

Verge Treatment

GUIDELINES



ISV001

Verge Treatment Guidelines

Document Control

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WHAT IS A VERGE?

The verge (road reserve) is the portion of land that lies between the edge of the road and the private property boundary.

The verge area in front of your property is owned by the Crown (State Government) and the management is vested to the City. The verge is to provide a buffer between the road and private property where essential services (power, gas and telecommunications) and public infrastructure (pathways, street furniture, which includes bus stops) may be located.

The verge width varies from property to property. The City's [online mapping tool](#) can assist residents in locating their private property boundaries.

WHO'S RESPONSIBLE FOR MAINTAINING THE VERGE?

The maintenance of a verge treatment such as lawns, garden, reticulation, paving and/or synthetic turf is the responsibility of the householder of the property adjacent to the verge.

This may include the following:

- Pruning plants and mowing lawns.
- Weed control.
- Reticulation repair and maintenance.
- Topping up and retaining mulch; and
- Cleaning and maintenance of any of the approved treatments.

The City of Greater Geraldton undertakes planting, pruning and maintenance of trees that are located on verge to minimise hazards, improve street presentation and ensure their long-term survival. The City is also responsible for provision and maintenance of public infrastructure located within the verge such as footpaths and kerbing.

The City undertakes yearly maintenance of unmaintained verges by either slashing or mowing, subsequent requests will be assessed by City officers on an individual basis. The City also conducts spraying of footpaths and kerb lines. It is not possible to control weed growth by mechanical means, so the chemical used is glyphosate. This is a non-residual weed killer that kills the weed by absorption through the leaves and transferring to the root system.

If you would prefer to not have weed spraying done on the verge in front of your house, you can request to be added to our No Spray Register or alternatively, you can request to be removed from the register at any time. Please Note: signage and kerb markings will be installed to highlight the "Do Not Spray Zone".

WHY DO WE NEED GUIDELINES?

Street verges are public domain and important for the installation of necessary services such as drainage, power and communications lines, it is important to have guidelines to manage the safety, access and appearance.

It is important to clarify all information within this document prior to installing a verge treatment. All matters related to verge treatments including design and/or location difficulties, requests for information and/or approvals, should be directed to the City by either calling (08) 9956 6600 or email council@cgg.wa.gov.au.

DESIGN CONSIDERATIONS

Access to your Verge

1. **Australia Post:** adequate access to the property letterbox for delivery by Australia Post motorcyclists must be provided.
2. **Pedestrian Access:** for verges that do not have a path, a clear zone of grass, mulch or other approved material to a minimum width of 2.0m (along the kerb) shall be required over the length of the verge for public access (please refer to [STD28 – Verge Treatment Plan](#)).
3. **Rubbish Collection:** a suitable location is to be provided on the verge in front of the property and immediately behind the kerb for weekly collection of rubbish bins.

Public Utility Providers

If the City or service providers/authorities conduct authorised works within the road reserve (verge), they are required to level the site and remove leftover material. They are not liable to provide compensation/or reinstate for any damage cause to verge landscaping or paving.

Underground Services

Prior to commencing any works (landscaping or excavation works), the householder shall be responsible, to obtain all relevant information concerning the location of any existing overhead or underground services which the work may affect. Please contact Before You Dig Australia (BYDA), via their website www.byda.com.au.

All care shall be taken not to disturb any benchmarks, surveys or level pegs. Any works undertaken, without first obtaining the relevant information, which results in damage or disruption to the services will be reinstated at the householder's expense.

WHAT IS ALLOWED ON THE VERGE?

The City of Greater Geraldton allows for certain landscape treatments to be undertaken without obtaining permission from the City. These permissible treatments are:

1. A natural lawn
2. Low growing waterwise verge gardens
3. Reticulation/Irrigation

Lawn

Lawns require a significant amount of water. It is important to choose water-wise grass varieties that will cope with heat and drought conditions, such as couch, buffalo, saltine and kikuyu.

