

GUIDELINES ON WORKS NEAR THE VERGE

Verges provide important access from properties onto the road and must be managed carefully. The verge land, while adjacent to homes, businesses and schools, is vested in the Town and is maintained by property owners on our behalf.

If you are conducting works at your property such as building, demolition, renovations or redevelopment, it is important to ensure that the property verge is well maintained including the road asphalt, kerbs, footpaths, drains and street trees. This damage is often caused by storing material across footpaths, verges and on the roads or by loading/unloading materials or machinery. We need your help to minimise this occurring.



Do I Need Approval?

If you have an approved, current development or building permit with the Town, your permit specifies the conditions of use for the verge, and the payment of a **Verge Bond**.

If a building or development permit is **not required** for your works, you still may require approval if the works:

- Obstruct a public thoroughfare (roads, footpaths or verges) with equipment such as cranes, cherry pickers, ladders (some exemptions apply), mobile scaffolding, skip bins, excavation works or for filming.
- Obstruct parking bays with anything other than licensed vehicles.

A **Traffic Management Plan** must be submitted for all footpath, verge and road obstructions including unloading of materials from vehicles/trailers unless otherwise stipulated in your development /building application.

Parking

Vehicles associated with the site may park on the verge or road reserve area provided all Parking Local Laws 2016 are adhered to (unless otherwise approved).

REQUIREMENTS FOR VERGE WORKS

The following requirements must be adhered to unless otherwise stipulated in the building/development permit.

Setback from Kerb and Footpath

- Materials stored within 2m of a kerb line shall be no greater than 1m in height. At a minimum, materials must not encroach closer than 0.5m to a kerb.
- Where no constructed footpath is located within the verge, the materials shall be set back 1.0m from the kerb line.
- Where a footpath is in place, the materials shall be set back at least 0.5m from the kerb line and footpath.

Obstruction of Footpath

- Existing footpaths shall not be obstructed without an approved Traffic Management Plan

Damage

- Any damage to Town infrastructure resulting from storage of materials or works must be repaired within a reasonable time frame as determined by the Town and to our specifications.

Street Trees

- Street trees must always be protected, and storage of materials shall not encroach closer than 1m to the trunk of the tree, unless otherwise approved.
- If a street tree is damaged or killed as a result of the storage of materials or works, the Town may replace the tree at the cost of the responsible party at a 3:1 ratio.
- Requests for street tree maintenance should be made in writing

Protection of Drainage Network

- Materials such as sand, soil, cement and other materials are to be contained and must not leach into the Town's drainage system or otherwise damage drainage infrastructure.

Returning the Verge to Good Order

Once the works are complete, the verge area is to be cleared of all materials, rubbish, sand and any other construction materials and returned to the level and state it was in prior to the commencement of the works.

Truncation to be provided at Crossover/Kerb Intersection

- Materials shall be set back (at the point of the crossover meets the road kerb) 1.5m from any crossover, and 1.5m from the verge adjacent to the crossover to provide a truncated area of 1.5m by 1.5m to allow vehicles to safely enter and exit the crossover.

Keeping the verge clear of obstructions

- Materials must not be placed in a way to obstruct or overhang a footpath, carriageway, access way or driveway. Where there is no footpath, a safe and clear access of a minimum width of 1m along the verge immediately adjacent to the kerb must be maintained.
- Materials must be stored in a way that no obstruction or damage is caused to manholes, inspection pits, fire hydrant, water / gas valve, electrical substation, power pole, drainage gully, water channel or any other service in the verge area
- Sheds must be placed within the building site unless otherwise approved by the Town.

Managing Rubbish on site

- The owner/builder/contractor undertaking the works is responsible for all rubbish generated by their activities on the site.
- All rubbish must be placed in a covered waste collection facility, such as a bulk rubbish bin.
- A **Skip Bin Permit** is required for bulk bins placed on verges or carriageways unless previously approved in a current building / development permit for the works.
- Bins must be placed so they do not obstruct or overhang a footpath, carriageway, access way, or driveway or cause any sight obstruction.
- Care must be taken when placing the bins on the verge to ensure that no damage is done to Town infrastructure such as signs, street trees, kerbs, and footpaths. Moreover, bins must not damage or obstruct other infrastructure including any manholes, inspection pits, fire hydrants, water or electrical substations, drainage gullies, water channels or other services in the verge area for which access may be reasonably required.

Portable Toilets

- Toilets must be placed within the building site and are not permitted on the verge.

Temporary Fencing

- If utilising temporary fencing; it must be structurally sound and stable; must not obstruct the use of a footpath and located no closer than 0.5m to a kerb, crossover, footpath or street tree.

Crossover Works

- Modifications to existing crossovers or proposed new crossovers must be submitted in writing with a completed Application to Conduct Crossover Works form. Approval must be obtained prior to any works commencing.

Verge Irrigation

- All proposals to install verge irrigation should be made in writing to the Town along with a diagrammatic sketch and adhere to Waterwise recommendations. Visit website for full information.

Verge Planting & Treatments

- All treatments placed on the verge must be permeable for water absorption. Synthetic treatments such as artificial turf and hard stand materials are not permitted.
- Proposed verge plantings must be submitted to the Town in writing with a diagrammatic sketch showing locations and proposed species (spiky plants are not permitted, and native species are preferred).
- Waterwise recommendations must be adhered to.
- [Visit our website](http://www.eastfremantle.wa.gov.au) at [eastfremantle.wa.gov.au](http://www.eastfremantle.wa.gov.au) for more information.

PENALTIES

Unauthorised use of the verge, damage to Town infrastructure, footpath/carriageway obstructions without an approved traffic management plan and breaches to *Parking Local Laws 2016* may result in infringements or prosecution.

For more information

Please contact the Town on: 9339 9339
Email: admin@eastfremantle.wa.gov.au