

Guidelines

STREET VERGE LANDSCAPE AND MAINTENANCE

GUIDELINES NEW RESIDENTIAL ESTATES

Version 2 - December 2016

These guidelines apply to new residential estates during the building construction phase, where landscaping has been established prior to the sale of lots. It should be read in conjunction with the established "Street Verges - Landscaping and Maintenance" Policy No 5.2.19 and associated Guidelines that apply to the entire Town.

Why are these guidelines necessary

Public Open Space (POS), road verges and medians at new residential estates are usually landscaped prior to the sale of land. When building construction commences, builders use the verge to park trucks for dropping off building material, temporarily store material for use during the construction process and installation of scaffolding to assist in undertaking works.

As a result, the landscaping and irrigation systems in these verges are repeatedly damaged including damage to footpaths, kerbing and roads at considerable cost. Replacing the vegetation and irrigation system whilst construction is on-going is not cost effective or economically viable because this damage does not stop until the builder has finished and moved off site.



Building material placed on top of vegetation



Damaged kerbing/sprinklers/plants by trucks

This damage can be minimised if builders took the verge and surrounding vegetation into consideration when planning their construction works.

To address the above issues "The Street Verge Landscape and Maintenance Guidelines For New Residential Estates" including Perry Lakes, Ocean Mia, St Johns Wood and Jolimont Nursery have been developed to guide the management of verge landscaping during building construction, verge reinstatement following building works and verge maintenance following occupation of completed buildings.

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GUIDELINES

1. VERGES ADJACENT TO VACANT BLOCKS (building works not started)

Verges adjacent a vacant block are fully maintained by the Town, until the owner is ready to take over maintenance when the new building has been occupied. These verges are barricaded off with signs to minimise damage by trucks.



Maintained verge by the Town adjacent to a private block

2. VERGES ADJACENT TO ON-GOING BUILDING WORKS

As soon as building works commence on a site:

- The Town will disconnect the irrigation system to the adjacent verge. This action is necessary because sprinklers will be damaged during the year long construction phase and it is not economically viable to repair sprinklers during this time. Plant loss will be noticed due to a combination of damage by vehicles, trucks and tradesmen building the adjacent house and reduced irrigation to plants;
- The Town will continue maintaining the verge to remove damaged vegetation, weeds and rubbish as required, to keep the area clean and tidy;
- Street trees will be watered by water truck during this phase of building works.



Verge where irrigation has been disconnected and building works commenced

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3. VERGES ADJACENT TO COMPLETED BUILDING WORKS

When building works are complete at a site:

- Property owners will be requested to reinstate their verge, including irrigation repairs, by mulching and planting shrubs similar to what previously existed on the verge. The Town can advise on plant species to be used;
- Property owners are requested to commence maintaining the verge, excluding the irrigation system;
- The Town will activate the irrigation system and maintain it for a period of three years, after which it will be disconnected after advising the owners;
- Property owners, if they so choose, may install their own irrigation system at any time and commence maintaining it in accordance with the Street Verges - Landscaping and Maintenance Policy No 5.2.19.



Site where building works are complete and verge landscaping can be reinstated by owner

4. VERGES ADJACENT TO OCCUPIED BUILDINGS

- Owners will be advised that it is their responsibility to maintain the verge in front of their property;
- The Town will only maintain street trees and footpaths in these verges.

The above is consistent with the "Street Verges - Landscaping and Maintenance" Policy No 5.2.19 which is applicable across the Town.



Suitably reinstated and maintained verges undertaken by property owners at the Perry Lakes Residential Estate

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5. PUBLIC ACCESSWAYS/VERGES TO THE SIDE OF BUILDINGS/BLOCKS

- The Town will maintain these areas as part of the Public Open Space maintenance program;
- If builders use these areas to undertake works, the Town, when works are complete and builders have vacated the area, will request owners to reinstate the area including the irrigation, mulch and undertake planting using similar species to what previously existed. The Town will then fully maintain these areas;
- Adjacent owners to these areas are only required to maintain the verge in front of their house.



Owners are responsible for reinstating Public Accessways between buildings

DOCUMENT VERSION

Council Meeting – 23 February 2016

Correction - 19 December 2016