It is also important to prepare the soil before installing new turf. Organic matter mixed through with the top 15cm of a sandy soil will dramatically improve water and nutrient holding capacity of the soil, resulting in better looking lawn and less water needed.

Low growing waterwise verge gardens

Many residents are becoming water conscious when planting their landscaping. This does not mean that vegetation must be eliminated. A garden planted with water wise species does not need as much maintenance, water, fertilizer or herbicides as lawn. The establishment of a low water wise garden is encouraged by the City especially if native species are used. The aid biodiversity, reduce pressure on water resources and enhance the streetscape amenity.

Plants should be selected carefully. Low groundcovers are the most suitable for planting in verges as they create a dense cover, which does not encourage the growth of weeds, and always allows clear sight lines.

Before commencement of works, the following should be considered:

- The householder accepts responsibility for the removal or relocating the plants, if required by any service authorities.
- The plants are kept clear from the road and pathways where applicable and ensure that items such as fire hydrants or signs indicating the whereabouts of hydrants are not obscured.
- The landscaping scheme is to be of such a nature as not to create any undue hazards to road users or pedestrians.
- Groundcovers and shrubs need to keep a maximum height of 500mm when planted to ensure sightlines from crossovers are clear.

Additionally, mulching is one of the many easy ways you can develop a waterwise garden. Please keep the much well maintained and ensure it does not spill onto pathways or the road as it can affect drainage infrastructure.

Reticulation/Irrigation

The cost of any installation and maintenance of reticulation is the responsibility of the householder. Before the commencement of works, the following should be considered:

- Water pipes must be laid beneath the verge at a depth of between 150mm and 300mm. No fittings connected to the pipes should protrude above the surface of the lawns or gardens.
- The reticulation pipes and connections must be at least 250mm away from the pathway alignment (1.8m to 3.0m from the kerb).
- The reticulation system shall contain approved valves, located with the property boundary. These are connected to your water supply and fitted to give complete control of the flow of water from the point.
- Where reticulation extends to the kerb, half sprinklers must be used. These will direct the flow of the water away from the paved road surface; and
- Reticulation sprinklers are not to spray water onto the pathway or road and watering is to be restricted to where inconvenience to pedestrians, cyclists and motorists is to a minimum.

OTHER PERMISSIBLE VERGE TREATMENTS

The use of hardstand treatments other than for pathways and crossovers is not normally encouraged with the City for safety, drainage, environmental and aesthetic reasons. The following treatments are allowed but require written permission from the City. These other permissible treatments are:

1. Paving
2. Synthetic Turf
3. Compacted limestone, gravel and aggregate

For these treatments to be considered on any portion of the verge, an [ISV004 - Application to Alter the Verge](#) form must be submitted to the City. The City's Engineering Services Team will evaluate applications based on their individual merit. This process usually involves assessing each application according to specific criteria or requirements, such as how it could affect the City's stormwater network, safety, etc.

If you are considering installing a vehicle crossover, please refer to the City's [Crossover Specifications](#).

Paving, Synthetic Turf and Compacted Limestone, Gravel and Aggregate

The Applicant is responsible for:

1. Installing the paving, synthetic turf or compacted limestone, gravel and aggregate as per the detailed plan submitted with the Application to Alter the Verge form and approved by the City.
2. Maintain the paving, synthetic turf or compacted limestone, gravel and aggregate in a safe and sound condition.
3. Reinstating the paving, synthetic turf or compacted limestone, gravel and aggregate at the Applicant's cost if the City or service provides/authorities have reason to disturb the treatment to work on their infrastructure.
4. There must be at least one opening of a minimum of one metre by one metre in the hardstand treatment for the placement of a tree or garden bed per property frontage and two or three openings along, side verges for corner lots, subject to width and length of the verge.
5. Paving, synthetic turf or compacted limestone, gravel and aggregate must be installed with the finish levels, where possible, collecting the water and directing water flow into the tree wells or garden beds to prevent excessive stormwater runoff to the city's drainage system.

WHAT ISN'T ALLOWED ON THE VERGE?

