



Verge Development Guidelines

The streetscape is an important and valued part of community open space. The 'nature strip' or 'verge' is the prominent feature of the streetscape and defines the character and visual appeal of the local area. The Council encourages residents to contribute to their streetscape and a vibrant, attractive and environmentally responsible city.

The 'verge' is Crown land between the kerb of a street and the property boundary, which comes under the care and control of Council. This area provides a space for safe pedestrian movement; vehicular access to private properties, public amenities including trees, furniture and road lighting; a corridor for Australia Post delivery and above or below ground service infrastructure for the provision of water, sewer, gas, electricity and telecommunication services.

To ensure our streets are attractive, consistent, safe and manageable, residents seeking to enhance the verge adjacent to their properties are requested to comply with the following guidelines.



African Lily (*Agapanthus sp.*)

Design Considerations



Verge developments shall:

- Conform to the overall streetscape design theme and character;
- Prioritise the safety of road users;
- Maintain clear traffic sight lines;
- Provide a 600mm space adjacent to the kerb for access between parked cars and the footpath and / or private property;
- Provide a space for pedestrian movement that is at least 1500mm wide and parallel to the roadway. This will not apply if a Council footpath is present;
- Provide a minimum 10m clearance from any bus stop sign parallel to the roadway and 1500mm clearance between the sign and any footpath (in accordance with DIT standards);
- Prioritise the health and structure of the Council street tree by providing adequate space for tree root development.
- Provide space for the placement of Council collected bins (domestic waste, recyclable material and green waste);
- Maintain the general level and grade of the verge; and
- Contain any mulch material within the verge.

Appropriate verge treatments include:

- 👍 Irrigated or unirrigated turf / grass;
- 👍 Plants with a maximum mature height of 500mm; and
- 👍 Non-invasive groundcovers.

Potential verge treatments include:

-  Fine rubble, or
-  Informal pathways.

These shall be considered for approval depending on the specific site conditions and relevance to the existing streetscape.

To ensure the safety of pedestrians, road users and residents, maintain access to service utilities, and encourage greener, cooler environments the following verge treatments are not acceptable:

-  Plant species that are prickly, poisonous, spiky, sharp, have invasive stems or root systems;
-  'Declared' or 'Undeclared' plant species nominated under the *Landscape South Australia Act 2019* (refer to www.pir.sa.gov.au).
-  Fruit, nut and vegetable plant species susceptible to fruit fly (refer to www.pir.sa.gov.au).
-  Hard landscaping elements used to create garden edging adjacent to existing or proposed footpaths, crossovers or kerbs;
-  Barriers and structures such as retaining walls, rocks, supporting frames or lattices and bollards;
-  Synthetic turf ;
-  Hard, compacted surfaces, such as concrete, bitumen and paving;
-  Stockpiled waste such as organic matter;
-  Exposed irrigation systems; and
-  Chemically sterilised treatments.

Plant Species Considerations

Selected plant species shall be:

- Suitable for local site conditions considering the existing soil type, rainfall, site orientation, pedestrian safety and security;
- Hardy and long lived species;
- Non invasive;
- Have low watering requirements;
- Preferably native indigenous;
- Exotic or native species sourced from locations with similar climatic conditions;
- Capacity to withstand occasional pedestrian traffic; and
- Planted to consider mature width and height in relation to kerbs, footpaths, infrastructure and street trees.





Dwarf Nandina
(*Nandina domestica* 'nana')



Mat Rush
(*Lomandra* sp.)



Daisy
(*Osteospermum* sp.)

Appropriate Irrigation Systems

The City of Port Adelaide Enfield prefers the adoption of manually watered verge developments, however below ground irrigation systems such as pop up sprinklers and drippers are acceptable according to the following guidelines:

- Water is sourced from the adjoining property;
- All valves and controllers shall be located within the adjoining property;
- Any disturbance to adjacent footpaths and kerbs etc. shall be rectified by the resident at their own expense and to the satisfaction of Council.
- The installation, maintenance and ongoing repairs of any irrigation system shall be the sole responsibility of the resident;
- All pipes and components shall have a minimum clearance of 100mm from the verge edge, footpath and / or kerb;
- The flow of water is directed away from footpaths, crossovers, service pits and other infrastructure; and
- Irrigated turf shall be excluded from the Council's Grass Reduction Program (mowing).

