



## Verge Development Policy

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<b>Department:</b>	City Infrastructure	<b>Division:</b>	Infrastructure Management
<b>Function:</b>	14 - Infrastructure	<b>Responsible Officer:</b>	Manager, Infrastructure Management

### A - PREAMBLE

- Many residents prefer to manage the Council owned area in front of their residence to a different standard to the service level provided by the City of Salisbury. Primarily this is done to enhance the visual appeal of the property by managing their front garden in continuity from their front door to the road or street. This action by community members increases street amenity for their own property and the street more generally, which can see an increase in community pride in the place that they live, work or enjoy more casually. Council continues to maintain the verge where residents choose not to or are unable to maintain the verge themselves.

### B - SCOPE

- This policy applies to the verge area that is common throughout the City of Salisbury, between the kerb and a property boundary.

### C – POLICY PURPOSE/OBJECTIVES

- This policy provides residents with guidance as to what is considered appropriate verge development in the City of Salisbury.

### D - DEFINITIONS

**Verge** – The strip of Council owned land between the kerb and the property boundary.

### E - POLICY STATEMENT

- Residents and/or Businesses are encouraged to develop and maintain the verge area between their property boundaries and the kerbing. Having regard to the provisions of any relevant By-Law in order to ensure public, Council and Service Authority rights over the area, the form of development permitted is restricted by Council.
- The *Local Government Act 1999* requires that all private development on the verge has

Council approval.

3. Details of permissible development, and the application procedures are given in the Verge Development Guidelines, as adopted by Council and amended from time to time.
4. In approving a verge development, the following will be taken into consideration
  1. the safety of pedestrians,
  2. access of pedestrians to the verge and footpath,
  3. access to services that may occupy the verge area; and
  4. any existing verge development and vegetation.
5. Approval for development will be given for those types of development that do not:
  1. prevent any pedestrian from walking along the verge area in preference to walking on the roadway, regardless of whether a footpath has been constructed;
  2. prevent Council or any Service Authority from installing new services or maintaining existing services;
  3. prevent Council from planting a street tree.
6. Where a resident develops the verge, the responsibility for ongoing maintenance rests with the resident. The development may be removed by Council where adequate maintenance is not carried out.

## **F - LEGISLATION**

1. *Local Government Act 1999*
2. *Electricity Act 1996*

## **G - REFERENCES**

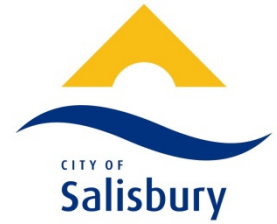
## **H - ASSOCIATED PROCEDURES**

1. Verge Development Guidelines, City of Salisbury (Attachment 1)

### **Document Control**

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<b>Prepared by</b>	Craig Johansen
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# VERGE DEVELOPMENT GUIDELINES



## Verge Development by Property owners

### 1. GENERAL

Many property owners prefer to manage the Council owned area in front of their residences to a different standard than the service level provided by the City of Salisbury. Primarily this is undertaken to enhance the visual appeal of the property by managing their front garden in continuity from their front door to the road or street. The strip of Council owned land between the kerb and the property boundary is known as the 'VERGE'.

Verge developments permitted by the City of Salisbury are approved according to these guidelines, to ensure public safety. This includes safe pedestrian access for all members of the community and the maintenance of safe sight lines for traffic movement which enable property access.

Where property owners choose not to or are unable to maintain the verge adjacent to their property, Council will service this area to the following standards:

- Council will ensure the verge surface is even and free of potholes and depressions or mounds that may present a trip hazard to pedestrians.
- Council will treat any verges where proclaimed pest plants have been identified. A common pest plant found on residential verges is caltrop, which will be treated on both a programmed and reactive basis.
- Turf treated verges (excluding areas subject to an encumbrance for verge maintenance) will be cut to height of 80mm and edged on a six-week cycle between February and December. (This is a grass reduction service not a lawn mowing service.) Council will not cut or edge a verge where it is maintained in compliance with the above height specification.
- Grass clippings are not collected and removed from the verge, but are blown off the footpath to ensure safe access for pedestrians and any grass clippings deposited on the road or gutter are collected by the streetsweeper within 24 hours of grass cutting.

Council will not subsidise or assist with the development of verges in any other form or manner.