Verges provide a buffer between the road and private property where essential services and public infrastructure may be located. The following list is intended as an indicative guide only and clarification from the City may be given for elements other than planting and paving not on the list. These non-permissible verge treatments may include:

- Any built structures, including but not limited to retaining walls, fences, planter boxes, letter boxes, terraces, seats, etc.
- Any treatments which encroach onto the road.
- Bollards, kerbing, garden stakes/steel star pickets or physical barriers above ground level.
- Children's play equipment, including but not limited to basketball hoops, trampolines.
- Garden ornaments, including lighting.
- Hazardous, poisonous or thorny plants (including cactus) or parts of plants.
- Impervious materials, e.g. concrete/faux brick, asphalt/bitumen, etc.
- Irrigation parts installed above ground level.
- Loose materials, e.g. pea gravel, blue metal, crushed brick, etc.
- Mounding or trenching of soil or other materials.
- Rocks or railway sleepers.
- Shrubs and bushes higher than 500mm; and
- Signage.

No part of the verge should be established for the exclusive use of vehicle parking. Approval to establish a verge treatment is not an approval for vehicle parking on a verge, this also includes boats, caravan, trailers, etc. – please refer to the City's You and Your Street Verge brochure for more information regarding Parking on the Verge.

STREET TREES

Trees provide an important service in urban areas due to their ability to absorb carbon and purify the air that we breathe. They also help to cool outdoor spaces particularly in heat-absorbing paving areas. Trees

and other vegetation have a significant role in providing amenity, liveability, habitat for biodiversity and in supporting mental well-being for our community.

Householders can complete a [ISP01 – Request for a Street Tree](#) application, where they express an interest in having a tree planted on their verge by the City. The Horticulture team will access the suitably of your property and they reserve the right to determine the most suitable tree for your verge and according to tree stock availability. If applications are over subscribed for the year, your application will be placed on a wait list for the following year (planting generally occurs during the cooler months of May and June).

The City undertakes all street tree care as part of its maintenance program. Once a tree is planted, the City's Horticulture team will water the tree for the first two years, although additional watering by the householder is recommended during dry and hot weather. Additionally, city staff will undertake pruning of trees where necessary using qualified arborists and may under exceptional circumstances remove a tree if necessary (for example, if a street tree becomes a public safety risk or becomes diseased). It is an offence for anyone else to prune or remove a street tree.

MAINTAINING YOUR STREET VERGE

Access and Sightlines: Footpaths and Roads

To maintain access and sightlines to footpaths and roads, all plants and tree branches encroaching from private property and verge gardens need to be regularly trimmed. Any faults or damage to footpaths should be reported to the City.

Levels and Trip Hazards

The level and grade of a verge should remain consistent with the surround levels (generally a positive 2% gradient, where practical from the back of the kerb to the front of the adjoining property boundary). Any changes to verge levels are required to be approved by the City of Greater Geraldton Edging and dividing materials, and service pits should remain level with the ground. There should be no holes, stakes (other than street tree stakes) or trip hazards, including bollards and physical barriers on your verge.

Stormwater and Drainage

All stormwater runoff from your property must be managed by the landowner. Stormwater runoff from the verge shall be managed by the landowner, except when the verge treatment is a natural lawn.

Verge Works and Service Maintenance

When carrying out verge works, to reduce the risk to yourself, pedestrians and road users, safety precautions must be taken. Please remember that service providers, including the City, retain the right to access the verge for service maintenance works that may disrupt or damage verge gardens and other verge treatments. Reinstatement is generally at the cost of the landowner.

VERGE CONDITIONS

The City of Greater Geraldton have a couple of conditions for all verge treatments installed:

- The householder agrees to maintain the area free of hazards and nuisances. Failure to comply may result in removal of the treatment by the City at the landowner's expense.
- Should an approved verge treatment not comply with the guidelines, the City may notify the landowner and require necessary changes to be implemented within a specific timeframe. Any

non-compliance and/or ongoing breach may result in remedial action being taken at the landowner's cost and/or the issue of a penalty notice as applicable.

- The landowner agrees to indemnify the City of Greater Geraldton against any claim or action whatsoever that may rise because of the verge treatment.

