

Verge treatment guidelines

(Revision Date: August 2022)

Contents

What is a street verge?.....	3
Whose responsibility is a street verge?	3
Why do we need Guidelines?.....	3
Contact us	3
Permissible verge treatments.....	4
Heritage Protection areas	4
Non Heritage Protection areas.....	4
Gardens	4
Irrigation.....	5
Lawn.....	5
Verge Treatments requiring prior approval.....	6
Synthetic turf.....	6
Paving	7
Concrete.....	7
How to get Approval	8
Verge Treatments that are not permitted	8
Design considerations	9
Examples of verge plans	9
Street trees	11
Recommended plant species – Groundcovers.....	11
Recommended plant species – Grassy and strappy plants.....	16
Recommended plant species – Small shrubs.....	18

What is a street verge?

The verge (nature strip) is the area between the edge of the road and the private property boundary.

Verges are owned by the Crown but vested in the City. The purpose of a street verge is to:

- Provide a buffer between the road and private property where common public facilities such as footpaths, bus stops etc may be placed
- Provide a section of land where essential services such as power, gas and telecommunications can be placed.

Whose responsibility is a street 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
- Cleaning and repair of approved pavement/synthetic turf/concrete.

The City is responsible for the planting and maintenance of all street trees.

Why do we need Guidelines?

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

These guidelines will outline what can be done to modify or improve the verge area so that:

- It will not detract from the amenity of the locality
- It will be accessible and safe
- It provides continuity and compatibility within the streetscape
- It does not interfere or compromise existing infrastructure
- It protects and increases the number of street trees.

Contact us

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's Customer Services Centre by calling **9205 8555**.

Permissible verge treatments

If you live in Mt Lawley, Inglewood or Menora, then you must follow the Heritage Protection Area requirements as outlined below:

Heritage Protection areas

- Gardens
- Lawn
- Mulch
- Reticulation

Non Heritage Protection areas

- Gardens
- Lawn
- Mulch
- Reticulation
- Synthetic turf – with prior permission
- Paving – with prior permission
- Concrete – with prior permission

Gardens

In many cases, verge lawn is not being utilised and could be transformed into a garden.

A garden planted with water wise species doesn't need as much maintenance, water, fertilisers or herbicides as lawn.

The establishment of a low water wise garden is encouraged by the City, especially if native species are used. They aid biodiversity, reduce pressure on our water resources and enhance the streetscape amenity.

Products with the Waterwise and Smart Approved WaterMark symbols are best suited to establishing a waterwise garden.

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 allow clear sight lines at all times.

The following requirements must be met when planting a verge:

- Where a footpath does not exist on a verge, a minimum of 2m wide area behind the kerb shall be left clear and level to allow pedestrians unhindered passage and for emergency vehicle parking.
- Landscaping must not physically or visually obstruct the roadway or any footpath.
- Any landscaping on the verge area must not create any undue hazard to road users or pedestrians.
- To ensure adequate sight lines are maintained at vehicle crossovers and at road intersections, landscaping must not create a sight obstruction. It is important for safety reasons that the landscaping at these locations is maintained regularly.
- Plants of a thorny, poisonous or hazardous nature are not permitted to be installed in the verge area.



Irrigation

Ideally your waterwise verge won't need a permanent irrigation system once established as unirrigated dryland as native plants can survive our hot dry summers with little to no supplementary watering.

If you do require irrigation, sub-surface drip irrigation is recommended. If you need help with irrigation, your local Waterwise Irrigator can help.

Remember to check your watering days and be sure to apply for a watering exemption if your new verge garden needs additional watering. This information can be found on Water Corporations website.

Lawn

Lawns require a significant amount of water. It is important to choose waterwise grass varieties that will cope with heat and drought such as Couch, Buffalo, Zoysia, Saltene or Kikuyu.

It is also important to prepare the soil before installing new turf.

Organic matter mixed through with the top 15 cm of a sandy soil will dramatically improve both water and nutrient holding capacity of the soil, resulting in better looking lawn and less water needed.