Service Authorities have access and rights over this portion of the road reserve, in line with agreements with Council. The verge area may be occupied (above or below the ground) by the following;

- Electricity underground/overhead wiring, pits and poles
- Telecommunications wiring, pits and poles
- Gas mains
- Water mains and connections
- Sewer mains and connections
- City of Salisbury stormwater drainage systems (including the concrete kerbing)
- City of Salisbury footpath
- City of Salisbury street furniture, signage, bus shelters and street trees
- Australia Post mail delivery corridor

## **2. DEVELOPMENT**

The Local Government Act 1999 requires that all private development of the verge has Council approval.

Property owners may develop their verge areas, provided the type or form of development maintains the following;

- 2.1 Pedestrian access along the verge area in preference to walking on the roadway, regardless of whether a footpath has been constructed or not.
- 2.2 Traffic sight line distances
- 2.3 Service Authority and Council access for installation of new services and maintaining services.
- 2.4 Provision or allowance is made for a Council Street Tree/s as per the City of Salisbury Tree Management Policy.
- 2.5 Where a property owner develops the verge, the responsibility for ongoing maintenance rests with the property owner. The development may be removed where adequate maintenance is not carried out (refer to the Verge Development Application Form provided with this document).

## **3. VERGE TREATMENTS**

The following verge treatments are PERMITTED, providing they are permeable to water and are suitable for safe pedestrian access;

- 3.1 Mulch
- 3.2 Rubble/gravel (not compacted)
- 3.3 Low plants (maximum 500mm height). Refer to Section 4 Planting.
- 3.4 Permeable paving (to be constructed to Council's standards and manufacturers specifications)
- 3.5 Synthetic turf (to manufacturer's specifications and Council approval). Refer to Section 5 Synthetic Turf.
- 3.6 Turf (irrigated and unirrigated). Refer to Section 7 Irrigation Systems.

The following verge treatments are NOT PERMITTED, as they are not permeable to water and/or are not suitable for safe pedestrian access;

- 3.7 Raised edging or items which may obstruct pedestrian movement. Refer to Section 6 Solid Construction.
- 3.8 Plants that cannot be maintained to a maximum height of 500mm
- 3.9 Plants with spines and/or thorns. Refer to Section 4 Planting.
- 3.10 Concrete and pavers (except for driveway crossovers and footpaths, where written approval is required). Refer to Section 10 Footpath Constructed by Property Owners.
- 3.11 Fully impervious membrane under mulch (such as black plastic). Weed matting that allows exchange of air and water is a permitted treatment
- 3.12 Chemically sterilised treatments.

## **4. PLANTING**

Planting is to be maintained to a maximum height of 500mm, with the exception of Council managed street trees. All planting must consider the needs and conditions of Council and various Service Authorities as well as the requirement to ensure clear pedestrian access along the verge area. For more information on plant species selection, please contact the Landscape Design Office on 8406 8222.

The streetscape is an important part of community open space and the co-ordination of plantings is an important aspect of Council works. If no street trees are present, provision must be made for the future planting of trees on all property frontages. Existing street trees will not be removed for verge development works, and all verge development must accommodate existing street trees. Please refer to Council's Tree Management Policy for more information.

## **5. SYNTHETIC TURF**

Where a property owner desires to install a synthetic/artificial turf treatment to the verge, it is to be with a product and in a manner that complies with the following conditions;

- A pile length of between 25-40mm with a sand or rubber particle infill, to ensure the pile remains upright.
- To comprise of bicolour filaments/tufts.
- To be installed as per manufacturers' specifications, ensuring that any excavation does not damage Council infrastructure eg. footpath, kerb and gutter, or street trees.
- The finished surface level of the product is to be flush with adjacent levels, limiting potential trip hazards.
- The ground fixing method does not pose any public safety or trip hazard concerns.
- The base construction and chosen product is permeable by water and where a street tree exists the finished surface is to grade towards the tree.
- Dial Before You Dig service location search is undertaken, to minimise disruption to service authorities infrastructure.

## **6. SOLID CONSTRUCTION**

Public safety is Council's highest priority and therefore Council does not permit structures such as fences, walls and letterboxes within the verge area. Australia Post also requires all letterboxes to be located on the property boundary.