STATUTORY REQUIREMENTS

The legislation that governs obstructions or encroaching on public thoroughfares in define in:

- Local Government Act 1995 – Schedule 9.1(3)
- Local Government (Uniform Local Provisions) Regulations 1996 – Sections 6 and 7
- City of Greater Geraldton Public Places and Local Government Property Local Law 2020 – Part 8 (Activities in Streets): Division 2 – Permissible Verge Treatments.

The **Local Government Act 1995** and the **Local Government (Uniform Local Provisions) Regulations 1996** states that it is an offence to place any obstructions on a public thoroughfare without lawful authority. If someone does so and fails to remove the obstruction upon the request of the local government, they can be fined up to \$5,000.00. Additionally, a daily penalty of \$500.00 may be applied for each day the obstruction remains after the notice is given.

These regulations aim to ensure public safety and convenience by keeping thoroughfare clear. The local government has the authority to remove such obstructions and recover costs if the responsible party does not comply with the removal notice.

PAINTED KERBSIDE HOUSE NUMBERING

The City of Greater Geraldton supports the addition of painted house numbers on kerbs as a supplementary method for identifying properties. This helps visitors and services locate properties more easily. However, these painted numbers should not replace the primary house number display, which must remain clearly visible on the building, fence or letterbox.

Approval Process

No formal approval from the City is needed to paint house numbers on the kerb, however a minimum standard is required and painted kerbside house numberings will therefore be required to meet specifications stated in this document. Please note that the painted kerbside number are supplementary to the main house number, which must be clearly visible from the street.

Specifications

1. Size and Colour
House number should be 110mm high and should have 30mm spacing between characters. The use of yellow reflective paint in 'Series D' numbers (as per Australian Standard AS1744 (1975): Standard Alphabets for Road Signs)
2. Background
The use of a matte olive-green (or equivalent) for the background, which should extend 30mm on the sides and 10mm from the top and bottom of the numbers.
3. Placement
The numbers shall be painted mid-way on the kerb and located one metre from the transition of the crossover within the property frontage.
4. Accuracy

The number must match the house number in the City's Property System. Property owners should confirm the correct number before painting and are responsible for any corrections if errors occur. Please Note: lot numbers are not allowed.

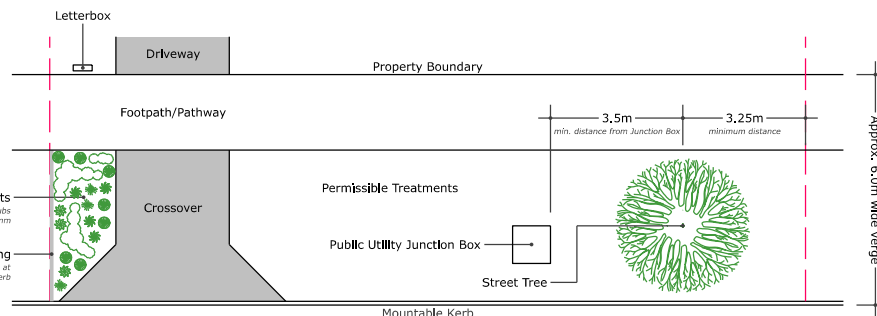
5. For more information

Please refer to [STD38 – Kerbside House Numbering](#) for a sample of the required format.

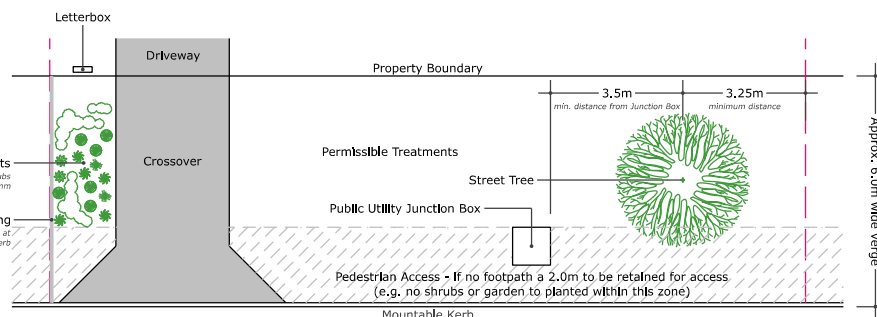
Maintenance Responsibility

Property Owners are responsible for all costs associated with the installation and maintenance of reflective house numbers and they remove or obliterate any redundant kerbside house numbering, resulting from a change in street address or the development of a property.

