

 Adelaide Plains Council	Verge Landscaping and Maintenance Guidelines	
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	Administered by: Director – Infrastructure and Environment	Last Review Date: 2023 Next Review Date: 2025
Document No: D23/30255	Strategic Outcome Enviably Lifestyle 1. Manage growth to sustain and activate our townships	

1. Objective

The purpose of this guideline is to ensure that implementation and management of verges within township boundaries has appropriate regard for the pedestrians, vehicles and maintenance.

2. Verge Landscaping and Maintenance Guidelines

- 2.1 The principal purpose of the road reserve between the kerb (or edge of the road pavement) and the adjoining property boundary (referred to as the road verge/ nature strip) is recognised as being for use by pedestrians and to accommodate Service Utilities.
- 2.2 The Local Government Act (1999) under Section 221 states that “a person (other than the Council or a person acting under some other statutory authority) must not make an alteration to a public road unless authorised to do so by the Council”.
- 2.3 An alteration to a public road includes the planting of trees or vegetation, the erecting or installing of a structure or altering a road to facilitate or provide access from an adjacent property. As such, residents must undertake alterations in accordance with this guideline.
- 2.4 All works should be undertaken to minimise any disruption to the verge.
- 2.7 If the condition of the verge is altered in a manner contrary to the guidelines, Council may remove and reinstate the verge to comply with this guideline at the property owner’s expense.
- 2.8 Where an applicant (e.g., property owner / resident) landscapes the verge, the responsibility for on-going maintenance (including watering, mowing, weeding etc.) remains with the applicant.

3. Design Considerations

Note: Electronic version in Council’s EDRMS is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy, verify that it is the current version.

- 3.1** Any form of landscaping that prevents pedestrian access to or along the verge is not permitted (regardless of whether a footpath has been constructed or not).
- 3.2** Any landscaping of a verge area without an existing footpath must allow for the possible future construction of a footpath by Council or passive use by residents.
- 3.3** Removal or alteration of any part of the verge to facilitate construction of a footpath will be at the discretion of Council and no compensation to the applicant for such removal or alteration will be considered.
- 3.4** There are five verge situations, residents must not allow any foliage to obstruct pedestrian access to footpaths.
- 3.4.1 No Footpath Exists** - Where no footpath exists residents must not allow any foliage to obstruct pedestrian access and a 1.2 metre wide strip must be left for public access. Any landscaping of a verge area which currently does not have a footpath must allow for the possible future construction of a footpath by Council (no compensation is given to the applicant for removals or alterations required to construct new footpath).



- 3.4.2 No Footpath Exists – Diagram** (no foliage to obstruct pedestrian access to footpaths)
- 3.4.3 Footpath in Verge (Centre of Verge)** - Where a footpath is in the centre of the verge, residents must not allow any foliage to obstruct pedestrian access or the area of the verge 0.5 metres from the kerb (to allow car doors to open and an area for your waste / recycling bins).



3.4.5 Side Fence Line Landscaping - Any landscaping upgrade to a side fence line requires approval from adjacent and adjoining residents. In this example, regardless of which resident is undertaking works, Residents A, B and C must confirm with the landscape design for this side fence line, prior to undertaking works.

3.4.6 Side Fencing Line Landscaping - Diagram



3.4.7 Side Fence Line Access - Public access is required along the kerb side of the fence line a 0.5 metre clearance must be adhered to allow pedestrian access.

3.4.8 Side Fencing Line Access – Diagram

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3.4.9 On a front verge, vegetation (other than a Council street tree) must not exceed 600mm at full maturity.

3.4.10 On a side verge, vegetation (other than a Council street tree) must not be higher than the fence height at full maturity.

4. Services within Verge

The verge may be occupied (above or below ground) by the following:

- SA Power Networks (electricity)
- Telecommunications cables, pits, poles, etc.
- Gas
- Water & Sewer
- Council Irrigation Systems
- Stormwater drainage systems
- Indirect private water services

The owner is responsible for obtaining information on the location of underground pipes and cables from communications, gas, water and electricity providers. Plans can be requested via the Dial Before You Dig Website – DBYD.

Plant Selection

The Adelaide Plains Council has a preference of using local native plants and or Australian native plants. Any plantings should be consistent with the broader landscaping provided within the open spaces of the area. **Plant height should not exceed 600mm at maturity.** For a list of local native plant species, please contact Council's Team Leader Open Space and Environment.

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5. Street Trees

Where a street tree exists on the verge, the maintenance (including pruning) will be carried out by Council.

Council has a program to provide street trees throughout the Council area. If a street tree does not already exist on your verge, please contact Council before undertaking any work, to first determine if a tree is programmed to be installed.

Removal or alteration of any part of the verge to facilitate the installation of a street tree or trees will be at the discretion of Council and no compensation to the landowner for such removal or alteration will be considered.

6. Surface Treatments

6.1 Suitable for verges - The types of verge surface treatments below will be considered as suitable for verges:

- Unirrigated or irrigated grass surfaces
- Groundcover (lawn substitute)
- Compacted rubble (10mm stone or less)
- Pebbles (8mm or less)
- Organic mulch materials (must not be large and become a tripping hazard or easily blown/kicked onto paths and into the storm water road network)
- Organic mulch or similar ground treatments that are stable and properly contained.

6.2 Unsuitable for verges - The below types of verge surface treatments are not suitable:

- Impervious materials such as paving and concrete (except for driveway crossover or footpath)
- Rough, coarse or irregular mulch materials which are uncomfortable or difficult to walk on or present as a tripping hazard
- Large-sized mulch such as river pebbles must not be used (they can become missiles and may become dangerous if spilled onto footpaths or roadways)
- Hard landscaping structures such as moss rocks, sleepers, edging, letterboxes and metal stakes
- Vegetation that is prickly, poisonous, thorny or a Declared Pest Plant of South Australia
- Chemical soil sterilising treatments
- Artificial grass.

7. Irrigation Systems

It is important to think carefully about irrigation. Up to 40% of household water goes on the garden, so it is vital to make every drop count. Council does not contribute to the cost of irrigation installation or the water used on verges. Any irrigation must not constitute a tripping hazard.

8. Document Review

This guideline will be reviewed every two years to ensure legislative compliance and that it continues to meet the requirements of Council, its activities and its programs.

9. Further Information

Members of the public may inspect this guideline free of charge on Council's website at www.apc.sa.gov.au or at Council's Principal Office at:

2a Wasleys Road, Mallala SA 5502

A copy of this guideline may be obtained on payment of a fee.

Any queries in relation to this guideline must be made in writing to info@apc.sa.gov.au to the Attention of Director – Infrastructure and Environment.