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### 1. PREAMBLE

The Street Verge Policy provides a framework for verge management within the City of Holdfast Bay.

#### 1.1 *Background*

Street Verges make an important contribution to the aesthetic nature of the City of Holdfast Bay. A Street Verge can provide amenity value and add character whilst providing a range of environmental, social and economic benefits.

#### 1.2 *Purpose*

The City of Holdfast Bay recognises that the appearance of a verge is important to property owners/ occupiers because of the significant aesthetic impact on their dwellings.

This policy provides advice and guidance on the constraints and opportunities residents should take note of when improving and maintaining the City's Street Verges.

#### 1.3 *Scope*

This policy applies to the City of Holdfast Bay Street Verges. A separate policy for Street Trees is outlined in the City of Holdfast Bay Tree Management Policy.

#### 1.4 *Definitions*

The term verge represents the portion of land which lies between a road and adjacent property line, but does not include the footpath.

### 1.5 *Strategic Reference*

#### 1.5.1 Our Place Plan 2012-2015

- a. A Place that Values its Natural Environment.

“Promote and Implement programs that enhance the greening of the City”

- b. A Place with a Quality Lifestyle

“Provide high quality attractive and well serviced open spaces, reserves and streetscapes”

## 2. POLICY STATEMENT

### 2.1 *Development*

- a) Under Section 221 of the *Local Government Act 1999*, property owners must receive authorisation from Council to make an alteration to a road (which includes the verge).
- b) Applicants are required to complete a Verge Application Form. No development can start until confirmation from Council has been received.
- c) Only property owners can submit a Verge Application Form.
- d) Applicants may develop the verge provided the following is adhered to:
- i) There is pedestrian access along the verge area regardless of whether a footpath has been constructed or not. Footpaths, if constructed, are at a minimum width of 1.2 metres for concrete and 1.5 metres for paving.
  - ii) There is no interference to traffic sight lines.
  - iii) The existing ground level is maintained.
  - iv) There is access for Council and Service Authorities for installation of new services and maintaining existing.
  - v) Provision is made for a Street Tree(s) as per the City of Holdfast Bay Tree Management Policy. Council may plant Street Tree(s) at any time at their discretion.
  - vi) The property owner understands that the ongoing maintenance rests with them and that any development may be removed by Council at any time at the property owner’s expense.
  - vii) If the development alters to what was originally proposed in the application, then Council need to be notified.
- e) The applicant is responsible for all works associated with the development, including the replacement of existing verge material with the appropriate specified items for the development and the disposal of any excess material. The Council will not contribute to the cost of the works.
- f) The applicant is responsible for locating any underground services prior to commencement of works. Any costs incurred in repairing damage to services are charged to the person responsible for the damage.

### 2.2 *Service Authorities and Council Assets*

- a) Service Authorities have access rights over services contained within a verge. The verge area may be occupied (above or below ground) by the following:
  - i) Electricity – wiring, pits and poles
  - ii) Telecommunications wiring, pits and poles
  - iii) Gas mains
  - iv) Water mains and connections
  - v) Sewer mains and connections
  - vi) Survey marks.
- b) When any developed verge is altered or removed by a Service Authority, reinstatement will be a negotiation between the property owner and that Service Authority.
- c) The Council have access rights to the verge for items such as:
  - i) Stormwater drainage systems
  - ii) Footpath
  - iii) Street furniture
  - iv) Signage
  - v) Bus shelters
  - vi) Street trees
  - vii) Vegetation
- d) When any developed verge is altered or removed by Council, it will be restored to a reasonable standard.