The City of Greater Geraldton accepts no responsibility for the quality of workmanship, or the maintenance of house numbers painted on kerbs. However, the City will replace painted house numbers only if the kerb is replaced as part of the City related works. Prior to the commencement of works, properties with existing kerbside house numbers will be recorded and reinstated at the completion of the works.



Typical Plan for Verge - including a Footpath
A footpath/pathway can either be located on the property boundary or the kerb



Typical Plan for Verge - No Footpath
Pedestrian Access available along the kerb

GENERAL INFORMATION

The verge (road reserve) is the portion of land, which lies between the edge of the road and the private property boundary. All verges have the potential to serve an important ecological function in the urban environment.

The verge area in front of your property is owned by the Crown (State Government), but is a shared resource and is used in a number of different ways, including:

FOR SERVICE PROVIDERS

Verges enable several utilities to service private lots telecommunications, electricity, gas, water, sewer and trunk or regional services.

FOR CROSSOVERS

Also known as a driveway, a crossover is the strip of land which runs at a right angle to the road, dissects the verge and establishes a connection from the property to the road. The crossover is the responsibility of the landowner it is adjacent to.

For more information on Crossovers, please refer to the City's Crossover Specifications located on the City's website.

FOR STREET TREES

A strip of soil approximately 60cm wide and approximately 2.75m from the property boundary, has been set aside for the planting of street trees by the City.

For more information about Street Trees, please refer to the City's website.

FOR FOOTPATHS

The City's policies determine if a pathway is to be introduced alongside a kerb or close to the property boundary.

NOTES

The maintenance and beautification of your verge is the responsibility of the landowner, and the City encourages householder to take pride and look after their verges.

