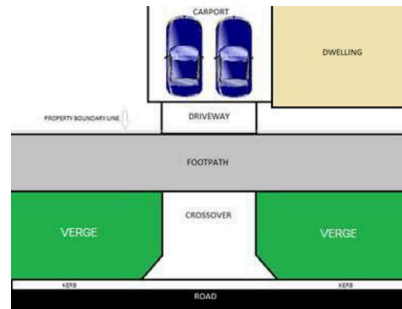


Non Standard Verge Treatments

Conditions and Guidelines Information Sheet

What is the Verge?



The verge is the area of a property that exists between the road and the boundary line.

Any part of the crossover (driveway) and any footpath that may be within the area of the verge will reduce the total verge area available for treatment.

Who is responsible for the verge?

Verges are part of the road reserve and are classified as 'Crown Land', meaning that the area is owned by the Government. However, ongoing maintenance of the verge is the responsibility of the adjacent property owner (see *Shire of Dardanup Activities In Thoroughfares And Public Places And Trading Local Law Clause 2.10*).

Can I make changes to the verge?

Section 2.2 of the Shire of Dardanup's 'Activities in Thoroughfares and Public Places' Local Law requires that all developments or changes to the verge (**other than the installation of grass**) require prior Council approval.

To obtain approval, the property owner is required to submit a completed 'Form 147 - Application Form Verge Treatment', available from the Shire's website or administration buildings.

For the purposes of this requirement, an occupier can act on behalf of the property owner but must have their written permission to do so.

Proposed verge treatments will be assessed on an individual basis against the following criteria:

Safety - No part of the verge treatment shall present a hazard that is assessed as being of a medium risk or greater to a pedestrian, cyclist, motorist or other user of the road environment.

Hazards include but are not limited to the following examples:

- Trip Hazards - sudden depressions, protruding (i.e. Not flush) garden edging, kerbing, etc.
- Slip Hazards - loose aggregate and stones on hard surfaces etc.
- Obstructions - stakes, pickets, walls, etc.

Designs shall take into account the sight lines of vehicles using nearby intersections, crossovers, road geometry and driveways.

Consideration shall be made for pedestrians, gophers, bikes, etc. A clear zone of 2m wide from behind kerb shall be maintained where no footpath is provided.

Where no kerb is present to provide delineation of the verge, materials used shall be a different colour to the existing road surface to provide definition and reduce the chance of the verge being confused as part of the road.

Planting within 6m of an intersection is restricted to grass, groundcovers, low shrubs or similar plant; and no plants may be planted between 6m and 10m of an intersection that exceeds or may exceed 750mm in height.

Drainage - Stormwater run-off must not affect any other property, roadway or adjoining verge. If non-permeable materials are used on any part of the verge treatment, no more than 50% (fifty percent) of the total surface area of the verge affected by the treatment (excluding the crossover) shall be made of such impervious materials.

Water Conservation - Council encourages the use of drought tolerant and water sensitive plants and ground covers. Visit watercorporation.com.au/waterwise for a list of recommended plants.

Ongoing Maintenance - The ongoing maintenance requirements will form an important part of Council's assessment. The assessment will consider the overall maintenance requirements of the treatment as a whole, including pruning, stabilisation of hardstand areas etc.

All verge treatments must be maintained by the adjoining property owner/ occupier to ensure that any approved non-standard verge treatments do not degrade over time. Where there is a change in ownership the new owner will become responsible for any ongoing maintenance.

Important Note: Applicants are advised to give careful consideration to the potential cost of reinstatement or replacement of the verge treatment in the event that the Shire must remove portions of the verge during roadworks/drainage work etc. The Shire will not reinstate any verge treatment removed in such a case, and the costs of reinstatement will fall to the property owner.

Appearance - Proposed works will be assessed on their aesthetic qualities and should be designed with the local streetscape in mind.

Impact on others (including public services) - Treatments must not impact on your neighbours or service providers. For example, they must not restrict access to your water meter or mailbox, and only low growing plants to be planted under power lines.

Contact Us

For queries relating to the information in this brochure please contact the Shire of Dardanup's Engineering Compliance department on 9724 0000, or email records@dardanup.wa.gov.au



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records@dardanup.wa.gov.au



Permitted Materials

Permitted verge surface treatments include:

- Turf (grass)
- Shredded organic mulch (e.g. woodchips). These must be easy to walk on and must not present a trip hazard to pedestrians. Mulch and wood chips must be retained so as not to wash onto the footpath or into the Shire's drainage system.
- Waterwise plants/landscaping/gardens



Hardstand Materials

Hardstand treatments are areas with a hard/impermeable surface. For drainage and safety reasons, hardstand treatments must not exceed 50% of the total verge area (excluding crossovers) and must be constructed by competent tradespeople.

Selection of hardstand materials must take into consideration the probability that the Shire (or Utility companies such as power/gas suppliers) will be required to carry out works in the verge at some future time. Therefore, only materials that can be easily removed and reinstated will be considered acceptable (such as):

- Concrete
- Asphalt
- Brick Paving
- Synthetic turf (green only) or
- (in Rural areas) Crushed rock, crushed limestone, or compacted road base



What treatments are NOT permitted?

- Any materials which may create trip hazards for pedestrians such as loose decorative stones and rocks
- Any permanent structural features such as kerbing (other than flush kerb), walls, and fencing
- (In Urban areas) crushed rock, crushed limestone or compacted road base i.e. gravel/blue metal.
- Materials which are likely to wash onto the road or into the Shire's drainage system such as Blue metal dust (a.k.a cracker dust).



If non-compliant materials have been installed on the verge the Shire of Dardanup may require that the property owner remove and replace them with an approved treatment, as per Section 2.11 of the Activities in Thoroughfares and Public Places and Trading Local Law. This work will be carried out by the property owner/occupier at their cost.

Other Considerations

Other requirements to be considered by the applicant include:

- Access to the water meter; and
- The requirements of the Shire's Tree Management Policy

Please note that this information sheet does not contain an exhaustive list of all potential conditions and requirements for verge treatments within the Shire of Dardanup. Any additional requirements will be advised to you during processing of your application.

For further information please contact Shire officers or request a copy of the Council's Residential Verge Policy (CP057).