Verge Treatments requiring prior approval

Verge treatments that require the Council's citywide approval are:

- Synthetic turf
- Paving
- Concrete

The maximum area that may be treated with paving, synthetic turf or concrete (if approved) is one-third of the verge, excluding crossover and footpath.

Separate Planning approval under Local Planning Scheme No 3 is required for those properties located within the Heritage Protection Area Special Control Area of Mt Lawley, Menora and Inglewood.

Synthetic turf

If you wish to install synthetic turf on your verge you must obtain the City's approval prior to installation.

The City will evaluate the site to determine whether synthetic turf is suitable. The evaluation process will take into account the following:

- Existing infrastructure
- Existing in ground services
- Existing trees and their root systems
- Impact on the City's operations
- Special needs of residents (person with disability)
- Road hierarchy

Synthetic turf may be allowed in narrow verges less than 1.5m wide or in areas smaller than 10m²

The City will not take responsibility of any damage to synthetic turf affected by routine maintenance or construction works.

Paving

Similarly, paving must be approved by the City if you wish to install on your verge.

The City will evaluate each site to determine whether paving is appropriate. The evaluation process will take into account the following:

- Existing infrastructure
- Existing in ground services
- Existing trees and their root systems
- Impact on City's operations
- Special needs of residents (person with disability)
- Use as parking (Consideration will be made on the likely impact on sight distances and adequate size to prevent vehicles blocking pedestrian access)
- Road hierarchy

Paving may be allowed in narrow verges, less than 1.5m wide or in areas smaller than 10m².

The City will not take responsibility of any damage to paving affected by routine maintenance or construction works.

Concrete

The City's approval must be sought if you wish to install concrete on your verge.

The City will evaluate each site to determine whether concrete is appropriate. The evaluation process will take into account the following:

- Existing infrastructure
- Existing in ground services
- Existing trees and their root systems
- Impact on City's operations
- Special needs of residents (person with disability)
- Use as parking (Consideration will be made on the likely impact on sight distances and adequate size to prevent vehicles blocking pedestrian access)
- Road hierarchy

Concrete may be allowed in narrow verges, less than 1.5m wide or in areas smaller than 10m².

The City will not take responsibility of any damage to concrete affected by routine maintenance or construction works

How to get Approval

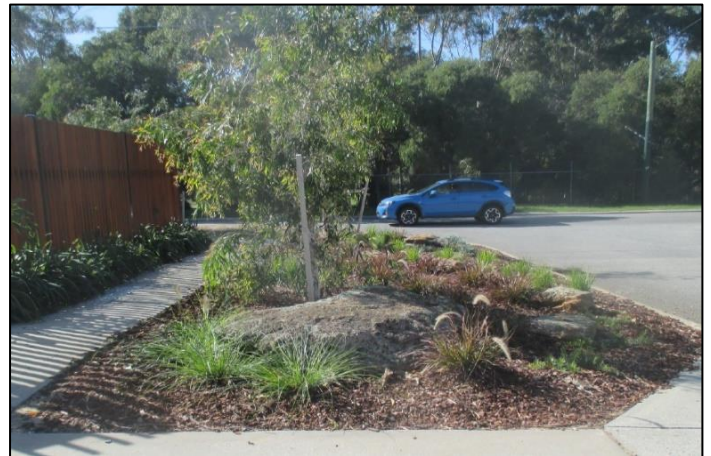
To obtain approval for synthetic turf paving or concrete, please submit the following information:

- A filled out Verge Treatment Application
- A diagram showing the verge plan, location and size of the proposed treatment taking note of existing trees and their location, in relation to the proposed treatment.

