

**NEXT
GREAT
CITY**

**VERGE LANDSCAPING
AND MAINTENANCE
GUIDELINES**



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VERGE LANDSCAPING AND MAINTENANCE GUIDELINES

The principal purpose of the road reserve between the kerb (or edge of the road pavement) and the adjoining property boundary referred to as the verge) is recognised as being for use by pedestrians and to accommodate Service Utilities (see picture below).

The *Local Government Act* (Section 221) states that “a person (other than the Council or a person acting under some statutory authority) must not make an alteration to a public road unless authorised to do so by the Council”

An alteration to a public road includes the planting of trees or vegetation, the erecting or installing of a structure or altering a road to facilitate or provide access from an adjacent property.

As such, residents require permission from Council if they wish to undertake landscaping works on Council’s verge

Property owners or residents who would like to enhance / maintain Council verge area are requested to submit a Verge Landscaping and Maintenance Application form. Prior to any works, including the planting of vegetation, written approval is required from Council.

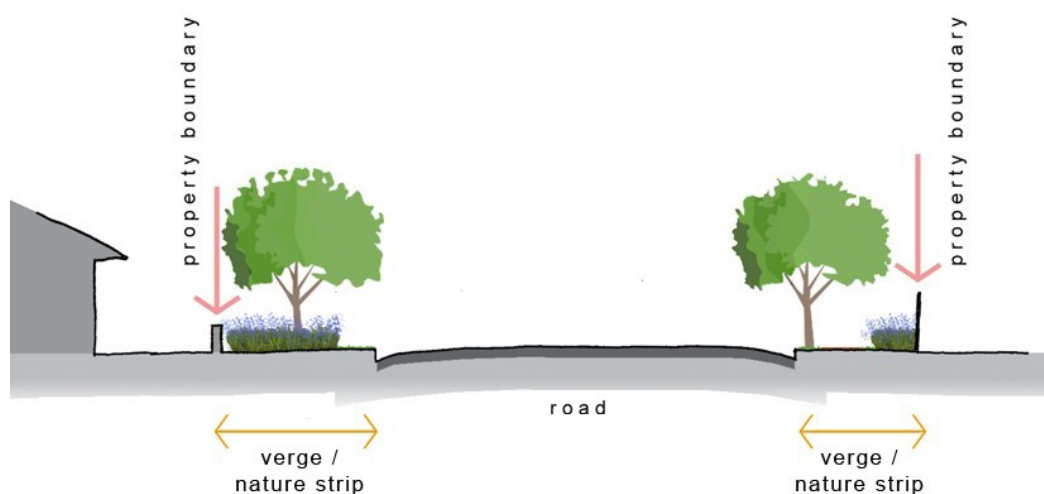
When approval has been granted a timeframe of 14 days will be given for works to be completed – refer to timeframe section.

Verges remain the property of the City of Playford.

Where an applicant (eg, property owner / resident) landscapes the verge, the responsibility for on-going maintenance remains with the applicant.

If the condition of the verge is altered in a manner contrary to the application, then Council shall remove and reinstate the verge at the applicant’s expense.

Road Reserve



HOW TO APPLY

Prior to any works, including purchasing or planting vegetation or installing any material on the verge, written approval is required. Please submit a **Verge Landscaping and Maintenance Application form** to **City Operations** via:

Email: playford@playford.sa.gov.au
Post: 12 Bishopstone Road, Davoren Park 5113
In Person: Playford Civic Centre, 10 Playford Boulevard, Elizabeth
Stretton Centre, 307 Peachey Road, Munno Para

Council will advise you in writing if your application has been approved and advise you of any changes necessary to your application.

NEW HOUSING DEVELOPMENT

A housing development is a planned residential development built within a certain time frame.

These developments are currently having approved masterplans that cover stormwater, road hierarchy, and open space provision. Urban Design Guidelines and Landscape Masterplans set by developers to build the character of that development. It provides direction for the entire development about the verge treatment to suit the hierarchy. It ensures the uniform approach applied to all the developments within the City of Playford.

The Urban Design Guidelines and Landscape Masterplan approved by Council identifies the residential streetscapes with an approved verge treatment. It means alternative verge treatment/s are not acceptable. Council encourages the City of Playford's residents to take the ownership of their verges. However, within the planned developments, it has limitations, and it means residents may not be able to change the verge treatment.

