

Verge Development Guidelines

The following information is provided to answer your questions regarding verge development requirements in the City of Mandurah. The City encourages establishment of waterwise, unirrigated verges through soft landscaping and appropriate plant selection.

1.0 Property Owner Responsibilities

An owner or occupier who installs and maintains a street verge treatment must;

- Keep the treatment in good and tidy condition.
- Make sure that no obstruction of any sort is caused to any footpath, pavement or street.
- Where a paving or concrete hardstand is placed it complies with these guidelines and the City's crossover specifications.
- There are no obstructions or hazards on or around any verge treatment. This includes rocks, star pickets and fencing (refer to Section 5.0, Verge Obstructions).
- Not water or maintain a verge treatment in such a manner as to cause interference with the safe movement of pedestrians or motorists.
- Make sure there is no interference with any stormwater system (including swales), signage, footpath, road pavement (including kerb), existing street tree (including root system), lighting or utility service.
- Maintain clear site visibility at all times for both pedestrians and motorists travelling along the footpath and road especially at corners and bends.
- Not use plants or vegetation that is thorny, poisonous or a declared weed.
- Finish edges of garden bed and hardstand so that they are flush with existing levels and pits thereby not creating tripping hazards.
- Make sure sprinklers and other services do not cause interference with the safe movement of vehicles and pedestrians.
- Ensure there is no obstruction to accessing signs, water meters, service pits, fire hydrants etc.
- Ensure adequate access to letterboxes.

The City may order the removal of any landscaping on verge areas which inhibit a motorist or pedestrian's vision or at its discretion order that the vegetation be pruned and maintained at a height determined by the City to provide clear line of sight for road users.

2.0 Street Verge Development

Residents can develop the street verge adjacent to their property boundary provided:

- The hardstand does not cover more than fifty (50) percent of the total verge area including the crossover and footpath. It includes both semi permeable and impermeable verge treatments
- Where there is no footpath, a two metre wide clear area providing safe access along the verge adjacent to the kerb is maintained. (Refer to Figures 1-3)

3.0 Street Verge Materials

Materials can be divided into impermeable, permeable and semi permeable.

a. Impermeable

Impermeable treatments are those that prevent water getting in and are included within the 50% hardstand allocation.

Permissible treatments include:

- Concrete – this of a contrasting colour to the footpath
- Heavy duty paving
- Asphalt and/or bitumen

b. Semi permeable

Semi permeable materials allow some infiltration of water and are preferable to impermeable treatment. They are also included within the 50% hardstand allocation. Permissible treatments include:

- compacted limestone (as long as there are no loose stones)
- compacted gravel (as long as there are no loose stones)
- synthetic grass and/or artificial turf

c. Permeable

- Mulch
- Garden/plants
- Trees
- Lawn/Grass

Non Acceptable Verge Material

The following materials are not permitted:

- Loose gravel – including blue metal, limestone rubble, pea gravel, crushed brick
- Loose gravel / limestone mixes
- Any similar loose aggregate

4.0 Street Verge Treatments

Street Verge treatment can be a mixture of garden, lawn and hardstand provided that the points detailed in Section 1.0 are met. It should be noted that where a person decides to provide hardstand in addition to their crossover and the footpath;

- The additional hardstand area cannot be used for parking without City of Mandurah approval
- A permeable area should be left within hardstand areas for street trees. Street tree requests are to be made by the resident via the online form on the City's website. The permeable area will need to be large enough to allow 1.5m of mulched garden bed from the trunk on all sides.

Please find attached a table that breaks down a number of verge treatments and the restrictions.



5.0 Important Points to Consider for all Street Verge Treatments

Kerbing or raised edging on the verge:

No kerbing or other raised edging may be installed within two metres of the edge of road pavement. The use of all other kerbing is to be strictly at the discretion of the Director Built and Natural Environment. Refer also to the City's Specifications for Crossovers.

