



City of
Greater Geraldton
a vibrant future



VERGE TREATMENT SPECIFICATION (ISV001)

Purpose:

To provide information to property owners and residents, on their entitlements and responsibilities for the care and maintenance of their street verge.

Definition:

A verge (road reserve) is the portion of land that lies between the road edge and the property boundary. The importance of a verge is that it allows the placement of services and infrastructure by service authorities and the local government. It also allows the City to create streetscape to enhance amenities in the area.

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1 INTRODUCTION

This document has been prepared to provide property owners and residents of the City of Greater Geraldton with information regarding the City's requirements for verge treatments.

The verge area in front of your property is owned by the Crown, but vested in the City. The purpose of a verge is to;

- Provide a buffer between the road and private property where common public facilities such as pathways, street furniture (bus stops) etc. may be located; and
- Provide a section of land where essential services such as drainage, power, gas and telecommunications can be placed.

The City of Greater Geraldton is responsible for street trees and enforcing verge requirements in the case of hazardous or unsuitable installations, but maintenance of the verge is the property owner/residents responsibility.

You do not need permission to landscape your verge, provided the verge treatment specifications have been observed to ensure that your verge treatments will not interfere with vehicular and pedestrian sightlines and access.

2 STATUTORY REQUIREMENTS

The legislation that governs obstructing or encroaching on public thoroughfare is defined in;

- Local Government Act 1995 – Schedule 9.1 (3)
- Local Government (Uniform Local Provisions) Regulation 1996 – Sections 6 and 7
- CGG Activities in Thoroughfares and Public Places and Trading Local Law 2011 – Division 3 (Verge Treatments).

3 VERGE TREATMENTS

It is accepted by the City that the road reserve forms a significant proportion of public open space available to residents for improving their outdoor lifestyle. A well-planned and maintained garden greatly enhances the appearance of your neighbourhood. The City of Greater Geraldton has a commitment to ensure verge areas are maintained to a safe standard, and this specification has been formulated to assist property owners/residents in undertaking beautification.

The following permissible verge treatment are:

- Lawn;
- Groundcovers and Shrubs;

- Street Trees;
- Irrigation;
- Synthetic Turf/Artificial Grass; and
- Impervious Materials.

4 IMPORTANT INFORMATION

4.1 Underground Service Locations

Before any landscaping or excavation works, contact 'Dial before You Dig' on 1100 or go to www.1100.com.au to ascertain the location of any underground services on your verge. This will ensure that the depth of services is sufficient to carry out the proposed works safely. Any works undertaken, without first obtaining the relevant information, which results in damage or disruption to the services will be reinstated at the property owners/residents full cost.

4.2 Works by Public Utility Providers

If the City of Greater Geraldton or service providers of gas, electricity or telecommunications conduct authorised work within the street verge, they are required to level the site and remove leftover material. They are not liable to provide compensation for any damage caused to verge landscaping or paving.

4.3 Access to your Verge

- Adequate access to the property letterbox for delivery by Australia Post motorcyclists must be provided.
- A suitable location is to be provided on the verge in front of the property and immediately behind the kerb-line for weekly collection of rubbish bins.
- Where no pathway is provided, only lawn, paving or pedestrian 'friendly' material, such as mulch or flat, smooth groundcover planting, is permitted within the first 1.2m strip along the kerb, to allow safe pedestrian access near the road (please refer to [STD28 – Verge Treatment Plan](#)).

5 PERMISSIBLE TREATMENTS

5.1 Lawn

Lawns require a significant amount of water. It is important to choose water-wise grass varieties that will cope with heat and drought such as Couch, Buffalo, Saltine or Kikuyu.

It is also important to prepare the soil before installing new turf. Organic matter mixed through with the top 15cm of a sandy soil will dramatically improve both water and nutrient holding capacity of the soil, resulting in better looking lawn and less water needed.

5.2 Groundcovers and Shrubs

Many residents are becoming water conscious when planning their landscaping. This does not mean that vegetation has to be eliminated. A garden plated with water wise species does not need as much maintenance, water, fertilisers or herbicides as lawn. The establishment of a low water wise garden is encouraged by the City especially if native species are used. They aid biodiversity, reduce pressure on our water resources and enhance the streetscape amenity.

Plants should be selected carefully. Low groundcovers are the most suitable for planting in verges as they create a dense cover, which does not encourage the growth of weeds, and allow clear sight lines at all times.

