



**POLICY**

<b>TITLE:</b>	<b>STREETSCAPE MANAGEMENT – VERGE LANDSCAPE TREATMENTS</b>	<b>CODE:</b>	<b>ET529</b>
<b>PURPOSE or OBJECTIVE:</b>	Encourage the establishment and maintenance of street verges to create an attractive and environmentally friendly street setting for the City.		
<b>REFERENCE DOCUMENTS:</b>	Local Government Act 1995 City of Canning Consolidated Local Laws Part XII		

**POLICY STATEMENT**

**This policy applies to the establishment and maintenance of landscape treatments on street verges in residential, commercial and industrial areas by adjoining property owners and occupiers within the City.**

**1. Scope**

This Policy applies to verges adjacent to private property and to any person who, or corporate body which, is considering establishing or altering a landscape treatment to the street verge adjacent to a residential, commercial or industrial property.

For further advice and information on preferred verge landscape treatment, a Verge Landscape Guidelines brochure is available on request, or can be downloaded from the City website [www.canning.wa.gov.au](http://www.canning.wa.gov.au).

**2. Definitions**

<i>Street verge</i>	<i>That portion of the road reserve between a property boundary and the road kerb or bitumen edge.</i>
<i>Road Reserve</i>	<i>'Road' means any land dedicated at common law or reserved, declared or otherwise dedicated under an Act as an alley, bridge, court, lane, road, street, thoroughfare or yard for the passage of pedestrians or vehicles or both.</i>
<i>Crossover</i>	<i>That portion of the street verge which is set aside to permit vehicular access to the adjacent property from the road carriageway. Crossovers are to conform to the City's standard for crossovers.</i>
<i>Acceptable materials</i>	<i>In the Clauses detailed below, unless the context otherwise indicates, the term 'acceptable material' means:</i> <ul style="list-style-type: none"> <li>• <i>Organic mulch.</i></li> <li>• <i>Grass.</i></li> <li>• <i>Unit pavers – of brick, concrete or reconstituted limestone.</i></li> <li>• <i>Textured concrete – Note: textured concrete refers to aggregate concrete finishes.</i></li> <li>• <i>Resin or bitumen stabilised gravel or similar bound gravel finish.</i></li> <li>• <i>Sand.</i></li> </ul>
<i>Unacceptable materials</i>	<i>Materials <u>not</u> classified as acceptable include:</i> <ul style="list-style-type: none"> <li>• <i>Crushed brick.</i></li> <li>• <i>Unbound crushed limestone.</i></li> <li>• <i>Natural limestone block pavers.</i></li> <li>• <i>Pea gravel, or any other loose unstable material.</i></li> <li>• <i>Artificial turf of any type.</i></li> <li>• <i>Loose rubber mulch.</i></li> </ul>
<i>Waterwise Plants</i>	<i>Native and exotic plants which are drought tolerant and require little watering once established.</i>
<b>NOTE</b>	<i>Applicants may request permission to use materials not listed above. The decision to approve any unlisted material is at the discretion of the City.</i>

### 3. Verge Landscaping

Except for verge landscape treatment outlined in 6(2), a person or corporate body shall not landscape a verge without approval of the City, and then only in conformity with the conditions set out below.

1. If the occupant wishing to landscape a verge, is not the owner of the property and where the proposed treatment is not in conformity with 6(2), written application from the owner will be required before the application will be considered by the City. An application form will be provided on request from the City, or can be downloaded from the [www.canning.wa.gov.au](http://www.canning.wa.gov.au).
2. To obtain approval to landscape a verge, the applicant shall submit a sketch plan which sets out the location of all existing verge trees and other features such as bus stops, signs and underground service pit lids, the position of any proposed paving, the location of any proposed garden (low shrub and ground cover planted area).

### 4. A Verge Shall not be Landscaped:

- (1) So that it extends beyond the frontage of the adjoining property in respect of which the approval is granted.
- (2) So that it encroaches on the footpath, pathway or the road.
- (3) To the exclusion of public pedestrian access.
- (4) So that it encompasses earth mounding, rocks, bollards, fencing, retaining walls or built structures, eg fountains, ponds or raised garden beds of any type.

### 5. Responsibility for Locating and Protecting Underground Services

The owner or occupier of land abutting a road reserve in which a lawn or garden is to be planted shall make arrangements to determine the location of public utilities which may be located within the road reserve prior to commencing works by contacting the Dial Before You Dig telephone service (1100), taking any other necessary precautions, and shall be liable for damage caused to any utilities.

### 6. Permissible Verge Landscape Treatments

The City's preference is for verges to be landscaped with waterwise and/or local native plants to minimise water consumption and to contribute to biodiversity.

The owner or occupier of land abutting a road reserve may install one of the following landscape treatments on the verge:

#### (1) Treatment One – Garden

Plant and maintain a garden provided that:

- (a) Plants used in the garden should be capable of being maintained to a height of 700mm (excluding street trees). *Note: Street trees are to be planted and managed by the City.* Property owners or occupiers are not permitted to plant, prune or remove a street tree.
- (b) No plants in the garden shall be thorny or poisonous or otherwise hazardous.
- (c) If there is no footpath, plants shall be planted a minimum of 2m from the back of the kerb and maintained so that a minimum 1.5m wide strip, parallel and adjacent to the kerb, is provided. This area shall be sufficiently clear and stable for foot traffic, for example lawn, paving, stabilised gravel, mulch or similar approved surface. *Note: (i) artificial turf is not permitted; (ii) loose gravel is not permitted.*
- (d) If the clear portion of the garden in 6(1)(c) is paving, it shall comply with Treatment Three below.
- (e) If the clear portion of the garden in 6(1)(c) is lawn, it shall comply with Treatment Two below.