Verge Obstructions:

Persons are not permitted to construct obstructions including walls, posts, fences, letterboxes, statues, star pickets, play equipment, rocks or stones in the road verge, without written approval of the City. The City may require the landowner to carry Public Liability Insurance to cover the possibility of accidents occurring as a result of the obstructions.

Public Utilities:

Public utility providers (Water Corporation, Alinta Gas, Western Power, Telstra) or the City, may undertake works which may disturb any of these treated verges in gaining the necessary access to their utilities. They do not necessarily have to reinstate planting or paving.

Reinstatement may be at the property owner's cost and responsibility.

Shared Paths / Footpaths:

Where the construction of a new footpath/shared use path is undertaken, City policy requires the removal of any material other than plain grey concrete from driveways/crossovers and reinstatement with plain grey concrete to ensure uniformity of the path system. The section to be removed is to be the width of the path. The cost of such reinstatement will be borne by the City.

Waterwise Gardens

The City of Mandurah encourages soft landscaping treatments and supports the Water Corporation's initiative of Waterwise verges. For more information, visit:

mandurah.wa.gov.au/my-home-property-and-rates/trees-and-verges



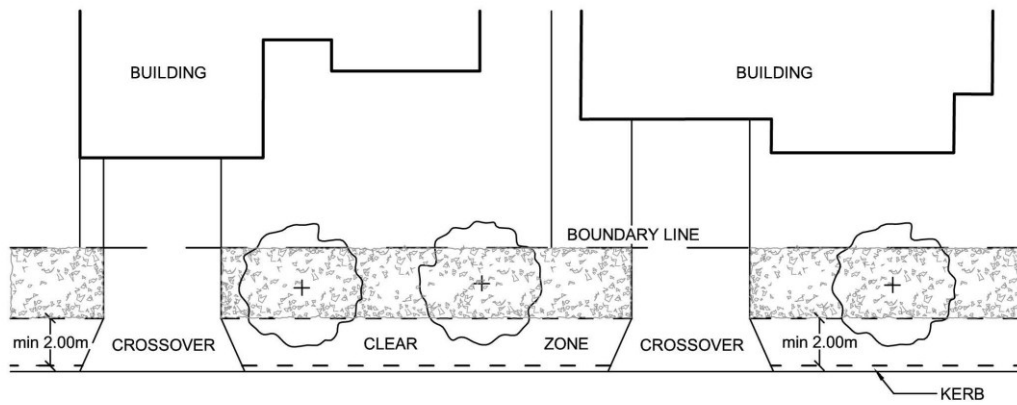


Figure 1 : VERGE DEVELOPMENT - WITHOUT PATH

LEGEND

	POSSIBLE STREET TREE PLANTING		EXISTING CONCRETE FOOTPATH
	GRASS / MULCH / PLANTING UP TO 500mm HIGH		CLEAR ZONE - MIN 2000mm WIDE FOR PEDESTRIAN ACCESS (MULCH / GRASS)