In some situations, developments do not have an endorsed verge treatment. Residents can apply for alternate verge treatments with Council's approval. Council recommends reviewing the Residential Design Guidelines or contacting Council prior to the commencement of any works.

HOUSE RENTAL CONDITIONS

Where an applicant is not the established home owner, rather a tenant, prior approval is required from the applicant's landlord or property manager.

If a landlord / property manager approve a tenant who would like to enhance / maintain council verge area, the landlord / property owner has the responsibility to continue maintaining should the tenant vacate. Should a new tenant occupy the property, verge maintenance responsibility must be included within the residential tenancy agreement; or a landlord / property manager must make contact with Council to return maintenance to Council.

Refer to page 4 section 12 of the Verge Landscaping and Maintenance Application Form for landlord / property owner authority to upgrade verge.

Applications must be approved by the landlord / property manager prior to any works taking place (including the planting of vegetation).

PEDESTRIAN ACCESS / SIGHT DISTANCE ISSUES

Any form of landscaping that prevents pedestrian access to or along the verge is not permitted, regardless of whether a footpath has been constructed or not.

Any landscaping of a verge area without an existing footpath must allow for the possible future construction of a footpath by Council or passive use by residents.

Removal or alteration of any part of the verge to facilitate construction of a footpath will be at the discretion of Council and no compensation to the applicant for such removal or alteration will be considered.

No structure or object on the verge that may be unsafe or inconvenient to the passage of pedestrians is permitted, including parking or storing any type of vehicle or trailer.

Diagram 1 – No footpath

Residents must not allow any foliage to obstruct pedestrian access to footpaths.

Where no footpath exists, residents must not allow any foliage to obstruct pedestrian access



and a 1.2 metre strip must remain for public access. Any landscaping of a verge which currently does not have a footpath must allow for the possible future construction of a footpath by Council (no compensation is given to the applicant for removals or alterations required to construct new footpath.)

Diagram 1 – no foliage to obstruct pedestrian access to footpaths

Diagram 2 – Footpath in Verge

Where a footpath is in the centre of the verge, residents must not allow any foliage to obstruct pedestrian access or exceed the area of 500mm from the kerb to the verge, to allow car doors to open and an area for Council bins.



Diagram 2 – Footpath in Verge

Diagram 3 – Footpath at kerb

Council's standard location for the provision of a footpath is to the back of the kerb.