### 2.3 *Verge Treatments*

- a) The following verge treatments are permitted:
  - i) Mulch
  - ii) Compacted Dolomite Sand
  - iii) Low plants (maximum 500mm height) - Refer to “Planting/ Landscaping” within this policy
  - iv) Permeable paving
  - v) Lawn – Refer to “Lawn”
- b) The following items are not permitted:
  - i) Items that may obstruct pedestrian movement
  - ii) Raised edges
  - iii) Plants that cannot be maintained to a maximum height of 500mm
  - iv) Plants with spines or thorns
  - v) Plants that are declared as pest plants
  - vi) Concrete
  - vii) Non-permeable paving
  - viii) Fences
  - ix) Letter boxes
  - x) Synthetic Lawn/ Artificial Turf

### 2.4 *Planting/ Landscaping*

- a) If no street trees are present, provision must be made for the future planting of trees to all property frontages on streets identified in the City of Holdfast Bay Planting Guide as per the City of Holdfast Bay Tree Management Policy.
- b) Planting is to be maintained to a maximum height of 500mm, with the exception of Council Street Trees. No vegetation is to encroach onto the pedestrian thoroughfare.
- c) The City of Holdfast Bay encourages plantings that are drought tolerant and suited to hot, dry summers and with an emphasis on suitable indigenous species.
- d) No planting of anything that may cause an obvious hazard to road users or pedestrians, such as thorny roses, prickly cacti or plants, or toxic species.
- e) Plants listed as noxious or environmental weeds must not be used pursuant to *Natural Resources Management Act 2004*.
- f) Any planted areas are to be kept neat and tidy and free of weeds.
- g) When planting or landscaping the verge area, it is advised that residents should leave a space for waste bins.

### 2.5 *Lawn*

- a) The height of lawn shall not be allowed to exceed 100mm and must not be allowed to grow over the kerb or existing footpath.
- b) The City of Holdfast Bay encourages the use of drought tolerant lawn such as kikuyu, couch and buffalo.
- c) Mowing of lawn is the resident's responsibility and not a service that is provided by Council.
- d) When residents are maintaining lawn on their verge it is important not to ring bark Council street trees by the nylon cord of whipper snippers and the like. To manage grass growing at the collar of the Council street tree, removing the grass by hand or simply spraying roundup to reduce growth is the preferred option.
- e) Property Owners with existing lawn and who do not wish to maintain the area can request Council to slash and poison and to be placed on a weed spraying program (offered a few times a year).

### 2.6 *Irrigation*

- a) Applicants may install below-ground irrigation systems (pop up sprinklers, below ground drippers and the like) provided the ongoing maintenance and repairs is carried out by the property owner.
- b) Irrigation systems must be below-ground so they do not cause a trip hazard for pedestrians.

## Verge Management Policy

### 2.7 *Footpaths*

- a) Any development of a verge without an existing concrete or paved footpath must allow for the possible future construction of a footpath by Council.
- b) Residents are not allowed to develop a footpath or alter an existing footpath in conjunction with developing the verge.
- c) Any damage to footpath caused by the verge development will need to be repaired in accordance to Council standards at property owner's expense.

### 2.8 *Removal or Modification of an Existing Development*

- a) Council recognises that verges within the City of Holdfast Bay have been developed before the adoption of this policy. Existing developments do not require the Verge Application Form to be completed; however the verge must comply with the guidelines listed within this policy.
- b) If Council find that the existing verge development could cause or is causing a hazard, obstruction or does not comply with the specifications listed in this policy, then Council will require the development be removed or modified to meet the guidelines contained within this policy. Any such modification or removal will be at the expense of the property owner except where Council deems otherwise.
- c) If the condition of the verge is to be altered in any way than the existing, a Verge Application Form must be completed.

### 2.9 *Reinstatement*

- a) Any cost incurred by the Council in reinstating the verge as a result of the property owner not complying with this policy, will be charged to the property owner pursuant to Section 213 of the *Local Government Act 1999*.
- b) Residents who wish to have the verge area returned to a dolomite surface will be at cost to the property owner and must be carried out by an appropriately licensed private contractor to be organised by the resident.

## 3. REFERENCES

### 3.1 *Legislation*

- a) *Local Government Act 1999*
- b) *Natural Resources Management Act 2004*

### 3.2 *Other References*

- a) City of Holdfast Bay Street Tree Strategy and Planting Guide
- b) Tree Management Policy
- c) City of Holdfast Bay Strategic Plan