



Offices: 102 North Road
Postal Address: PO Box 484, ALBANY WA 6331
Phone: (08) 9841 9333
Fax: (08) 9841 4099
Email: staff@albany.wa.gov.au
Synergy Reference No: MAN 188/NG099059

VERGE DEVELOPMENT GUIDELINES

A verge is the area between the road and the boundary of an adjacent property. The verge provides safe pedestrian space and vehicle access to properties. The verge also accommodates public service utilities such as street lighting and underground services like water, gas, sewerage and telecommunications.

The maintenance of lawns and gardens on verges is the responsibility of the adjoining landowner. The City of Albany encourages residents to take pride in their verges to enhance the aesthetic value of their properties.

These guidelines have been formulated to assist residents in carrying out landscaping or other improvement works to the verge area adjoining their property.

Development

All private development of the verge must have City of Albany approval.

Residents may develop their verge areas provided the form of development does not:

- Prevent any pedestrian from walking along the verge area in preference to walking on the roadway.
- Prevent the City of Albany or any service authority from installing new services or maintaining existing services.
- Create a hazard for pedestrians/motorists.

Procedure for Written Approval

Complete a Verge Development Application Form, ensuring that a sketch of the proposed development is attached. The plan will be assessed on the suitability and in view of the safety of the community. The City of Albany will then provide you with written approval and notify you of any alterations that may be required.

On completion of the development a City of Albany officer will undertake approval on site. The maintenance of the verge will be the sole responsibility of the owner of the adjoining property.

If the verge is altered in any way other than the approved development the City of Albany must be notified immediately.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.

© City of Albany 2009



Offices: 102 North Road
Postal Address: PO Box 484, ALBANY WA 6331
Phone: (08) 9841 9333
Fax: (08) 9841 4099
Email: staff@albany.wa.gov.au
Synergy Reference No: MAN 188/NG099059

Irrigation

Residents may install belowground irrigation systems provided the resident accepts all responsibility for damage caused by the activities of the City of Albany, any service authority or the public.

When installing irrigation in the verge, the following must be adhered to:

- Irrigation pipes and connections shall be laid between 150mm and 300mm deep. Pipe fittings should not protrude above the surface.
- Irrigation pipes and connections shall be set back at least 250mm from the edge of the footpath or where applicable, the alignment of a proposed future footpath.
- The installed irrigation system must have all valves located in the adjoining property and water supplied to the system must be sourced from the adjoining property.
- Where irrigation extends to the kerb line "half" sprinklers must be used to ensure that the flow of water is directed away from paved surfaces, such as footpaths and roads.
- Sprinklers are not to cause inconvenience to any person using the thoroughfare.
- The adjoining property owner remains responsible for any damage to public utility services within the road reserve. The City recommends utilisation of the 'Dial Before You Dig' service to determine where public utility services are situated in the verge area.
- The adjoining property owner is responsible for all damage incurred to the verge area.

Gardens and Landscaping

Street verge gardens must not be a hazard to pedestrians or motorists. Landscaping treatments must meet the following requirements:

- Where there is no footpath an area a minimum of 2m width from, and parallel to, the kerb line shall be kept clear of landscaping to allow pedestrians safe and clear passage.
- Landscaping must be kept clear from obstructing the roadway or any footpath.
- Landscaping on the verge area must not create any undue hazard to road users or pedestrians, in accordance with the requirements of the Local Government Act.
- Adequate sight lines must be maintained at vehicle crossovers and at road intersections. As a general guide landscaping shall not exceed 750mm in height at full maturity.
- For properties located at intersections contact the City of Albany for further details.

Water use can be reduced by choosing local native species. The City of Albany provides advice on the species of plants best suited to verge areas. Declared and environmental weeds must not be used.

Street Trees

Upon request, the City of Albany may provide a street tree. A request can be made in writing to the City's Parks and Gardens Supervisor. Once planted, watering is the responsibility of the adjacent property owner.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.



Offices: 102 North Road
Postal Address: PO Box 484, ALBANY WA 6331
Phone: (08) 9841 9333
Fax: (08) 9841 4099
Email: staff@albany.wa.gov.au
Synergy Reference No: MAN 188/NG099059

Surface Treatments

The permissible verge surface treatments are:

- Lawn
- Shredded organic mulch, such as shredded wood chips or compressed sawdust. The mulch must be easy to walk on and not cause a tripping hazard.

Hardstand Treatments

Hardstand treatments are areas with a hard/impervious surface. Hardstand treatments must be free of loose materials and dust, are not to be to the detriment of existing street trees and are to be constructed by competent tradespeople. Hardstand treatments are not to be installed over more than one third of the verge area (excluding crossovers). Crossovers are to be delineated from hardstand treatments either by colour or material. Hardstand treatments are not to be used for parking.

The following provides a summary of acceptable hardstand treatments.

- Brick paving
- Concrete
- Asphalt
- Cement stabilised gravel/limestone

Non-Compliance

Loose materials, fencing, rocks and walls are not permitted on your verge. These materials create hazards for motorists and pedestrians.

The adjoining property owner may be asked by the City to remove treatments which are installed contrary to these guidelines, and may be requested to replace them with an approved verge treatment. Such work is to be carried out by the adjoining property owner at his or her own cost.

Condition Applicable to all Verge Treatments

The City of Albany reserves the right to remove any verge treatment for the purpose of carrying out works, without being liable to compensate any person for such loss.

For further information regarding permissible verge treatments please refer to the City of Albany's Activities in Thoroughfares and Public Places and Trading Local Law.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.