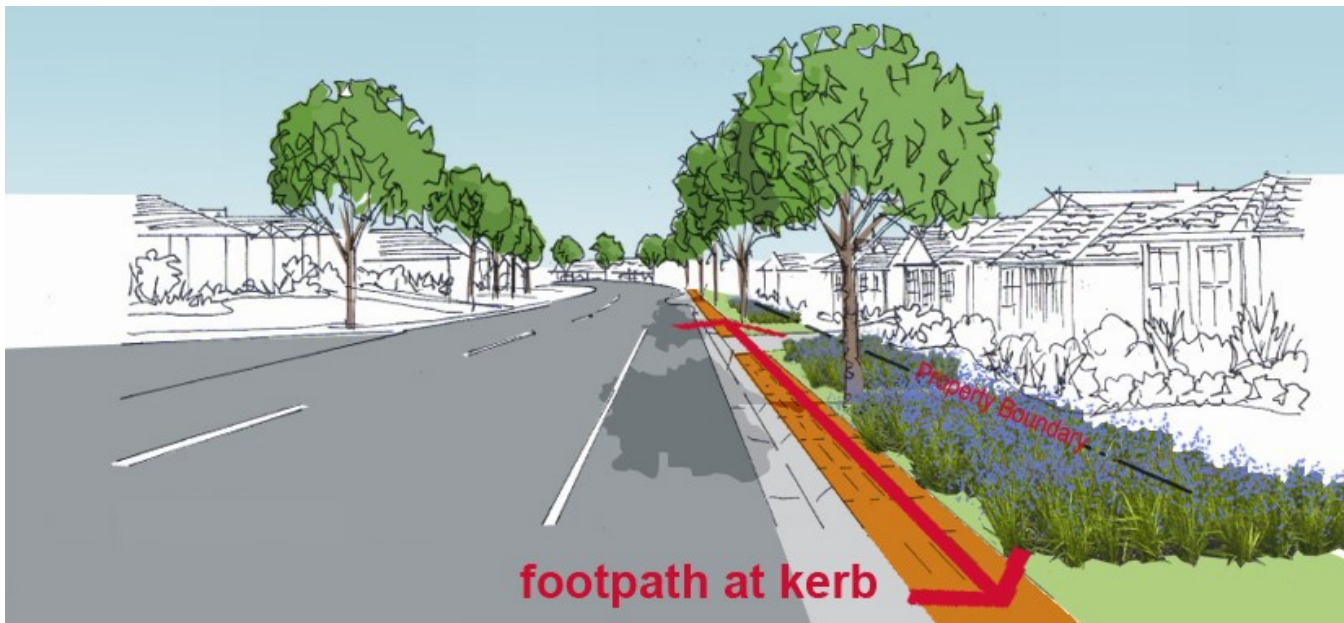


Diagram 3 - where the footpath runs along the kerb - 0.5 metre clearance

Diagram 4 – Side Fence Line Landscaping Example



Any landscaping upgrade to a side fence line must have a signed approval from adjacent and adjoining residents. Refer to Council's [Verge Landscaping and Maintenance Application Form](#) on Page 3, Section 11. In this example, if resident A is applying for a side fence line upgrade, residents B and C must consent their approval on the Verge Landscaping and Maintenance Application form

Diagram 4 – Side Fence Line Landscaping

Diagram 5 – Side Fence Line Access

Public access is required along the kerb side of the fence line a 500mm clearance must be adhered to allow pedestrian access.



Diagram 5 – Side Fence Line Access

Sight Distances

Any landscaping must not create a sight distance problem for vehicles or pedestrians, obstruct street lights or street signs or encroach onto private land.

- On a front verge, vegetation (other than a Council street tree) must not **exceed** 600mm at full maturity
- On a side verge, vegetation (other than a Council street tree) must not be higher than the fence height at full maturity

UNDERGROUND SERVICES

The verge may be occupied (above or below ground) by the following:

- SA Power Networks overhead wiring and poles or underground cables
- Telecommunications cables, pits, poles, etc.
- Gas Mains
- Water and sewer mains and connections
- Street trees
- Australia Post, mail delivery corridor
- City of Playford stormwater drainage systems
- City of Playford footpath
- Various street furniture – signposts, seats, bus shelters, indicator posts, etc.
- Any form of landscaping that prevents pedestrian access to or along the verge is not permitted

The Applicant is responsible for obtaining information on the location of underground pipes and cables from communications, gas, water and electricity providers. Plans can be requested via the Dial Before You Dig Website – [DBYD | Dial Before You Dig](#) or by contacting 1100 during normal business hours. At any time, utility companies can require access to the verge area to perform maintenance. The service authority is responsible for the replacement of any vegetation (eg, shrubs, median grasses, etc.) which are removed or damaged during trenching works.

PLANT SELECTION

The City of Playford has a preference of using local native plants and or Australian native plants, however water wise non-native plants can be considered. Local native plants are suited to the City of Playford's soils and rainfall, resulting in the conservation of water and encouraging local biodiversity.

For a list of local native plant species, please refer to the City of Playford's [Local Native Plant species listings](#) or contact Council's Revegetation Officer.

Please ensure that plant selections do not exceed 600mm at full maturity.

STREET TREES

Where a street tree exists on the verge, the maintenance (including pruning) is strictly to be carried out by Council staff only. A request to Council can be made for any inspections and pruning work to be carried out to street trees.

When a street tree does not already exist as part of Council's commitment to green our city, a tree will be planted where possible - this needs to be considered within your verge landscape design.

SURFACE TREATMENTS

The below types of verge surface treatments are considered suitable:

- Unirrigated or irrigated grass surfaces (*see irrigation systems information below*)
- Compacted rubble (*10mm or less*)
- Groundcover (*lawn substitute*)
- Organic mulch materials (*must not be large and become a tripping hazard or easily blown/kicked onto paths and into the storm water road network*)
- Pebbles (*8mm or less*)

Approved organic mulch or similar ground treatments must be stable and properly contained. Care must be taken to ensure that the road, drains and footpaths are protected from such matter for environmental and safety purposes, as road drains empty into local creeks, rivers and oceans without treatment.

