

NATURE STRIP (VERGE) TREATMENT GUIDELINES



City of
Wanneroo

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 created 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 verge and 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 must not be operated 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 (e.g. water, gas, sewerage, electricity or telephone) within the road reserve. The City recommends using the **Dial 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 AND 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 **Parks and Conservation Management** on 9405 5000.

When landscaping (e.g. planting of trees, shrubs etc.) is being planned on the nature strip, the following requirements should be considered:

- The area set back a minimum of 2 metres from and parallel to the kerblines shall be kept clear of landscaping to allow pedestrians to walk through without being obstructed, and to enable vehicles to temporarily park clear of the carriageway if a breakdown occurs
- If a public utility such as water, gas, sewerage, electricity or telephone 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 owner's 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 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, may need to be removed.



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, watering is the responsibility of the property owner.

Any additional tree maintenance should be referred to **Parks and Conservation Management** 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 metre from kerblines
- At least 1.5 metres from the road or footpath
- At least 2.5m from street poles
- 10 metres from any road truncation
- Between 2.4 metres to 3 metres from the front property boundary.

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

When requesting street tree 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

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 keep the area free of hazards and nuisances. Failure to comply may result in removal of the treatment by the City at the adjoining property owner's 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 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, string, fencing and bricks).
5. No sporting equipment (e.g. basketball hoop/stand, cricket wickets, etc.) may be positioned temporarily or permanently within the nature strip area.
6. When basketball hoops are located on private property, please be mindful of the direction the hoop faces to prevent balls entering the road and neighbouring properties.
7. The adjoining property owner agrees to indemnify the City of Wanneroo against all claims that may arise as a result of the treatment.
8. 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 **Assets Maintenance** on **9405 5000**.

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**.

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 any enquiries, please contact **Approval Services** on **9405 5000**.

In residential areas, brick paving or concrete may be laid on the nature strip. Refer to the City of Wanneroo Standard Drawings (TS 07-9) for further details.

The City's Standard Drawings are available for reference and can be requested by contacting **Strategic Assets Management** on **9405 5000**.

NON COMPLIANCE

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

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.



City of
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This flyer is available in alternative formats upon request.