

Road Verge Development Criteria Policy

Objective

To provide clear guidelines for the development and maintenance of road verges within the District of East Pilbara, to ensure safety, amenity and compliance with the *Shire of East Pilbara Public Places and Local Government Property Local Law 2011* ("the Local Law").

Scope

This policy applies to all property owners and occupiers undertaking works or improvements on the road verge adjacent to their property, including verge landscaping, irrigation, or parking treatments.

Relationship with the Local Law

This policy is to be read in conjunction with clause 6.6 (Permissible Verge Treatments) of the *Public Places and Local Government Property Local Law 2011*:

6.6 Permissible verge treatments

- (1) An owner or occupier of land which abuts on a verge may on that part of the verge directly in front of his or her land, install a permissible verge treatment.
- (2) The permissible verge treatments are—
 - (a) the planting and maintenance of lawn;
 - (b) the planting and maintenance of a garden provided that—
 - (i) clear sight visibility is maintained at all times for a person using the abutting thoroughfare in the vicinity of an intersection or bend in the thoroughfare or using a driveway on land adjacent to the thoroughfare for access to or from the thoroughfare; and
 - (ii) where there is no footpath, a pedestrian has safe and clear access of a minimum width of 2 metres along that part of the verge immediately adjacent to the kerb; or
 - (c) the installation of no more than 30 per cent of the area of the verge (excluding any approved footpath and/or vehicle crossing) of an acceptable material, and the planting and maintenance of either a lawn or a garden on the balance of the verge in accordance with paragraph (a) or (b).

Policy

The Shire encourages and supports the development of road verges in urban areas, as either maintained grass or as a dry garden or a mixture of both. Verges within the town limits of Newman, Marble Bar and Nullagine town areas are not managed for the purpose of vehicle parking or storage and such use on a permanent or semi-permanent basis is prohibited.

Only those items listed in clause 6.6 of the Local Law are permissible verge treatments.

Preferred Verge Treatment

- Fully grassed verge with irrigation and up to two approved trees per 20 metre frontage.
- Trees to be selected from the Shire's selected approved street tree list.
- Verge treatments must not interfere with sight lines, utilities, or pedestrian movement.

Alternate Verge Treatments

- Subject to clauses 6.6(2)(b)(i) and 6.6(2)(b)(ii) of the Local Law, a dry garden may be established using low-growing shrubs, groundcovers, and mulch contained within defined borders.
- Plastic sheeting should be avoided where practicable and replaced with permeable weed barriers.
- Loose materials (including but not limited to gravel, woodchips, etc) must be contained within the verge and not spill onto the pathway or road carriageway as a result of wind and/or rain, and/or irrigation.

Verge parking (Newman Light Industrial Area)

- Parking on verges will only be considered within the Newman Light Industrial Area with the prior written approval from the Shire.
- Applications must demonstrate that on-lot or on-street parking is impractical.
- No parking is permitted within 15 metres of an intersection.
- Where the Shire is satisfied that there is a need to park on the road verge rather than on the property or roadway then the Council may approve up to 50% of the road verge area and verge length to be of compacted unbound materials. Such material is not to be placed within 15 metres from a street corner and is to be compacted and water bound to a smooth finish, having a depth of 150 millimetres minimum. The balance of the road verge is to be developed in accordance with this Policy.
- Written approval from the Chief Executive Officer or their delegate is required.

Street Trees and Plantings

- a. Council will provide up to two trees per frontage upon request. The owner/occupier is responsible for planting, watering and maintenance.
- b. No trees are to be planted within 15 metres of street corners or within 2 metres of crossovers, or where they may potentially cause damage to utilities in the verge.
- c. Spreading varieties of trees and shrubs are not supported unless they can be set well back to avoid intrusion into traffic safety sight lines.
- d. Poisonous trees and shrubs are not permitted to be planted on any road verge.
- e. Street trees are not to be removed without the approval of the Chief Executive Officer or their delegate.

Irrigation Systems

- Any irrigation system must not cause nuisance to the public or overspray onto pathways or roads
- All water pipes are to be installed at a preferred depth of 400 millimetres and any fitting connected to the pipe should not protrude above the surface of the lawn or garden.
- Watering and irrigation must comply with Water Corporation watering time restrictions.

Levels and Grading

- Levels of new verge areas must be graded at 2% sloping from the top of kerb upwards to the property boundary (maximum of 150 millimetres) with any variation to be approved by the Chief Executive Officer or their delegate. Levels are also to be compatible with the properties on either side.

Unacceptable Road Verge Treatments

- Unacceptable road verge treatments include, but are not limited to:
- Concrete and pavers unless in accordance with Council's "Crossover Policy";
- Rough, coarse or irregular mulch materials, river stones, crushed rock, pea gravel and other decorative treatments unless incorporated into a defined landscaping plan approved by the Chief Executive Officer or their delegate;
- Large rocks or non-frangible (fixed) items within the road reserve;
- Poisonous or spreading species.
- Any feature that presents a hazard to pedestrians or road users.

General

- Any improvements placed or constructed on the verge are placed there at the risk of the property owner.
- No assistance will be given by the Shire for development, ongoing operation or maintenance costs other than the provision of the street trees.

Approvals and Enforcement

- Applications for verge treatments or verge parking shall be submitted in writing to the Shire and assessed under this policy and the Local Law.
- Failure to comply with this policy or the Local Law may result in removal of unauthorised works and recovery of costs under clause 4.10 of the Local Law.

Authorisation Details

References:	<i>Shire of East Pilbara Public Places and Local Government Property Local 2011</i>		
Authorised by:	Council		
Date:	27 June 2003	Item No.	9.1.3
Review/Amendment Date	5 December 2008	Item No.	9.4.2
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Responsible Directorate	Infrastructure Services		
Responsible Officer	Manager Operations		
File No.			