Verge Treatments that are not permitted

Verge Treatments that are not permitted include the following:

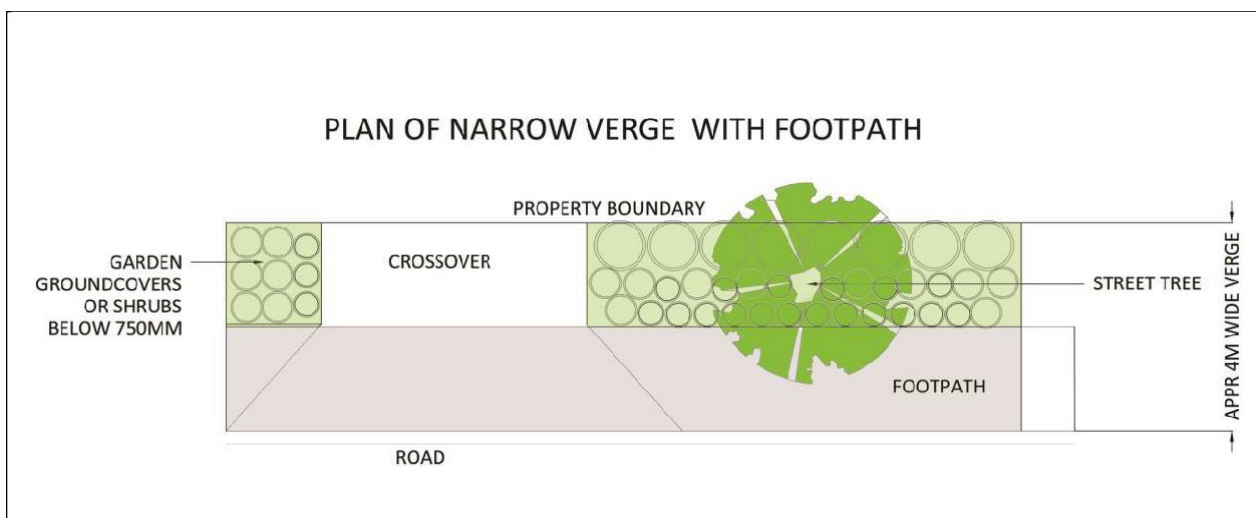
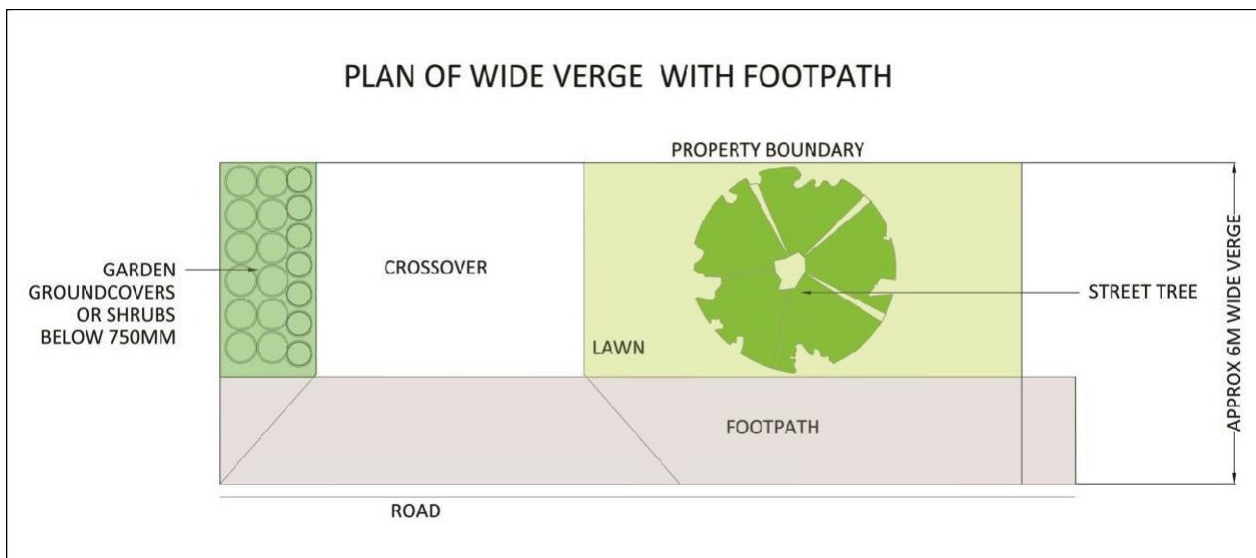
- Inorganic materials such as stone, rocks, gravel or crushed brick/rock
- Items that protrude above the natural level of the verge such as retaining walls, high mowing kerbs, steps.