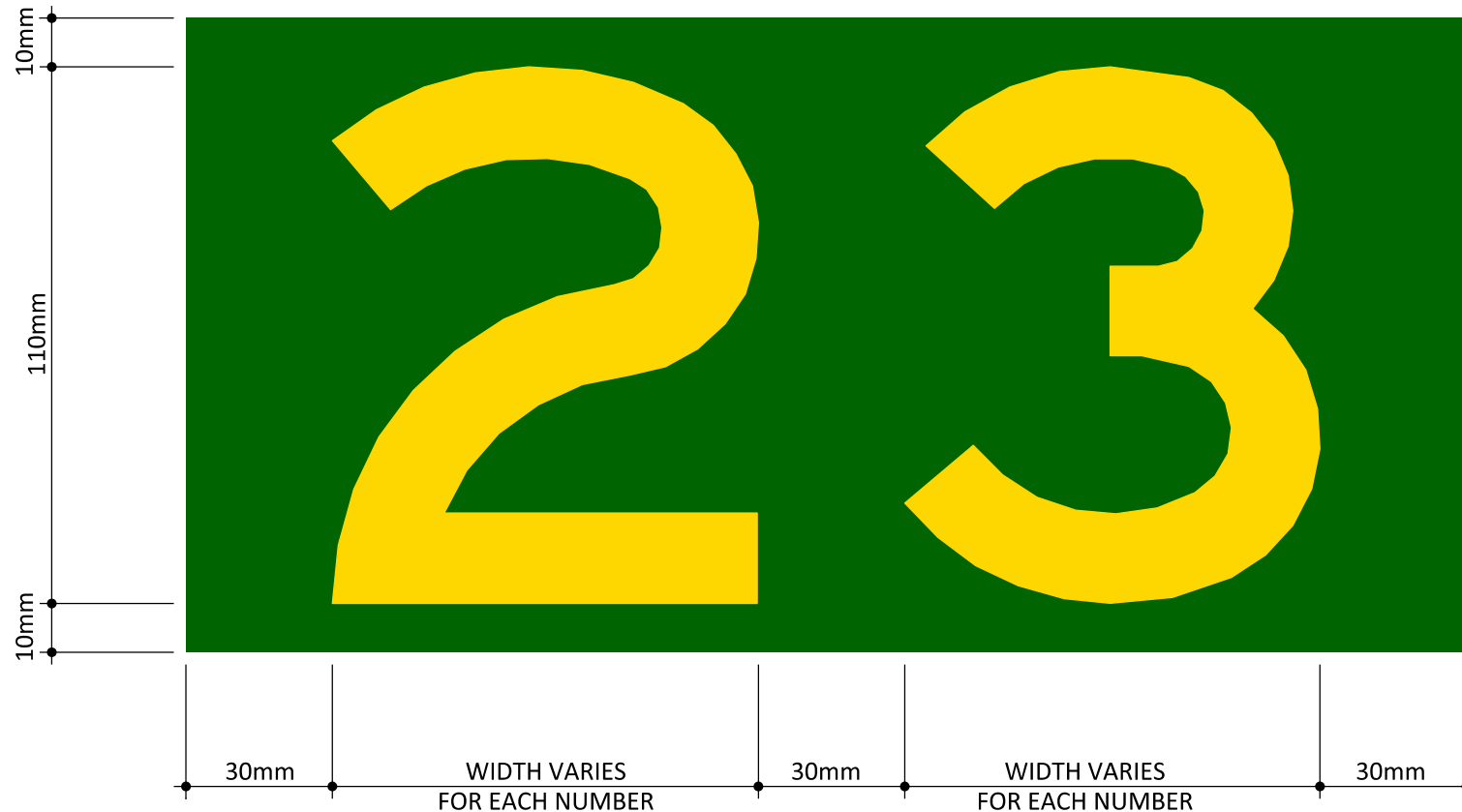
- Before the commencement of any works, please contact BEFORE YOU DIG AUSTRALIA (BYDA) via their website, <https://www.byda.com.au/> to ascertain the location of possible underground services with the verge area.
- The landowner is responsible for any reinstatement of paving/lawn/garden areas from any service authorities working on their services with the verge area.
- Street Trees can be supplied and planted by the City upon request. The City annually undertakes tree planting and this generally occurs in the cooler months of May and June. The City is also responsible for the post planting care and maintenance of all street trees; however, householders are encouraged to assist with street tree watering.
- Verge Paving please refer to Other Permissible Verge Treatments and an Application to Alter the Verge is required to be submitted to the City for approval.
- Any unauthorised works within the road reserve, including the verge may attract penalties of up to \$5,000.00.



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1.	JAN-2025	REVAMPED TO MATCH THE NEW GUIDELINES	RJT	-	
NO.	DATE	DESCRIPTION	BY	APPR.	



NOTES

1. BACKGROUND CORNERS MAY BE SQUARE OR ROUNDED OFF
2. BACKGROUND COLOUR TO BE MATTE OLIVE GREEN OR EQUIVALENT
3. HOUSE NUMBERS TP BE REFLECTIVE YELLOW IE. SPRAY LACQUER PAINT FLUORO YELLOW OR EQUIVALENT WITH GLASS BEADS APPLIED WHEN PAINT IS WET
4. ALPHA/NUMERIC STYLE TO BE SERIES D OF AS1744 - 1975 OR EQUIVALENT

AMENDMENTS						 <p>City of Greater Geraldton a vibrant future</p> <p>PO Box 101 Geraldton WA 6531 Geraldton Civic Centre T 08 9956 6600 F 08 9956 6674 Mullewa District Office T 08 9956 6643 F 08 9961 1206 E council@cgg.wa.gov.au W www.cgg.wa.gov.au</p>	DESIGNED: CGG	DATE: JUNE 2016	PROJECT TITLE: STANDARD DETAIL	PAPER SIZE: A4
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