## **7. IRRIGATION SYSTEMS**

Property owners may install below-ground irrigation systems (including pop-up sprinklers, below ground drippers and 'leaky-pipe' systems) provided the property owner accepts all responsibility for all on going repairs and maintenance.

The location of sprinklers should be near the back of the concrete kerb with at least 100mm of clearance to allow for mechanical edging of the concrete kerb without damage to the irrigation system.

## **8. REINSTATEMENT**

When any development of a verge is altered or removed by the activity of a Service Authority, reinstatement will be subject to negotiation between the property owner and that Service Authority. Where a Council activity or operation alters or removes a conforming verge development, Council will endeavour to restore the verge to a reasonable standard.

## **9. FOOTPATH CONSTRUCTION**

Any development of a verge without an existing concrete or block paver footpath must allow for the possible future construction of a footpath by Council.

## **10. FOOTPATH CONSTRUCTION BY PROPERTY OWNERS**

Where a property owner desires as part of a verge development to construct a paved footpath (where no paved footpath exists on adjoining verges) its location within the verge and the materials used for its construction shall be to Council specification with written approval required. Such construction shall be at the property owner's cost.

Footpaths constructed by a property owner shall be maintained by the property owner, in a safe and trafficable condition at all times.

## **11. PROCEDURE FOR WRITTEN APPROVAL**

- Read through the Verge Development Policy and Guidelines and if further information is required please contact the Landscape Design Office on 8406 8222.
- Complete the attached Verge Development Application Form, ensuring that a sketch plan of the proposed development is attached.
- Applications may only be submitted by Property Owners. Tenants wishing to develop the verge area are to consult with the property owner.
- The application will be assessed taking into account the suitability and safety of the community.
- Council will then approve the application in writing, notifying the applicant of any alterations that may be required. This documentation will be recorded for future reference.
- Once the works are undertaken, the maintenance of the verge will be the sole responsibility of the property owner.
- If the condition of the verge is altered in any way, other than the approved development, Council must be notified as soon as possible.
- Applications will be considered on a case-by-case basis, with regard to the overall streetscape.

## **12. REMOVAL OR MODIFICATION OF EXISTING DEVELOPMENT**

Where any verge has been developed (either before the adoption of these guidelines or following its adoption) in a manner contrary to these guidelines and Council considers that the verge development could cause or is causing a hazard or obstruction to the public or Service Authority, then Council shall require the development to be removed or modified to Council's satisfaction. Any such removal or modification shall be at cost to the property owner except where Council deems otherwise.

## **13. FURTHER INFORMATION**

For more information regarding verge development please contact the Landscape Design Office on 8406 8222.

# VERGE DEVELOPMENT APPLICATION

ATTENTION:  
Landscape Design Office, City of Salisbury



Please Post to:  
City of Salisbury  
PO Box 8, Salisbury  
South Australia 5108

Please email to:  
city@salisbury.sa.gov.au

Name of Property Owner/s: .....

I hereby apply for permission to develop the verge area of the property I own:

Property Address: ..... Post Code: .....

Mailing Address (if different from above): ..... Post Code: .....

Telephone Home: ..... Other: .....

Intent of Works (detailed description of the proposed works, plant species and materials to be used):

I have read and agree to the attached terms and conditions (see over) for the development and maintenance of the verge area, to which all works will comply with the City of Salisbury Verge Development Policy and Guidelines and will commence following written approval from Council.

**Signature of Property Owner/s:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Space provided below for labelled plan of the proposed works:** (See example over page)

## Verge Development Terms and Conditions

The applicant agrees to the following:

1. To provide a plan illustrating the proposed verge development (see below for example).
2. To ensure that works within the verge result in an even surface.
3. To ensure that development does not cause interference to or cause loss of view to:
  - a. Pedestrian movement across the verge area.
  - b. Motorists entering streets from private property or adjoining streets and intersections.
4. To indemnify Council against all actions/claims whatsoever for bodily injury and/or damage to property arising out of the development and/or maintenance of the verge (excluding works undertaken by Council).
5. If the condition of the verge is altered in any other way than the approved development, Council must be notified as soon as possible.
6. To accept full responsibility for the maintenance of the verge. In the event the verge is not maintained to the satisfaction of the Council, to pay for all costs associated with the verge removal.

*An example of a Verge Development Plan (not to scale):*