- (f) If the planted verge is to be irrigated, the reticulation system shall meet the requirements outlined in Treatment Two – Grass/Lawn. For verge gardens, sub surface or drip irrigation is permissible provided no part of the pipework system is exposed at the surface at any time so as to avoid creating a trip hazard for pedestrians.

(2) Treatment Two – Grass / Lawn

The owner or occupier may plant and reticulate a lawn on the adjacent verge without obtaining approval to do so, except when the lawn is to be a part of a street garden treatment or paved treatment as described elsewhere in this Policy.

A lawn may be planted and maintained in a verge provided that the adjoining land owner or occupier ensures:

- (a) That any reticulation is laid and kept beneath the surface of the verge at a depth of not more than 300mm, nor less than 150mm, and so that any fitting connection to a pipe does not project above the surface of the lawn or garden.
- (b) If connected to a public water supply, is laid to comply with the requirements of the Water Corporation.
- (c) If connected to a private water supply, where passing under pavement, footpaths, or crossings, is of at least class 12 PVC.
- (d) Has valves, located within the private property where they are connected to the water supply, and is fitted so as to give complete control of the flow of water from that supply.
- (e) Irrigation sprinklers shall be positioned and adjusted to ensure that water does not spray on either pedestrian pathways or vehicle carriageways.
- (f) Irrigation shall only be operated in accordance with the requirements of the Water Corporation's watering day and time allocations.

(3) Treatment Three – Verge Paving

- (a) If a property owner or occupier applies to pave part or all of a verge, a sketch plan shall be submitted in accordance with Clause 3(2), showing the proposed location and extent of paving and other proposed treatment of the verge.
- (b) Where the proposed verge treatment is a verge garden, if there is no footpath adjacent to the kerb, a paved area will be permitted in order to accommodate bin placement for the City's Waste Services wheeled bin pick up. A hard stand area in acceptable material, as outlined in Clause 2, may be installed provided it does not exceed 2.5m long by 1.5m deep for each dwelling on the adjoining property.
- (c) The City may approve additional paving up to a maximum of 30% of the verge area if the paving is unit pavers, or 25% of the verge if the paving is concrete or other impermeable material. The total paved area of the verge includes the footpath, the existing or proposed crossover, and the existing or proposed bin placement area.
- (d) Where there is an existing verge tree, no paving will be approved within 2m of the trunk of the tree. Where there is no existing verge tree, a minimum area of 16m<sup>2</sup> (4m x 4m) on the correct alignment shall be left unpaved to allow for future verge tree planting. Where this minimum area is not achievable because of the width of the verge, an area 4m wide and as deep as the verge allows shall be left unpaved.

## 7. Installation

- (1) The level of the verge should align with the level of the neighbouring verges. Acceptable materials shall be installed flush with the existing crossover, kerb and any pedestrian pavement adjacent.
- (2) The verge landscaping shall be designed to prevent stormwater entering neighbouring properties and minimise stormwater impact on the road. Tree roots should not be damaged.

## 8. Maintenance – Street Verge Landscaping

- (1) Maintenance of street verge landscaping (apart from a street tree if present) is the responsibility of the owner and/or occupier of the property adjoining the street verge.
- (2) Verge landscaping shall be maintained so that plants do not grow over any adjacent footpath or road and that safe lines of sight are maintained for pedestrians who may use the footpath and vehicles which may use the crossover or road.

## 9. Non-Compliant Street Verges

- (1) Where a street verge landscape treatment, installed after the adoption date of this Policy does not comply with the conditions set out in this policy, the City will require the street verge treatment to be adjusted to comply with the Policy, or if necessary, for the verge treatment to be removed.
- (2) Verge landscape treatments which were installed prior to the adoption of this Policy shall be compliant with the Policy which was current at the time of the installation.
- (3) Any remedial work shall be at the sole cost of the property owner or occupier adjacent to the non-compliant street verge landscape.
- (4) A period of 20 working days shall be granted for the street verge treatment to be adjusted or removed from the date of a written notice issued by the City to do so. However, if in the opinion of the City, a verge landscape treatment constitutes a safety hazard, it shall be adjusted or removed within 7 days of the date on written advice to do so.
- (5) If written advice is given, and the adjustment or removal has not taken place in the stated time frame, the City may, at its discretion, remove the treatment and dispose of the materials so removed. Costs of such removal and disposal of material may be charged to the owner of the adjacent property.

## 10. Verge Treatment Guidelines

- (1) The City has developed 'Verge Landscape Guidelines' and other accompanying information to assist residents and ratepayers in regard to preparing, developing and managing verges that comply with the intent of this Policy.
- (2) The Guidelines are available on request from the City or can be downloaded from the City website [www.canning.wa.gov.au](http://www.canning.wa.gov.au).

## GOVERNANCE REFERENCES

<b>Statutory Compliance</b>	1. Local Laws – Part XII – Verge Treatments. 2. Local Government Act 1995 (As Amended) – Section 3.53.
<b>Process Links</b>	Nil.

## POLICY ADMINISTRATION

Directorate	Officer Title	Authority to Approve	
Infrastructure and Environment	Manager Parks and Environment	Council	
Version	Decision Reference	Synopsis	Delegation No.726
1	12/05/2009	Policy adopted (D16/69511).	
2	19/07/2016 IE-038-16	Policy revised and adopted (D15/194171).	