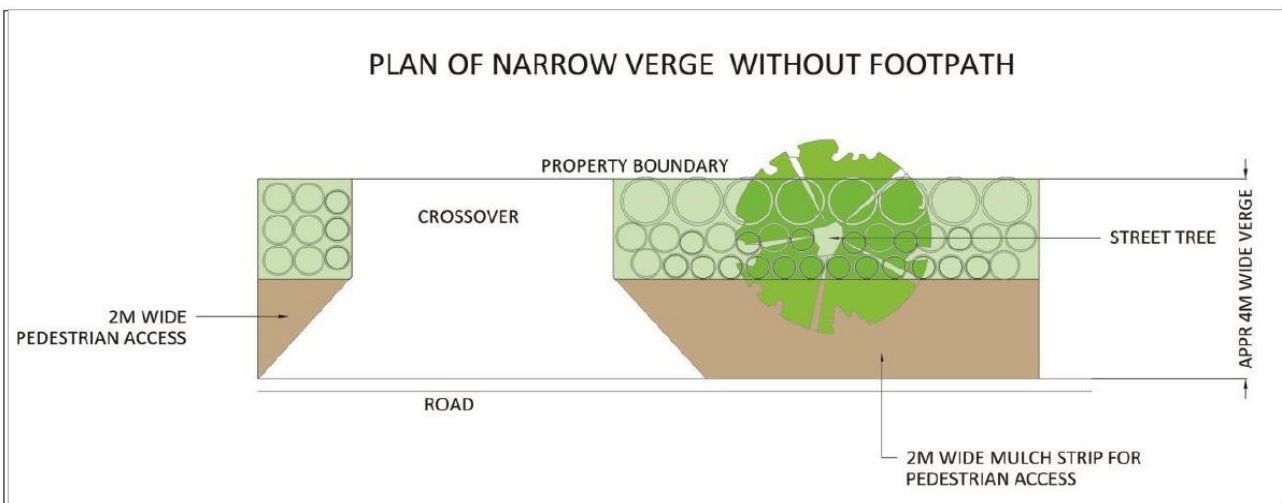
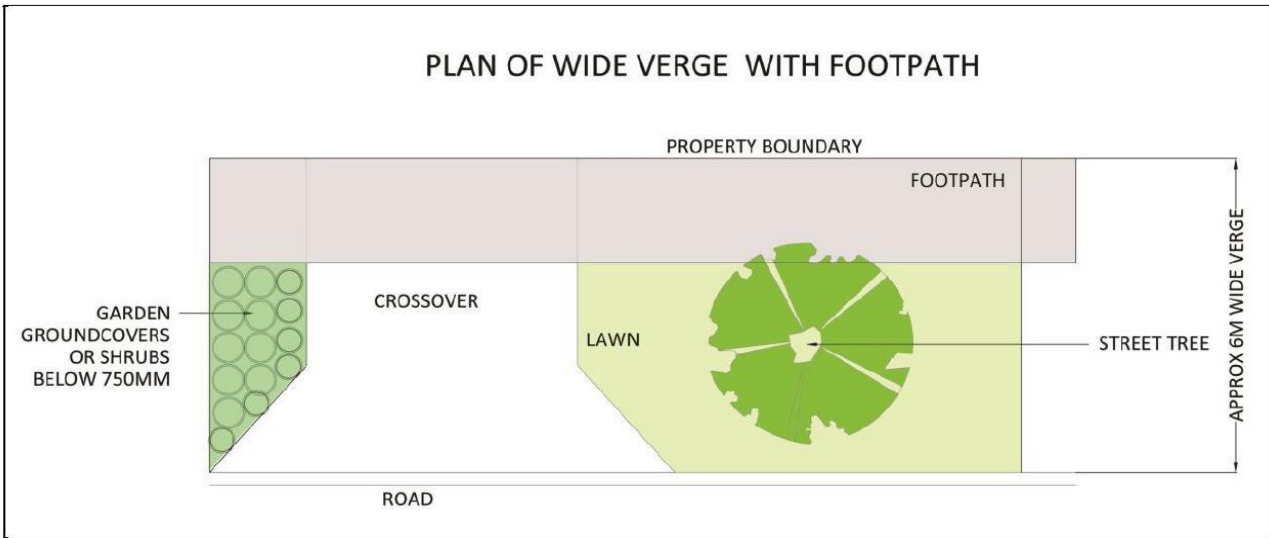