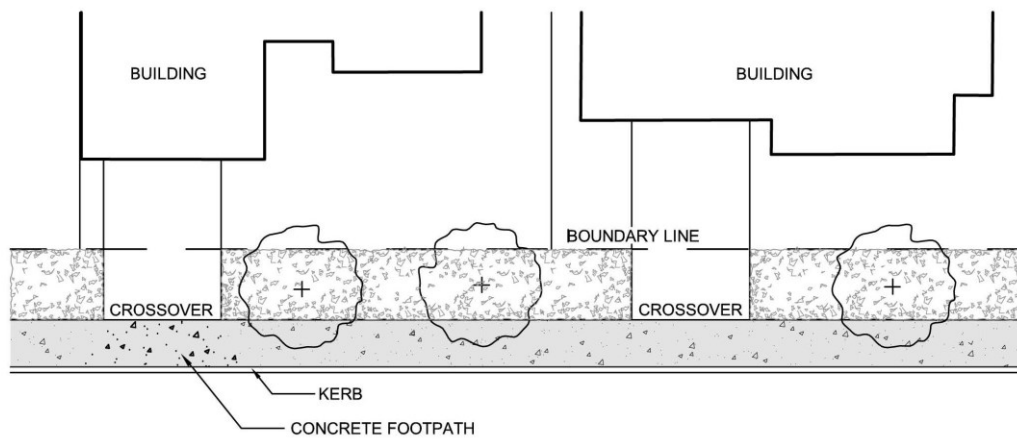


Figure 2 : VERGE DEVELOPMENT - WITH PATH

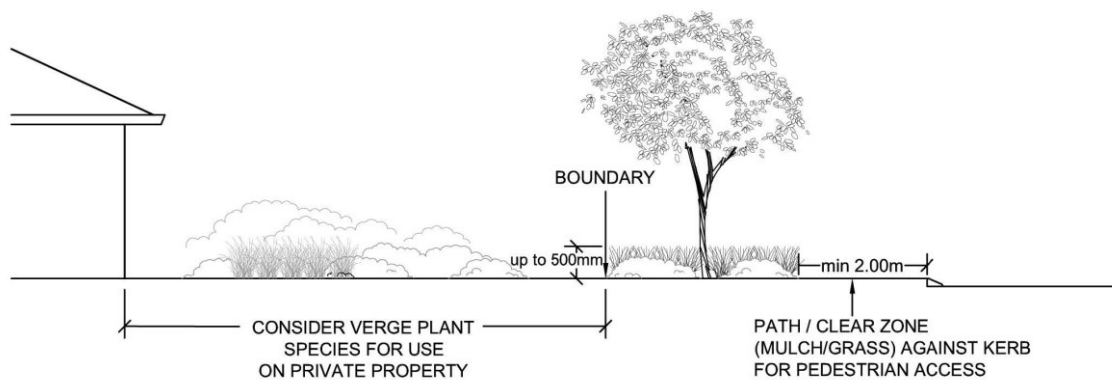


Figure 3 : VERGE DEVELOPMENT - TYPICAL SECTION



Frequently Asked Questions

What is a Verge?

The verge is the land between the back of the kerb (or edge of road where there is no kerb) and the property boundary.

Why do we have verges?

Verges provide space for public utilities (eg: water, gas, sewer, telephone, stormwater and power), footpaths and signage as well as providing space for the City to create a streetscape to enhance the area.

Who owns and maintains the verge?

The verge is part of the road reserve and not owned by any one person or organisation. The City is responsible for controlling the development of verges and encourages the property owner to develop the verge in front of their property in accordance with these guidelines.

Property owners are responsible for the care and maintenance of the verge adjacent to their property. The selection, supply and maintenance of street trees is the responsibility of the City.

How does the City plant Street Trees in the Verge?

In new developments, the developer will plant street trees and maintain them for a period of time before they are handed over to the City to maintain. In all areas, where there are no street trees in the verge, the City will provide and plant street trees when the property owner requests one by completing an application form.

How do I find the application form to request a Street Tree for my Verge?

Application forms are available from the City's Administration Centre or on the City's website at www.mandurah.wa.gov.au.

When will my street tree be planted?

Requests for street trees are accepted all year round but planting will only happen during the winter planting season between May and July. Requests received before 31 October will be scheduled for the following year if approved.

Do I get to choose my street tree?

No, the type of street tree to be planted will be allocated by City officers in accordance with the existing or intended street tree themes.

What plants can I plant in my verge?

The City of Mandurah does not have a recommended planting list as there are new plants coming onto the market every day. The best person to speak to is your local nursery. We would suggest native local species that meet the requirements of these guidelines, but if you are unsure about a species, please contact us, with a list of the details and we will be able to provide you with some guidance. Poisonous plants or plants with thorns are not permitted within the verge. You can also visit watercorporation.com.au/plants

How much space do I leave between the tree and the hardstand?

