



# **TOWN OF PORT HEDLAND POLICY 9/008 VERGE TREATMENT POLICY**

## **Policy Objectives**

Council shall encourage and support the development of road verges in urban areas, either maintained grass style or dry garden style or a mixture of both. These are the preferred treatments.

It is accepted by the Town of Port Hedland that road reserves form a significant portion of public open space and is available to residents for improving their outdoor lifestyle. A well planned and maintained garden greatly enhances the appearance of the neighbourhood. It is the Town's responsibility to ensure verge areas are maintained to a safe standard and this policy sheet has been formulated to assist residents in undertaking beautification works, which are kept free of hazards to ensure safe movement for pedestrians.

Property owners may install the following verge treatments:

- Lawns (Refer points 1 & 4)
- Reticulation (Refer points 2 & 6)
- Gardens/Landscaping (Refer points 3 & 6)
- Partial hardstand (Refer points 4 & 6)
- Compacted Material (Refer points 5 & 6)

## **Policy Provisions**

### **1. Lawns**

Unreticulated lawned verges do not require Council's approval.

#### **1.1 Lawn (Verge Registration)**

The registering of verges is no longer applicable within the district and has been superseded by Clause 5.3 of the Town's Parking Local Law. This law prevents motorists from parking on a road verge without the adjoining property occupier's consent. For further information, please contact Ranger Services at the Town of Port Hedland.

### **2. Reticulation**

When reticulating verges the following points must be noted:

- i) Water pipes must be laid beneath the verge at a depth between 150mm and 300mm. No fitting connected to the pipes can protrude above the surface of the lawn or garden.

- ii) The pipes and connections must be at least 250mm away from the footpath or the standard footpath alignment. (1.8 metres to 3.0 metres from the kerbline).
- iii) The system must contain approved valves, located within the property. These are connected to your supply and fitted so as to give complete control of the flow of water from that point.
- iv) Where reticulation extends to the kerbline, half sprinklers must be used. These will direct the flow of water away from the paved road surface.
- v) Reticulation sprinklers are not to spray water on a footpath or road and watering is to be restricted to times where inconvenience to pedestrians, cyclists and motorists is at a minimum.
- vi) Should damage to any utility services (water, telecom, power etc) occur, the damage will be made good by the authority having the control of that particular plant, and such expense incurred in reinstating the plant, will be to the property owner.

### **3. Gardens/Landscaping**

Many residents are becoming water conscious when planning their landscaping. This does not mean that vegetation has to be eliminated. Parks and Gardens Services provides advice on the species of plants best suited to verge areas.

Before commencement, the following conditions of approval should be considered:

- i) That an area measured 1.5 metres from the back of kerb and running parallel to the kerb, is kept clear of landscaping to allow pedestrians a safe point of refuge on the verge in emergency situations.
- ii) The applicant accepts responsibility for removal or relocating the plants if required by any public utility.
- iii) The plants are kept clear of the roadway or any footpath where applicable.
- iv) The landscape scheme is to be of such a nature as not to create any undue hazard to road users or pedestrians.
- v) That no plant be permitted to exceed 600mm in height on the verge to ensure sight lines from crossovers are clear (excludes street trees).

#### **3.1 Street Trees On Verges And Their Alignment**

In the interests of vehicular and pedestrian safety, as well as keeping services clear, street trees on verges shall be of a specific species planted within a particular alignment.

The resident is entitled to one or two street trees according to the following Table 1. Council will supply and plant the trees however, once planted it is the responsibility of the resident to water the street trees. Any other maintenance required should be referred to the Town's Parks and Gardens Services.

*Table 1: Street Tree Alignment and Quantity*

<b>Lot Type</b>	<b>Number of Trees</b>
Standard Lot	1
Corner Lot	1 on short side 2 on long side

The standard alignment for a verge tree is:

- i) Central on a standard block.
- ii) 5 metres from any crossovers.
- iii) At least 2 metres from the road and front property boundary.
- iv) 10 metres from the road truncation.

For any further information on alignment, please contact Engineering Services.

There will be exceptions due to configurations of Lots and existing infrastructure. Please do not be afraid to ask.

The Town's Parks and Gardens Services has an Officer on staff who supervises the winter street tree-planting programme. It is this officer's position to determine the best trees to plant in each area. Appropriate street trees are chosen not only for their hardiness, but also to provide a consistent theme throughout each neighbourhood.

When requesting street tree(s) please state whether:

- i) Overhead powerlines are present.
- ii) Footpaths are present
- iii) There is any existing verge planting.

Although all residents are entitled to apply for a street tree, you may decide to select and plant a street tree yourself. Please consult with Parks and Gardens Services on 9140 1658 regarding your proposed selection to ensure it is not an inappropriate or hazardous species. Incorrectly chosen or planted street trees will be removed at Council's discretion so please choose wisely.

