

Concrete Hardstand Treatment

Depth	100mm minimum.
Subgrade	Free of organic matter with insitu material compacted to 95% Maximum Dry Density.
Contraction	Minimum depth of 20mm at 2.5 metres in length, with the joints placed at right angles to the kerb.
Expansion	Expandite (Flexicell), Meljoint (Melcann) or Lockjoint to be installed at 5 metres in length (ie: every second expansion joint).
Strength	Concrete high early strength to 20 MPa at 28 days.
Surface Finish	Broomed non-slip.

Asphalt Hardstand Treatment

(Only to be used in Rural Areas)

Base Course	Minimum 150mm thick crushed limestone free from sand, loam, capstone, roots or other organic matter with the limestone waterbound and compacted to a smooth finish.
Pavement	A 30mm thick pavement of 7mm nominal aggregate bituminous concrete.
Edge Restraints	A 100mm wide by 150mm deep concrete edge restraint shall be constructed to the outside edges of asphalt. The surface of the edge restraint shall be non-slip broom finish and shall be flush with the surface of the asphalt pavement.

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 nature strip treatment. Such work is to be carried out by the adjoining property owner at their own cost.

CONDITIONS APPLICABLE TO ALL NATURE STRIP TREATMENTS

1. The nature strip must be maintained at a positive 2% gradient from the back of the kerb to the front of the adjoining property boundary, unless otherwise approved by the City.
2. The adjoining property owner agrees to maintain the area free of hazards and nuisances. Failure to comply may result in removal of the treatment by the City's workforce at the adjoining property owners expense.
3. No gravel, crushed bricks or loose stones are permitted on nature strip areas. These are easily displaced, collecting on the road, footpath and adjoining properties, thus posing a hazard to both pedestrians, cyclists and motorists.
4. The placement of obstructions on nature strip areas is not permitted. Obstructions are objects that could be dangerous to, or restrict access for pedestrians, motor vehicles and cyclists (e.g. rocks, stakes and string, fencing, bricks, etc).
5. No sporting equipment (ie: basketball hoop/stand, cricket wickets, etc) may be positioned temporarily or permanently within the nature strip area. When basketball hoops are located on private property please be mindful of the direction the hoop faces so as to prevent balls entering the road and neighbouring properties.
6. The adjoining property owner agrees to indemnify the City of Wanneroo against all claims that may arise as a result of the treatment.
7. The City of Wanneroo reserves the right to remove any nature strip treatment for the purpose of carrying out works, without being liable to compensate any person for such loss.

For further information, guidance or clarification, please contact Infrastructure Services on 9405 5000.



NOTE

For further information on parking provisions relating to nature strips please request a copy of the City's Parking Local Law by contacting Ranger Services on 9405 5000.



Nature Strip (Verge) Treatment Guidelines



your home & garden

NON COMPLIANCE

Loose materials, fencing, rocks and walls are not permitted on your nature strip. These materials create hazards for motorists when accessing/egressing your property, and for pedestrians using the nature strip.



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INTRODUCTION

The nature strip (verge) is the area between the private property boundary and the edge of the road. A well planned and maintained garden that incorporates the nature strip, greatly enhances the amenity and environmental quality of a neighbourhood.

This brochure outlines guidelines that have been formulated to assist residents in carrying out landscaping or other improvement works to the nature strip area adjoining their property.

NATURE STRIP IRRIGATION

When installing irrigation in nature strips, the following must be taken into consideration:

- Irrigation pipes and connections shall be laid beneath the nature strip 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 kerblines "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 operate during daylight and early evening hours when pedestrians, cyclists and motorists may be inconvenienced.
- The adjoining property owner remains responsible for any damage to public utility services (such as: water, gas, sewerage, electricity or telephone) within the road reserve. The City recommends utilisation of the Dial 1100 Before You Dig service to determine where public utility services are situated in the nature strip area.
- The adjoining property owner is responsible for all damage incurred to the nature strip area.