Before commencement of works, the following should be considered:

- The property owner/resident accepts responsibility for the removal or relocating the plants, if required by any services authorities;
- The plants are kept clear from the roadway and pathways where applicable, and ensure that items such as fire hydrants or signs indicating the whereabouts of hydrants are not obscured;
- The landscaping scheme is to be of such a nature as not to create any undue hazards to road users or pedestrians; and
- Groundcovers and shrubs need to be kept at a maximum height of 600mm when planted to ensure sight lines from crossovers are clear.

5.3 Street Trees

In the interest of vehicular and pedestrian safety, as well as keeping services clear, street trees on the verge shall be of a specific species and planted within a particular alignment (please refer to [STD28 – Verge Treatment Plan](#)). A street tree can be supplied and planted by the City upon the request of the property owner. The City annually undertakes street tree planting and this occurs during the cooler months, generally May and June.

The City of Greater Geraldton is responsible for the post planting care and maintenance of all street trees; however, property owners/residents will be encouraged to assist with street tree watering.

Please refer to the City of Greater Geraldton's Tree Management Specification [[ISV002](#)] for more information regarding Street Trees, their alignments and quantity of trees etc.

5.4 Irrigation

Is permitted, however, the cost of installation and maintenance of reticulation is the responsibility of the property owner.

Before commencement of works, the following should be considered:

- Water pipes must be laid beneath the verge at a depth of between 150mm and 300mm. No fittings connected to the pipes should protrude above the surface of the lawn or garden;
- The reticulation pipes and connections must be at least 250mm away from the pathway alignment (1.8m to 3.0m from the kerb line);
- The reticulation system shall contain approved valves, located within the property boundary. These are connected to your water supply and fitted so as to give complete control of the flow of water from the point;
- Where reticulation extends to the kerb line, half sprinklers must be used. These will direct the flow of water away from the paved road surface; and
- Reticulation sprinklers are not to spray water onto a pathway or road and watering is to be restricted to where inconvenience to pedestrians, cyclists and motorists is at a minimum (please also adhere to Water Restrictions).

5.5 Synthetic Turf/Artificial Grass

The installation of synthetic turf/artificial grass may be considered as a semi-permeable verge treatment, however the City will not be held responsible for any damages that may occur should any service authorities need to perform works or gain access to the underground services within the verge area. The City stipulates that a permeable synthetic turf base be used to allow water/rain to penetrate and drain away freely.

5.6 Impervious Materials

There is a number of impervious materials that can be used on the verge, they include:

- Compacted limestone and the particle size not greater than 10mm;
- Compacted gravel/aggregate and the particle size not greater than 10mm;
- Coloured concrete (earthy tones, not grey) thickness of 100mm; and
- Brick/block paving.

Compacted Limestone, Gravel and Aggregate

Limestone, gravel and aggregate are a permissible treatment, if it is water bound and compaction of the material shall be sufficient to ensure that there are no loose stones on the verge.

Coloured Concrete/Faux Brick

Faux Brick is a permissible treatment, but are subject to the following conditions;

- Installation will be at the property owners/residents cost;
- Levels are to match any existing public utility pits or covers. Any variations in levels to be discussed on site with City of Greater Geraldton officers; and
- Should any service authority need to remove any section of faux brick to carry out maintenance on their facilities, then the repairs will be at the property owners/resident's cost.

Brick/Block Paving

It is permissible to brick/block pave a portion or all of the area between the property boundary and the kerbing, subject to the following specifications;

- A rectangular paving unit (minimum thickness 60mm heavy duty) or a square paving unit (190mm x 190mm – minimum thickness 60mm heavy duty);
- Base 100mm crushed limestone or rock base;
- Patterns for rectangular paving units (herringbone or stretcher bond) or for square paving units (diamond or stretcher bond); and
- Edge restraints are required, but must finish flush with the ground level and kerb.

Where drainage provisions or the amenity of the area is comprised, please contact the City of Greater Geraldton's Infrastructure Services Department for clarification. The under certain conditions the City has the discretionary ability to modify or amend approval for use of brick/block paving as a treatment on verge areas.

6 NON-PERMITTED VERGE TREATMENTS

The following list is intended as an indicative guide only and clarification from the City may be given for elements other than planting and paving not on this list. The City's non-permissible verge treatment may include:

- Any treatment which encroaches onto the road;
- Bollards, kerbing, garden stakes/steel star pickets or physical barriers above ground level;

- Children's play equipment, including basketball hoops and trampolines;
- Garden ornaments, including lighting;
- Hazardous, poisonous or thorny plants (including cacti), or parts of plants;
- Irrigation parts installed above ground level;
- Letterboxes;
- Loose materials, e.g. pea gravel, crushed brick etc.;
- Mounding or trenching of soil or other materials;
- Rocks and railway sleepers;
- Shrubs and bushes higher than 600mm;
- Signage and Terraces; and
- Walls, fences or built structures (of any type).