Design considerations

- Consider plant height to help maintain sight lines, plant groundcovers along the road, with taller plants closer to the boundary ensuring that plants will not create a sight obstruction. Plants should be lower than 750mm.
- Consider style of garden you want to establish (formal, cottage, contemporary) and choose plants accordingly.
- Group plants with the same water, fertiliser and sun requirements.
- If you wish a 'green carpet' look, mass plant low growing groundcovers as a lawn substitute. Plants like lippia and dichondra have been used as lawn substitute for some time now but other groundcovers work as well, such as grevillea 'gingin gem'.

Examples of verge plans










Street trees

Proposed verge treatments should be in accordance with the City of Stirling’s Street Tree policy and are required to take into consideration the retention and protection of existing street trees.

Advice must be sought from the City on the provision of street trees on proposed verge treatments. All new verge treatments are required to include a street tree unless there are serious mitigating circumstances as determined by the City. The City will provide, install and maintain the street trees as required.








Recommended plant species – Groundcovers

	Botanical Name	Common Name	Growth Habit/Height	Comments
	Aptenia cordifolia	Red aptenia	50cm	Sun/ Part shade
	Adenanthos cuneatus	Jugflower		
	Adenanthos 'Coral Carpet'	Green Carpet Woolly Bush	25cm x 2m wide	Sun/ Part shade
	Adenanthos meissneri	Prostrate Woolly Bush	30cm high x 3m wide	Full sun/ Part shade
	Ajuga reptans	Common bugle	10cm high x 45cm wide	Partial shade/ Shade









Groundcovers continued

	Ballota acetabulosa	Greek Horehound	50cm high, 1m wide	Full sun
	Carpobrotus glaucescens	Pig Face	Less than 50cm high, 50cm-1m wide	Sun/ Part shade
	Carpobrotus virescens	Coastal Pig Face	Less than 50cm high, 50cm-1m wide	Sun/ Part shade
	Chrysocephalum apiculatum	Paper Daisy Fringed Everlasting	Up to 50cm x 50cm	Full sun
	Convolvulus cneorum	Silver Bush	Less than 50cm high, 50cm-1m wide	Full sun/ Part shade
	Convolvulus mauritanicus	Ground Morning Glory	Less than 50cm high, 1- 2m wide	Full sun/ Part shade
	Darwinia grandiflora	Prostrate	Less than 50cm high, 50cm-1m wide	Part shade

Groundcovers continued

	Dichondra repens	Kidney Weed	Very low, 50cm-1m wide	Part Shade/ Shade/ Sun
	Dymondia margaretae	Dymondia	Less than 50cm x 50cm	Sun
	Hardenbergia comptoniana	Native Wisteria	Climber 4-8m wide	Sun/ Part shade
	Hemiandra pungens	Snakebush	Low x 3m wide	Full sun/part shade WA species
	Hibbertia scandens	Snake vine Climbing Guinea Flower	Groundcover or climber, 2-4m wide	Sun/ Part shade
	Hibbertia affin. pedunculata	Sun Drops	Less than 50cm x 50cm	Sun/ Part shade
	Hibbertia grossulariifolia 'Strawberry Leaf Buttercup'		Low	Part shade/ Full shade Attracts butterflies, WA native







Groundcovers continued

	Kennedia coccinea 'Coastal carpet'		Low, 3m wide	Full sun/ part shade WA native
	Kennedia microphylla		Less than 50cm high, 1-2m wide	Sun/ Part shade WA native
	Kennedia prostrata	Running Postman	Low, 1m wide	Best in part shade WA native
	Scaevola crassifolia	Beach Fan Flower	Low, 1m wide	Full sun/ Part shade WA native
	Scaevola humilis	Purple Fusion	Less than 50cm high, 50cm-1.5m wide	Sun/ Part shade
	Tradescantia spathacea	Moses in a cradle	Less than 50cm high	Part shade/ Sun
	Grevillea crithmifolia prostrate		60cm x 3m wide	Full sun/ Part shade WA native
	Grevillea obtusifolia 'Gingin gem'	Grevillea 'Gingin gem'	25cm x 3m	Full sun/ Part shade WA native