Construction and Maintenance Considerations

During the construction, establishment and maintenance of verge developments, the applicant shall:

- Engage the Before You Dig service at www.byda.com.au;
- Undertake work in a manner that ensures personal and public safety;
- Eliminate dust and soil erosion;
- Take care around Council street trees; and
- Recognise the right of Service Authorities such as SA Power Networks, SA Water, Telstra, and their contractors, to access inspection points and underground infrastructure at any time and without warning.

Reinstatement

Any damage to an authorised verge development caused by the activities or operations of Service Authorities such as SA Power Networks, SA Water, Telstra, or their contractors shall be rectified according to negotiations between the Service Authority or their contractors and the resident.

Any damage to an authorised verge development caused by the activities or operations of Council or their contractors shall be reasonably rectified in consultation with the resident. Council shall not be responsible for any damage caused by existing or future tree root growth.

Resident Responsibilities

The resident shall be responsible for the ongoing maintenance and associated costs of their authorised verge development. Ongoing maintenance includes, but is not limited to:

- Watering;
- Weeding;
- Pest and disease control;
- Pruning for pedestrian and road user access;
- Material or plant replacement; and
- All rectifications required to accommodate the perpetual growth of a street tree and its root system.

Residential Subdivision Developer Responsibilities

Developers of residential subdivisions shall:

- Conform to this guideline;
- In the very least establish a level unirrigated grass verge with landscape soil compliant with *AS 4419-2003 Soils for Landscaping and Garden Use*.

Council Responsibilities

The City of Port Adelaide Enfield reserves the right to:

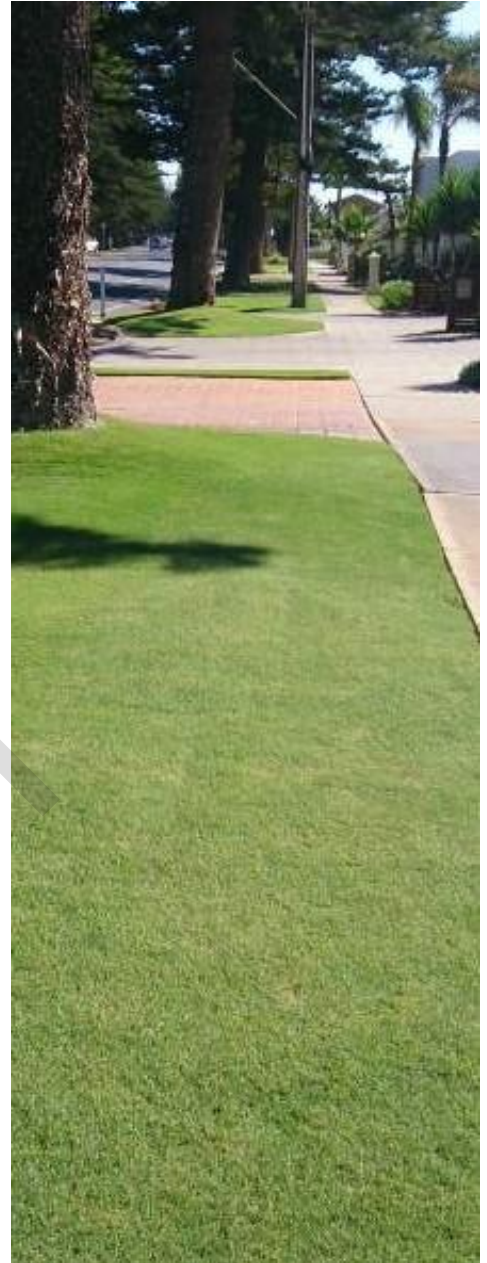
- Remove non-conforming or poorly maintained verge developments;
- Construct a footpath within the verge when required;
- Plant a new or replacement street tree within the verge; and
- Access the verge to maintain the street tree at its discretion. Trees or their root systems shall not be removed to accommodate verge developments at any time.

Authorisation Procedure

An automatic Permit under Section 221 of the Local Government Act 1999 shall be granted to the applying resident upon receipt of a compliant Verge Development Application form.