No part of the verge should be established for the exclusive use of vehicle parking. Approval to establish a verge treatment is not an approval for vehicle parking on a verge, this also includes boats, caravans, trailers etc. – please refer to the City of Greater Geraldton's You and Your Street Verge booklet [[ISV003](#)] for more information regarding Parking on the verge.

7 VERGE CONDITIONS APPLICABLE TO ALL TREATMENTS

The City of Greater Geraldton has a number of conditions that must be applied to all verges:

- The verge must be maintained at a positive 2% gradient (where practical) from the back of the kerb to the front of the adjoining property boundary, unless otherwise approved by the City of Greater Geraldton.
- No verge treatment should encroach on the shared used pathway or road.
- The property owner agrees to maintain the area free of hazards and nuisances. Failure to comply may result in removal of the treatment by City's workforce at the property owner's expense.
- Should an approved verge treatment not comply with the specifications the City may notify the property owner to require the necessary changes be implemented within a specified timeframe. Any non-compliance and/or ongoing breach may result in remedial works being undertaken at the property owners cost and/or the issue of penalty notices as applicable.
- The placement of obstructions on the verge area is not permitted. Obstructions are objects that could be dangerous to or restrict access of pedestrians, motor vehicles and cyclists, e.g. Rocks, stakes and string, fencing and bricks etc.

- The applicant agrees to indemnify the City of Greater Geraldton against any claim or action whatsoever that may arise because of the verge installation.

8 VERGE MAINTENANCE

The City of Greater Geraldton relies on each person maintaining the verge at the front and/or side of their property. Verge maintenance by Council is limited to pruning of street trees and slashing grass once a year, on request, to prevent a fire hazard. Any further improvement is by the property owner and adds to the aesthetics of the property.

It is not possible for Council to control weed growth by mechanical means, so where they become a problem weeds along footpaths and kerbs are sprayed. The chemical used is glyphosate, which is a non-residual weed killer that kills the weed by absorption through the leaves and transferring to the root system.

Every endeavour is made not to spray verges that are well maintained, but sometimes this inadvertently happens. If you wish, your well-maintained verge can be added to a list of properties not to be sprayed.

The property owner shall maintain the treatment so as not to cause a hazard, should the verge treatment become hazardous, the property owner shall agree to remove the treatment at their expense, e.g. remove plants restricting sight distances.

9 LOCAL GOVERNMENT ACT 1995

The City of Greater Geraldton would like to advise that a person who without lawful authority places on a public thoroughfare anything that obstructs it commit an offence. If the person fails to remove the obstruction when requested by a City of Greater Geraldton officer, they will be prosecuted (Penalty up to \$5,000.00).

10 KERBSIDE HOUSE NUMBERING

The City of Greater Geraldton supports the clear identification of house numbers on kerbs for ease of access by emergency vehicles and visitors.

There is no obligation on property owners to have their house numbers painted on the kerb.

10.1 Approval Process

No approval is required from the City to have a house number painted on the kerb however, a minimum standard is required and therefore house numbers painted on kerbs within the City will be required to meet the specifications outlined below.