The below types of verge surface treatments are **not** permitted:

- Fully-impervious materials such as paving and concrete, except for crossover and footpath. This includes impervious membranes under mulch, or other materials, such as black plastic
- Rough, coarse or irregular mulch materials which are uncomfortable or difficult to walk on
- Large-sized mulch such as river pebbles must not be used (they can become missiles and may become dangerous if spilled onto footpaths or roadways)
- Hard landscaping structures such as moss rocks, sleepers, edging, letterboxes and metal stakes
- Vegetation that is prickly, poisonous or thorny
- Chemical soil sterilising treatments

Artificial Turf

Council do not recommend the use of artificial turf or any impervious material as a verge surface treatment due to being detrimental to tree and vegetation health.

Council will not permit artificial turf if the following currently presents on the verge:

- Existing street tree
- Proposed street tree to be planted within a current plan

However, Council may approve artificial turf when the above conditions are not applicable.

Should residents be granted the installation of artificial turf, **Council have the right to request the removal for the following reasons:**

- Upgrade of underground services
- Street tree placement

IRRIGATION SYSTEMS

It is important to think carefully about irrigation. Up to 40% of household water goes on the garden, so it is vital to make every drop count.

Below ground drippers (sub-surface irrigation) are allowable. However, **pop-up sprinklers are not allowed** on verges, with the exception of where the footpath is to the kerb (as per Diagram 3). The City of Playford does not contribute to the cost of irrigation installation, lawn or water used on verges.

WATER CONSERVATION MEASURES

Information is provided by SA Water via the website [SAWater - When can I water?](#) or by contacting the Water Wise Measures Hotline: [1800 130 952](tel:1800130952).

TIMEFRAMES

Timeframes are put in place to ensure any upgrades or works undertaken on Council verge are done in a timely manner to reduce any inconvenience or risk to residents / public. Typically, we request works are completed within 14 days from date of approval letter.

A subsequent inspection will occur by a City Operations Quality Coordinator to ensure any works undertaken comply with Council's guidelines and application conditions.

MOWING OF COUNCIL VERGE – URBAN

When a resident would like to mow the Council verge in an urban area, an application is required. If approval is granted an inspection will be undertaken and a green marker will be placed on the kerb to identify to mower operators not to cut. Any grass clippings must be removed from kerb and water table to ensure clippings do not enter the road drains which empty into local creeks, rivers and oceans without treatment.

Safety requirements for mowing by urban residents:

1. Property owners should walk the area prior to mowing for identifying hazards such as any obvious 'missiles' given the close proximity to the road and passing vehicles
2. Property owners should wear protective gear such as safety glasses, sturdy boots, appropriate clothing, etc.

MOWING OF COUNCIL VERGE – RURAL

When a resident would like to mow the Council verge in a rural area, an application is required. An inspection will be undertaken to ascertain risk eg, sloped areas etc, and also if the verge is a native grass site or is affected by Chilean Needle Grass.

If Chilean Needle Grass has been identified on Council verge in front of property mowing will not be permitted during the months of October, November and December. During this time Chilean Needle Grass is growing and setting seeds and Council needs to map and treat these grasses if any occur on your verge. Mowing at this time spreads Chilean Needle Grass.

Chilean Needle Grass can sometimes occur at different times of year. To prevent inadvertently spreading it with your mower, cleaning of the mower's blades and underside is required after mowing.

Safety requirements for mowing by rural residents:

1. Any mowing or slashing procedures undertaken must be conducted with the cutting blades set at a height that will not cause any contact with rocks or cause sparks to be produced

2. The person carrying out the cutting or slashing must have a water extinguishing medium (knapsack or similar) available at all times
3. Ensure suitable clearance exists along the roadside verge so as not to place the person or the cutting machinery into pathway of traffic. Mowing should occur no less than 2.5m from the road's edge. Mowing closer to the road will be a safety issue and should involve Workzone Safety conditions
4. Cutting and slashing should occur during the cooler parts of the day to minimise any chance of sparks igniting the grass. Generally the most moisture will be present in the early morning. The time when the mowing should be done is best left to the assessment of the property owner. Shadows across the verge and the mower or the position of the sun may also have an impact on visibility
5. Property owners should walk the area prior to mowing for identifying hazards such as, hidden tree stumps and any obvious 'missiles' given the close proximity to the road and passing vehicles
6. It is the property owner's responsibility to ensure appropriate and properly maintained equipment is used
7. Mowing should not be undertaken on steep verges or in conditions where slipping may occur
8. Property owners should wear protective gear such as safety glasses, sturdy boots, appropriate clothing, etc

CALL
(08) 8256 0333

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Munno Para SA 5115

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