Council may consider permitting non-compliant verge developments at its discretion and in consideration of:

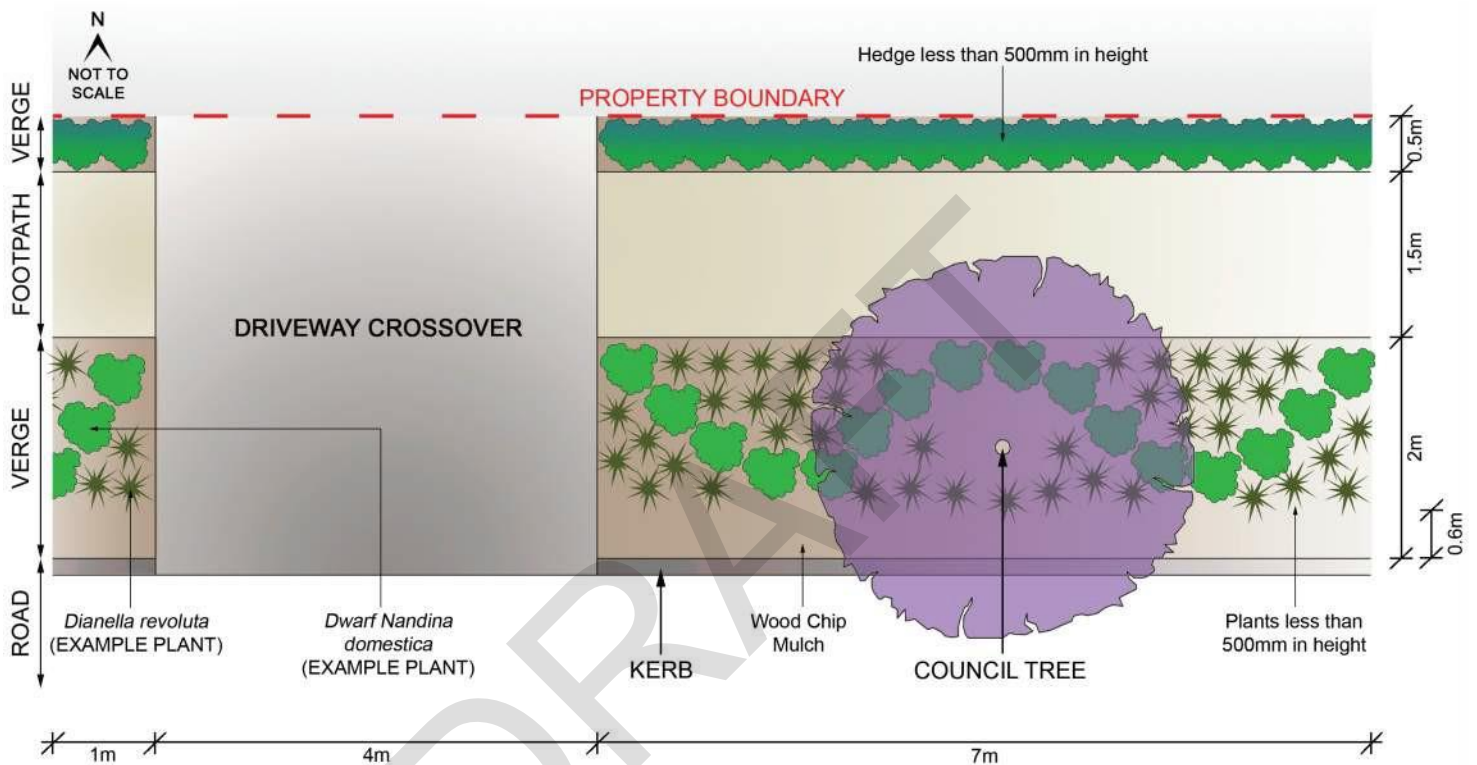
- the safety of road users,
- existing infrastructure,
- best environmental practice; and
- the character and amenity of the streetscape.



The resident shall submit their completed Verge Development Application with a landscaping proposal that includes:

- A detailed and to scale A4 plan illustrating the verge design and extent of works;
- All existing service utilities and road features;
- Proposed plant species and mulches;
- The layout of the proposed irrigation system (if required);
- A description of the method of construction / establishment; and
- If machinery is utilized, provide evidence of insurance to cover potential damage to public infrastructure.

Verge Design Example



While the City of Port Adelaide Enfield encourages the authorised development of verges, monetary subsidence or physical assistance shall not be provided.

Please contact the City of Port Adelaide Enfield's Parks and Gardens team on 8405 6600 with any queries; or your local nursery for plant species selection and design advice.