

Verge Reinstatement - Residential Infill Guideline

V1 - June 2020

Purpose

The verge is the primary place where pedestrians walk, residents and visitors access the housing, and street landscaping adds to the amenity of the street. It is vital that this area is coherent, safe, attractive, and usable/accessible.

These requirements have been prepared to assist developers, landowners and council to work together to achieve consistent outcomes that will improve verge infrastructure and the overall amenity of the street or infill development.

It is the responsibility of the landowner or developer to reinstate the verge infrastructure as per these requirements.

They apply to areas where redevelopment of land requires the reinstatement or addition of infrastructure on the verge. This includes landscaping and hard infrastructure such as footpaths and driveways.

Verge reinstatement is required when undertaking a infill project where new allotments are created and existing verge infrastructure is being disturbed as a result.

You can contact Council for advice or clarification of areas within these requirements.

Process of Reinstatement

Step 1. Existing block has been Identified for subdivision & development

The verge will have an existing driveway crossover. It may also contain a footpath, street trees, or other landscaping.

These elements will need protection, reinstatement or improvement during later stages of the development.

Step 2. Design, Feasibility, and Planning

During this stage the landowner should budget for the reinstatement of the verge elements or improvements as part of the overall

development feasibility.

Step 4. Planning/Building Approvals & Construction

Existing and proposed services, street trees, light poles and any other infrastructure will need to be identified on plans to assess as part of the planning approval process.

During approvals the location of the new and old driveway inverts will be assessed to ensure DDA compliant footpaths can be achieved/maintained.

Construction may cause damage to the verge infrastructure due to site vehicles accessing across the verge. It is the responsibility of the land owner to repair this damage when the verge infrastructure is reinstated.

Step 5. Verge is Reinstated by Owner/Developer

This stage includes the cutting in of new driveway inverts, installation of driveways, and landscaping and the reinstatement of footpaths (if footpaths existing prior to the development). Where footpaths exist, they are to be retained and worked around.

Council may inspect the verge near or on completion of the development.

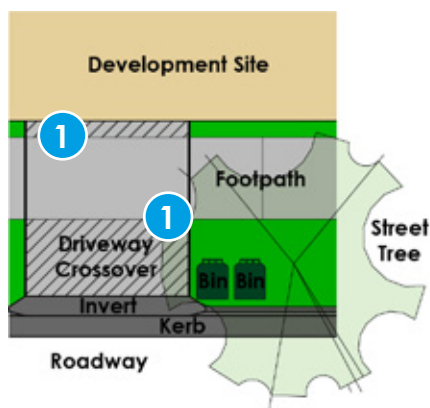


Council requirements

Scenario 1

Installing a driveway either side of an existing footpath.

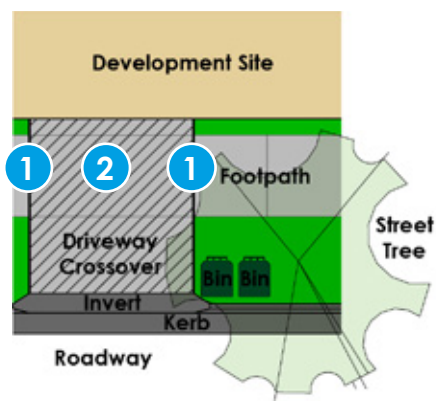
- New driveway materials must match the footpath materials
- (1) Levels between the new and existing surfaces need to match.
- Verge planting area to be reinstated to match original treatment or re-landscaped to comply with City of Salisbury Verge Development Guidelines.



Scenario 2

Installing a driveway cross the full width of Council's verge and matching into an existing footpath.

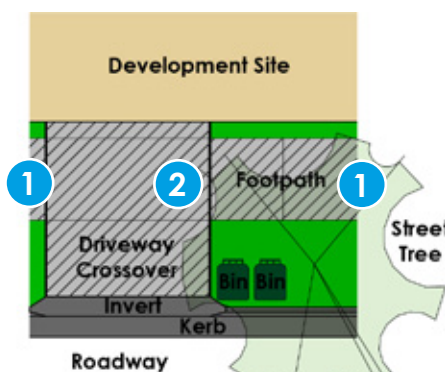
- New driveway materials must match the footpath materials.
- (1) Levels between the new and existing surfaces need to match.
- Verge planting area to be reinstated to match original match original treatment or re-landscaped to comply with Council's verge planting guidelines.
- (2) Maximum 2.5% cross fall for the footpath section.



Scenario 3

Installing a new driveway and footpath.

- New driveway materials must match the footpath materials.
- (1) Levels between the new and existing surfaces need to match.
- Verge planting area to be reinstated to match original treatment or re-landscaped to comply with Council's verge planting guidelines.
- Maximum 2.5% cross fall for the footpath section.






Scenario 4

Installing new driveway where there is no footpath.

- New driveway materials to match the driveway materials on the development site.
- Soft-scape to be reinstated to match original Treatment or re-landscaped to comply with Council's verge planting guidelines.



	Existing footpath
	New driveway and/or footpath works
	Verge planting area

Acceptable Treatments



1. Footpath and cross over has been replaced in full with material to match existing concrete footpaths.
2. Driveway materials within the private property do not extend beyond the front boundary.



1. New landscaping has been planted to enhance the look of the verge.



1. Driveways and landscaping extend to the kerb with consistent materials where there is no footpath.

Treatments Not Accepted



1. Landscape treatments should extend beyond the property boundary and down to the kerb.

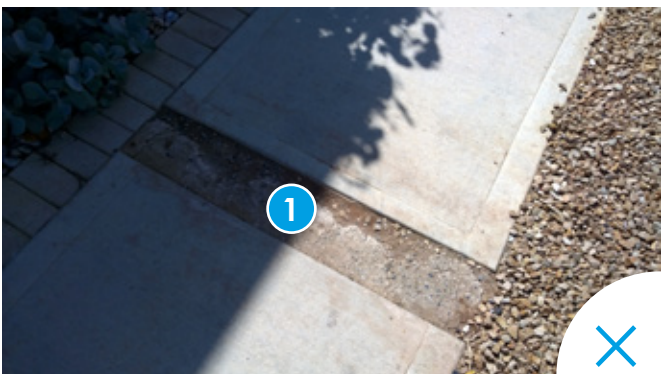
Consider planting a small tree in the front yard where space is sufficient and the new tree will not impede the growth of nearby street trees.



1. Private property material extends through the verge area.
2. Cross over material is different to the footpath material.
3. Gravel verge treatment not recommended.



1. Driveway crossover has not been finished. This can cause damage to the footpath or driveway invert and will spread gravel across the footpath which can become a pedestrian hazard.



1. Footpath has not been reinstated after services cut through. This can cause a potential trip hazard and future maintenance issue.