In order to allow sufficient space for a tree to grow, we recommend a minimum of 1.5m between the edge of the tree and any hardstand.



How do I calculate my 50% Hardstand?

The width of your property multiplied by the distance from your property boundary to the back of kerb or edge of road is the total area of your verge. You then add up all the area of hardstand and semi permeable treatments including crossovers and footpaths, divide it by the total area, then multiply by one hundred (100) to get the percentage of your verge that has hardstand.

What is unacceptable material?

Unacceptable material is any material that is not approved by the City of Mandurah and includes crusher dust, non compacted gravel and blue metal.

What is a crossover?

This is the part of your driveway between your property boundary and the City's road. The landowner is responsible to build and maintain the crossover. The City may refund the landowner for part of the costs involved to build the crossover.

How do I get a copy of the crossover specifications?

The City's crossover specifications are located on our website. You can obtain a copy here or on request from our administration Centre.

I'm concerned about the amount of water the verge uses, what do I do?

The City of Mandurah supports soft landscaping of the verges. The Water Corporation has developed a step by step guide to creating a waterwise verge. For more information talk to your local nursery or go to the City's website: mandurah.wa.gov.au/my-home-property-and-rates/trees-and-verges

I have a bus stop within my verge area, what do I do?

Bus stops should have a clear area maintained around the post. Some have concrete hardstand areas (which would be included within the 50% hardstand allocation), while others are grassed areas. A minimum of 2.0m should be maintained from the back of the kerb. Removal and relocation of any bus stop cannot be undertaken without approval from the Public Transport Authority (PTA).



Treatment Table

Treatment	Classification	Restriction	Weblinks and further information
Mulch	Permeable	The mulch must be finished at the same level as the surrounding area. The mulch must not spill out over the path, causing a tripping hazard.	Dig a small trench along the kerb/path to fill with mulch to the level of the kerb to ensure mulch doesn't spill on to the road or path. Coarse mulch applied in a 5-10cm thick layer is recommended to be the most waterwise.
Trees	Permeable	The tree must be planted in a location and maintained so that it does not create a sight line issue for pedestrians and motorists. Trees should be planted a minimum of 1.5m from any hardstand.	Request a street tree form: mandurah.wa.gov.au/my-home-property-and-rates/trees-and-verges
Garden	Permeable	The garden must be planted in a location and maintained so that it does not create a sight line issue for pedestrians and motorists. Where there are no footpaths, the garden must be planted so that there are no obstructions 2.0m from the back of kerb.	watercorporation.com.au/help-and-advice/waterwise/garden/creating-a-waterwise-verge
Natural Turf/Grass	Permeable	The grass must be finished at the same level as the surrounding area	watercorporation.com.au/help-and-advice/waterwise/lawn-care/maintaining-a-healthy-lawn
Concrete	Impermeable	This is included within the 50% hardstand allocation. It must be of a contrasting colour to the footpath. Concrete in addition to the crossover is not to be used for parking without the approval of the City.	
Asphalt / Bitumen	Impermeable	This is included within the 50% hardstand allocation. Bitumen or asphalt in addition to the crossover is not to be used for parking without the approval of the City.	
Paving	Impermeable	This is included within the 50% hardstand allocation. Paving is to be heavy duty. Paving in addition to the crossover is not to be used for parking without the approval of the City.	



Compacted Limestone, Roadbase and/or Gravel	Semipermeable	This is included within the 50% hardstand allocation. It must be compacted so that it finishes flush with the surrounding paving. There must be no loose stones. Compacted area installed in addition to the crossover is not to be used for parking without the approval of the City.	
Synthetic Grass/Turf	Semipermeable	This is included within the 50% hardstand allocation. Not to be used for parking without the approval of the City.	
Loose Gravel Including blue metal, limestone rubble, pea gravel, crushed brick, gravel limestone mixes and any similar loose aggregate	Semipermeable	Not permitted	