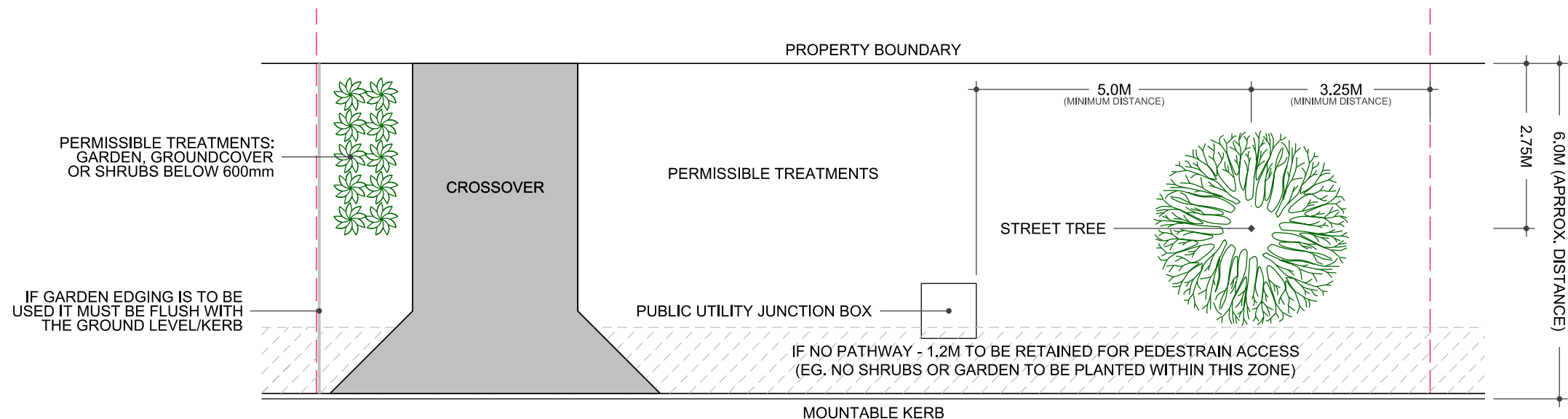
10.2 Specifications

- i. House numbers painted on kerbs shall be 110mm high and representative of AS1744 (2015): Standard Alphabets for Road Signs.
- ii. House numbers shall be painted mid-way on the kerb and located 1m from the transition of the crossover, within the property frontage. They are to have a matte olive green background. The house numbers shall be painted in reflective yellow paint with glass beads applied whilst paint is wet for optimum adherence.
- iii. The background shall extend 30mm clear in the side and 10mm on the top and bottom of all alphanumeric characters.
- iv. The property owner/resident shall ensure the correct house number only is painted on the kerb. Lot numbers are not allowed.
- v. Please refer to STD38 – Kerbside House Numbering for a sample of the required format for the numbering.

10.3 Maintenance Responsibility

The City of Greater Geraldton accepts no responsibility for the quality of workmanship or the maintenance of house numbers painted on kerbs.

However, where works undertaken by the City require the removal/replacement of kerbs, the City will (prior to works commencing) record those properties with an existing house number painted on the kerb and reinstate that number once the works have been completed and kerb reinstated.



TYPICAL PLAN FOR VERGE

GENERAL INFORMATION

A verge (road reserve) is the portion of land, which lies between the road and the your property boundary. All verges have the potential to serve an important ecological functions in the urban environment.

The verge remains the property of the Crown, but is a shared resource and is used in a number of different ways, including:

For Utility Providers

Verges enable a number of utilities to service private lots - telecommunications, electricity, gas, water, sewer and trunk or regional services.

For Crossovers

Also known as a driveway, a crossover is the strip of land which runs at a right angle to the road, dissects a verge, is established to connect a property to the road and is the responsibility of the property owner it is adjacent to.

For more information on Crossovers, please refer to the City's Crossover Specifications [ISC001 - Bitumen, ISC002 - Concrete, ISC003 - Brick/Block Paving].

For Street Trees

A strip of soil approximately 60cm wide and 2.75m from the property boundary ahs been set aside for the planting of street trees by the City.

For more information on Street Trees, please refer to the City's Street Tree Management Specification [ISV002].