NATURE STRIP GARDENS & LANDSCAPING

Efficient use of water can be achieved by choosing the right plant selection, mulching and watering methods. The City provides advice on the species of plants best suited to nature strip areas. A list of plants suitable for nature strips can be obtained by contacting Infrastructure Services on 9405 5000.

When landscaping (ie: trees, shrubs etc) is being planned on the nature strip the following requirements should be considered:

- The area set back a minimum of 1.5m from and parallel to the kerblines shall be kept clear of landscaping to allow pedestrians unhindered passage and for vehicles to temporarily park clear of the carriageway when a breakdown occurs.
- If a public utility such as water, gas, sewerage, electricity or telephone company undertakes work on your nature strip area they are then responsible for replacing any disturbed soil. However, they are not responsible for replacing disturbed irrigation, landscaping, etc, as this is the adjoining property owners responsibility.
- Landscaping must be kept clear from obstructing the roadway or any footpath.
- Any landscaping on the nature strip 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 shall not exceed 600mm in height at full maturity. Otherwise, landscaping at these locations must be maintained regularly.

When developing or improving properties, it is recommended that a nature strip landscape proposal be submitted to the City for approval. Many shrubs and trees may be inappropriate for the street environment and if already existing need to be removed.

Please forward your proposal to Infrastructure Services (City of Wanneroo, Locked Bag 1, Wanneroo WA 6946).

STREET TREES

Property owners are entitled to have a street tree provided by the City for their nature strip area. The City will supply and plant the tree. However once planted, watering is the responsibility of the property owner. Any additional tree maintenance should be referred to Operational Services on 9405 5000.

The average standard alignment for a street tree is:

- Central on a standard block
- At least 1.5 metres from any vehicle crossover
- At least 1.5 metres from the road or footpath
- 10 metres from any road truncation
- Between 2.4 to 3 metres from the front property boundary

Street trees are selected by the City not only for their hardness and environmental values, but to provide a consistent landscape theme.

When requesting street tree(s) please state:

- If overhead power lines are present
- Whether there is any existing nature strip planting
- The length of the road frontage of the nature strip if it is a rural lot

Street Tree Alignment and Quantity

Standard Lot	1 tree
Corner Lot	1 tree on the short side and 2 on the long side 15 metres apart
Rural Lot	1 tree per 15 metres of road frontage

HARDSTAND TREATMENTS

Hardstand nature strip treatments are not permitted in Industrial or Commercial Estates as they encourage parking within the road reserve. All parking is to be accommodated within the property boundaries in accordance with the City's Town Planning Scheme. For further information or guidance in this regard contact Approval Services on 9405 5000.

In areas other than Commercial Estates, brick paving, concrete or red asphalt may be laid on the nature strip within the area from the kerblines, to 3 metres back from the kerb. For narrow nature strips, no more than a third of the nature strip may be treated with these hardstands.

Where a footpath has been installed to a nature strip then hardstands may only be laid between the kerb and footpath. Drawings are available for reference and can be requested by contacting Infrastructure Services on 9405 5000.

The following tables provide a summary of acceptable treatments.

Brick Paving Hardstand Treatment

Pavers	Minimum 60mm heavy-duty rectangular or square unit
Brickpaving	<ul style="list-style-type: none">• Stretcher Bond (230 x 115mm standard rectangular or 190 x 190mm blocks)• 90 Degree Herringbone (230 x 115mm standard, 230 x 152mm pavers or 230 x 115mm interlock)• 45 Degree Herringbone (230 x 115mm standard, 230 x 152mm pavers or 230 x 115mm interlock)• 45 Degree Diamond (190 x 190mm blocks)
Bedding	20 to 40mm thick compacted yellow bricklayers sand
Sub-base	100mm thick compacted crushed limestone or rock base
Edge Restraints	250mm wide and a minimum of 80mm deep concrete edge restraint strong enough to withstand vehicle impact and prevent any lateral movement of the bricks. Visible edge restraints shall be installed flush to the level of the pavers.