow pedestrians and or cyclist safe access along the verge.
- The edge of the garden bed or lawn area is defined by an edge which is flush with the finished surface level thereby not creating a trip hazard.
- Aggregates and loose gravel are not permitted in the verge garden due to spillage and safety concerns.
- No structures such as raised garden beds, rocks, retaining walls etc. or other non-frangible items are contained within the 1.5 metre wide clear zone that may cause a hazard.

2. Garden and or Mulch Treatment – Plant a garden and install mulch provided that:

- All applicable conditions of treatment 1 are followed.
- Only shredded organic mulch be used.
- The mulch must be easy to walk on and not cause a tripping hazard.
- The mulch should be compacted so as to be level and not spill onto the roadway or path.

3. Hardstand Treatment – Install a hard surface over the verge area provided that:

- All applicable conditions of treatment 1 are followed.

- Treatment must not be installed over more than one third of the verge area (excluding crossovers).
- The hardstand area is not intended for regular verge parking.
- The installation is to be constructed by competent tradespeople.
- The hardstand treatment shall consist of brick paving, concrete, asphalt or cement stabilized gravel/limestone.

Irrigation

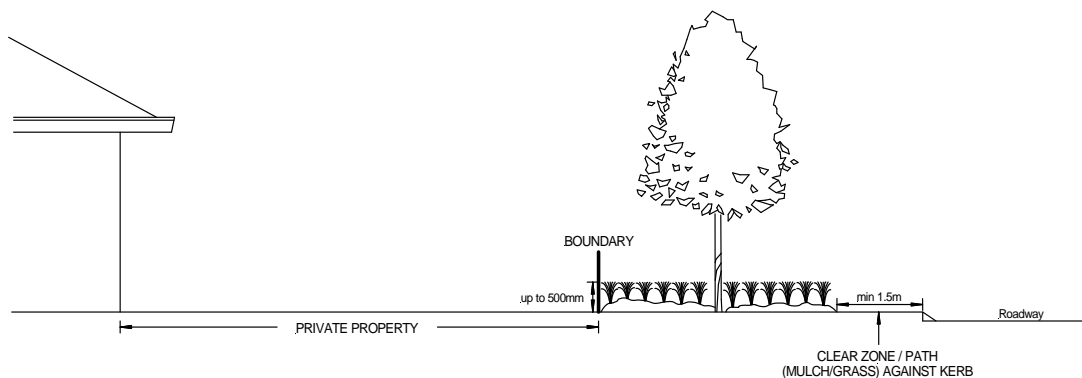
Residents may install belowground irrigation systems provided that:

- The system is installed and operated so as to not create a hazard to pedestrians.
- Irrigation pipes be laid between 150mm and 300mm deep.
- Pop-up type sprinklers be used and are set flush with the ground level.
- The installed irrigation system must have all valves located in the adjoining property and the water supplied to the system must be sourced from the adjoining property.
- Overspray of roads and footpaths is not allowed.
- The adjoining property owner remains responsible for any damage to underground services within the verge and should utilise “Dial Before You Dig” services.

Street Trees

The Shire of Harvey supports residents’ efforts in greening their streets and will supply and plant one tree per property on residential verges free of charge based on the following:

- All requests for street tree planting will be assessed by the Shire to determine if there is adequate room within the verge, the suitable mutually agreed species selection and any other site constraints.
- The Shire will undertake tree planting each year during winter.
- Once planted the adjoining landowner is responsible for watering of the tree.
- Pruning and removal of street trees is the responsibility of Council.



VERGE DEVELOPMENT - TYPICAL SECTION