For Pathways

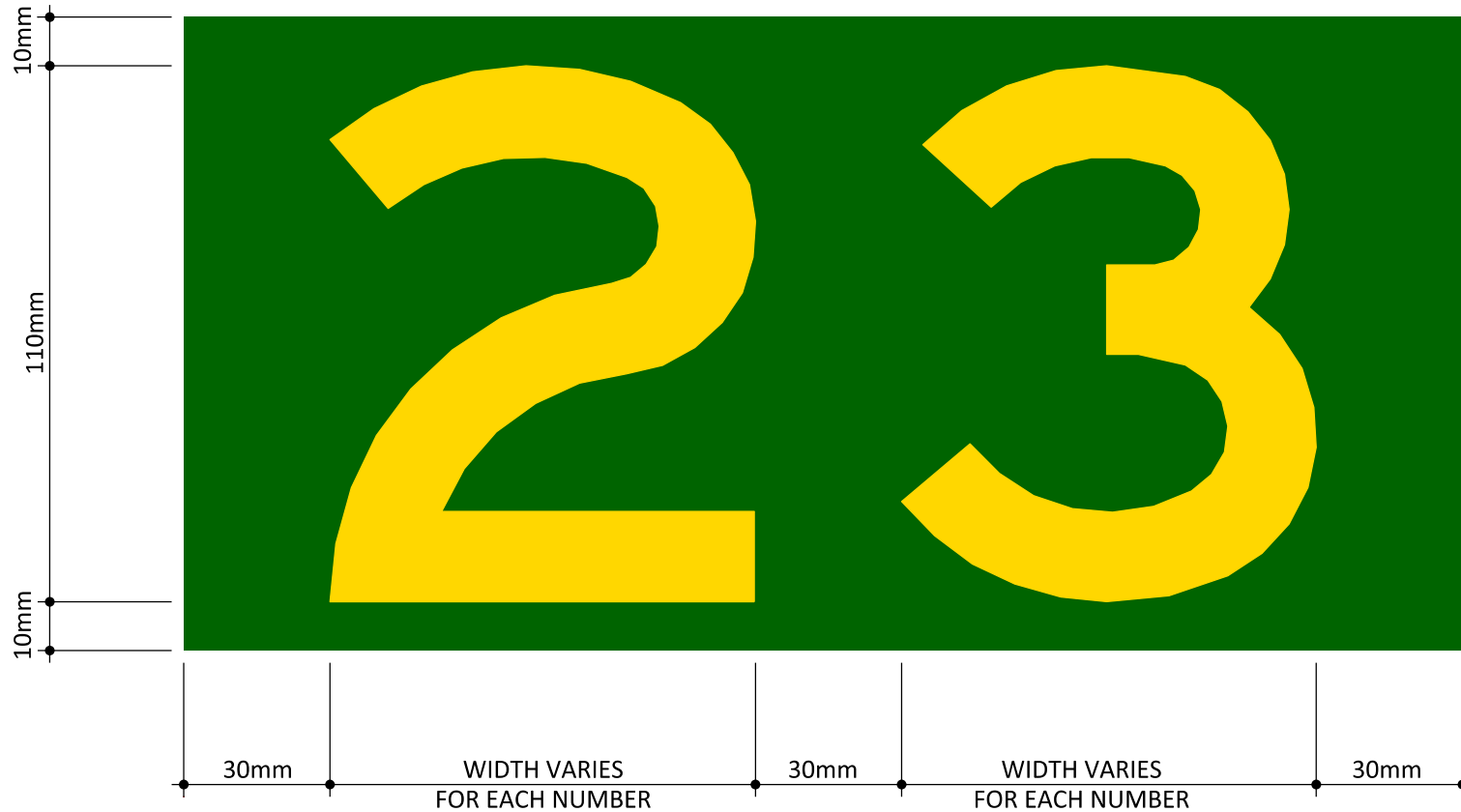
The City's policies determine if a pathway is to be introduced alongside a kerb or close to the property boundary.

NOTES

The maintenance and beautification of the verge is the responsibility of the property owner, the City encourages property owners/residents to take pride and look after their verges.


1. Before the commencement of any works, please contact DIAL BEFORE YOU DIG on 1100 or go to www.1100.com.au to ascertain the location of possible underground services within the verge area.
2. Property Owners will be responsible for any reinstatements for paving/lawn/garden areas from any service authorities working on their services within the verge area
3. Street Trees: can be supplied and planted by the City on request. The City annually undertakes street tree planting and this occurs during the cooler months, generally May and June. The City is also responsible for the post planting care and maintenance of all street trees; however, property owners/residents are encouraged to assist with street tree watering.
4. Verge Paving: please refer to Section 5 - Permissible Treatments [5.6 - Impervious Materials].
5. For any unauthorised works within a road reserve, it can attract penalties of up to \$5000.00.

AMENDMENTS						 <p>PO Box 101 Geraldton WA 6531 Geraldton Civic Centre T 08 9956 6600 F 08 9956 6674 Mullewa District Office T 08 9956 6643 F 08 9961 1206 E council@cgg.wa.gov.au W www.cgg.wa.gov.au</p>	DESIGNED: GTON-GREENOUGH	DATE: JUL-2007	PROJECT TITLE: STANDARD DETAIL FOR A VERGE TREATMENT TYPICAL VERGE TREATMENT PLAN	PAPER SIZE: A3
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NOTES

1. BACKGROUND CORNERS MAY BE SQUARE OR ROUNDED OFF
2. BACKGROUND COLOUR TO BE MATTE OLIVE GREEN OR EQUIVALENT
3. HOUSE NUMBERS TP BE REFLECTIVE YELLOW IE. SPRAY LACQUER PAINT FLUORO YELLOW OR EQUIVALENT WITH GLASS BEADS APPLIED WHEN PAINT IS WET
4. ALPHA/NUMERIC STYLE TO BE SERIES D OF AS1744 - 1975 OR EQUIVALENT

AMENDMENTS						 <p>PO Box 101 Geraldton WA 6531 Geraldton Civic Centre T 08 9956 6600 F 08 9956 6674 Mullewa District Office T 08 9956 6643 F 08 9961 1206 E council@cgg.wa.gov.au W www.cgg.wa.gov.au</p>	DESIGNED: CGG	DATE: JUNE 2016	PROJECT TITLE: STANDARD DETAIL	PAPER SIZE: A4
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