Groundcovers continued

	Grevillea preissii 'Mini marvel'		20cm high x 1m wide	Full sun/ Part shade WA native
	Grevillea thelemaniana prostrate	Spider Net Grevillea	Less than 50cm high, 50cm- 1.5m wide	Sun/ Part shade
	Eremophila glabra 'Kalbarri carpet'	Emu Bush Fuchsia Bush	Less than 50cm high, 1-2m wide	Sun
	Myoporum parvifolium	Creeping Boobialla	Less than 50cm high, 1-2m wide	Sun/ Part shade
	Phyla nodiflora	Lippia	Less than 50cm high, 4-8m wide	Sun/ Part shade
	Viola hederacea	Native Violet	Less than 50cm high, 50cm-1.5m wide	Part shade
	Westringia fruticosa 'Mundi'	Westringia hybrid 'Mundi'	40cm high, 1.5m wide	Sun/Part Shade






Recommended plant species – Grassy and strappy plants

	Botanical Name	Common Name	Growth Habit/Height	Comments
	Agapanthus (dwarf cultivars) Baby Pete, Baby Blue, Blue Dwarf, Blue Storm, Peter Pan, Tinkerbelle, Snowball, Snowstorm		Less than 50x50cm	Sun/ Part shade
	Anigozanthos small cultivars 'Bush Ballad', 'Bush Pearl', 'Bush Diamond', 'Bush Emerald', 'Tango', humilis	Kangaroo Paw	40cm-75cm high Depending on cultivar	Sun/ Part shade
	Carex comans	Frosted Curls	Less than 50cm x 50cm	Sun/ Part shade
	Conostylis aculeata		30cm x 30cm	Full sun WA native
	Conostylis aurea	Golden Conostylis	40cm x 30cm	Full sun WA native
	Conostylis candicans	Grey Cottonheads	30cm x 30cm	Full sun WA native




Grassy and strappy plants continued

	Dianella sp 'Breeze', 'Cassa Blue', 'Little Jess', 'Utopia', 'Silver Border', Variegated, 'Dynasty'	Dianella Cultivars	30-70cm high depending on cultivar	Sun/ Part shade
	Liriope muscari	Lilyturf	Less than 50cm x 50cm	Part shade
	Lomandra (small cultivars) 'Lime tuff', tanika, 'Seascape'	Mat Rush	30-70cm depending on cultivar	Full sun/ Part shade
	Ficinia nodosa	Knotted Clubrush Knobby Clubrush	75cm	Full sun/ Part shade WA native

Recommended plant species – Small shrubs

	Botanical Name	Common Name	Growth Habit/Height	
	Acacia cognata 'limelight'	Bower of Beauty Wattle (Cultivars)		
	Adenanthos cuneatus	Coastal Jugflower, Flame Bush, Bridle Bush or Sweat Bush	70cm x 2m wide	Full sun WA native
	Darwinia oldfieldii		50cm high x 1m wide	Full sun/ Part shade WA native
	Hibbertia racemosa	Coastal Buttercup Stalked Guinea Flower	75cm high	Full sun/ Part shade WA native
	Lechenaultia floribunda	Free-flowering Leschenaultia	15cm-70cm high	Full sun/ Part shade WA native
	Leucophyta brownii	Silver nugget Dwarf cushion bush	Up to 1m high (may be pruned)	Full sun WA native

Small shrubs continued

	<p>Melaleuca incana nana</p>	<p>Dwarf Grey Honey Myrtle (Nana)</p>	<p>Up to 1m</p>	<p>Full sun/ Part shade WA native</p>
	<p>Nandina domestica</p>	<p>Flirt Harbour Dwarf</p>		<p>Sun/ Part shade</p>
	<p>Westringia dampieri low form</p>		<p>50cm x 50cm</p>	<p>Full sun WA native</p>