The following typical tree species are considered inappropriate:

- i) Ficus Species (root structure).
- ii) Salix Species (root structure).
- iii) Cupressus Arizonica (sight line obstruction)

#### **4. *Hardstand Verge Treatments***

Council permits a part of the verge to be sealed with brickpaving, concrete or bitumen. The area to be treated by sealing is 3.0 metres wide, measured from the back of the kerb and running parallel to the kerb in the verge abutting the property, or alternatively an area of equal size.

If a footpath exists in front of the property, the portion of the verge between the kerb and the footpath is permitted to be sealed. Refer to Engineering's Standard Drawings for options available.

##### **4.1 *Brick paving***

###### ***Schedule Of Requirements***

- i) Pavers: Minimum 70mm heavy-duty rectangular or square unit.
- ii) Brickpaving pattern: Refer to Standard Drawing ES07-8-0 (attached).
- iii) Sand bed: 20mm - 40mm thick.
- iv) Sub-base: 100mm gravel or rockbase.
- v) Edge restraints: 250mm wide and a minimum of 80mm deep concrete edge restraint robust enough to withstand vehicle impact and prevent any lateral

movement of the bricks. Visible edge restraints shall be installed flush to the level of the pavers.

- vi) Verge gradient : A positive 2% slope from the top of the kerb towards the property boundary.

*PLEASE NOTE: Council will not accept liability for replacing any paving bricks located within the road reserve, which are subsequently damaged through works undertaken.*

#### **4.2 Concrete**

##### *Schedule of requirements*

- i) Depth: 100mm Minimum
- ii) Contraction Joints: Minimum depth of 20mm at 2.5m centres. The joints shall be placed at right angles to the kerb.
- iii) Expansion Joints: Bitumen impregnated are not permitted.
- iv) Strength: Concrete high early strength to 20 Mpa at 28 days
- v) Surface Finish: Broomed non -slip.
- vi) Verge gradient: A positive 2% slope from the top of the kerb towards the property boundary.
- vii) Delineation: Verge infill is to be delineated from existing paths.

#### **4.3 Asphalt**

##### *Schedule Of Requirements*

- i) Base Course: Minimum 150mm thick crushed rock free from sand, loam, capstone, roots or other organic matter. The rock must be compacted and waterbound to a smooth finish.
- ii) Pavement: A 30mm thick pavement of 7mm nominal aggregate bituminous concrete.
- iii) Edge Restraints: A 100mm wide by 150mm deep concrete edge restraint shall be constructed to the outside edges of asphalt. The surface of the edge restraint shall be non-slip broomed finish and shall be flush with the surface of the asphalt pavement.
- iv) Verge Gradient: A positive 2% slope from the top of the kerb towards the property boundary.

### **5. Compacted Unbound Hardstand Areas**

Compacted unbound material is an acceptable treatment on verges adjoining residential properties provided that the material is well graded, waterbound and compacted to a smooth finish. The depth of such material must be an absolute minimum of 112mm.

This treatment is not permitted on verges, which adjoin properties housing non-residential activities, for example childcare centres, businesses.

Poorly graded materials such as river stone, crushed brick and other decorative treatments are not permitted unless incorporated into a defined and approved landscaping plan.

#### **5.1 Crossovers and Driveways**

ALL Crossovers and Driveways up to the property boundary must be sealed and maintained to Council Standards. Approved Treatments are Concrete, Heavy Duty

Interlocking Brick Paving, Roadbase and Bitumen. Please obtain Council's specification for Crossovers prior to commencing Works.

**IMPORTANT NOTE:** *You may be eligible for a Council provided subsidy when up-grading or carrying out new works.*

**6. Conditions Applicable To All Verge Treatments**

- i) The verge must be maintained at a positive 2% gradient from the back of the kerb to the front property boundary. Any alteration to this gradient must be approved by the Manager Engineering Services.
- ii) The owner agrees to maintain the area so as not to cause a hazard. Failure to comply may result in removal of the treatment by the Town's workforce at the owner's expense.
- iii) No uncompacted gravels, crushed bricks or loose stones are permitted on verges. These are easily displaced collecting on the road, footpath and adjoining properties thus posing a hazard to pedestrians.
- iv) The placement of obstructions on verge areas 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, bricks etc.
- v) No sporting equipment (i.e.: basketball hoop/stand, cricket wickets etc) may be positioned temporarily or permanently within the verge area. When basketball hoops are located on private property please be mindful of the direction the hoop faces so as to prevent balls entering the road and neighbouring properties.
- vi) The owner agrees to indemnify the Town against all claims, which may arise as a result of the treatment.
- vii) Council reserves the right to remove any verge treatment for the purpose of carrying out works, without being liable to compensate any person for such loss.
- viii) No assistance shall be provided by Council for development, ongoing operation, or maintenance costs.