

## Conditions Applicable to Verge Development

1. An authorisation must be obtained from the City of Burnside (**Council**) under section 221 of the *Local Government Act 1999* (SA) prior to the making of any alteration to a verge on a public road in the Council's area.
2. These conditions must be read in conjunction with the Authorisation Letter issued to the Applicant, and the General Terms and Conditions of Authorisation.
3. "Verge" means the Council-owned area between the private property boundary and the kerb of the carriageway, excluding any paved or formed footpath and excluding any kerb protuberances.
4. "Verge development" means the Alteration described in the Authorisation Letter.
5. Authorisation of a verge development is in accordance with the Council's Verge Development Policy and approval is at the complete discretion of the Council.
6. The Applicant is responsible for locating any underground services before the commencement of landscaping. Any costs resulting from the damage to underground services are borne by the Applicant. To identify underground services, contact **BEFORE YOU DIG AUSTRALIA**.
7. Construction of the approved verge development must be completed within six (6) months of the approval of the Applicant's application for Section 221 Authorisation. If this does not occur the Authorisation will lapse.
8. During construction of any approved verge development or utility work, all trenches, tripping hazards and other hazards must be barricaded or flagged off and managed appropriately by the Applicant or their nominated contractor.
9. Any verge development must allow for the safe collection of waste bins as outlined in the [Council's Kerbside Waste Management Policy](#). This includes ensuring that all current arrangements and practices on waste bin collection days are not impacted by the development. If this is found not to be the case after implementation of the development Council reserves the right to have the development modified or removed at the cost of the Applicant.

### Treatment

10. Verge development must not impede the maintenance or condition of trees or any underground infrastructure or other existing infrastructure, including (but not limited to) underground pipes and wires.
11. All works must comply with AS4970-2009 Protection of Trees on Development Guidelines on the protection of trees are available through the Council website, "Guidelines for Protecting Trees During Development."

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12. Landscaping material may consist of ground-level features such as stepping stones and borders that are accessible and negotiable by pedestrians. Boulders and rockeries (no moss rocks) may be approved in some circumstances in steeper terrain where pedestrian movement is unlikely.

## Materials

13. Unless stated below materials used must be consistent with the [Council Streetscape Guide as revised from time to time.](#)

14. The installation of the following material will not be approved –

- Hard landscaping material - this generally means an increase of impermeable area within the verge, which restricts the transfer of moisture and oxygen and may impact surrounding vegetation. Hard landscaping includes concrete, paving, stones (of all sizes), boulders and rocks.
- Synthetic turf/lawn – this is due to the associated heat absorbing and retention properties that can have a detrimental effect on surrounding vegetation, soil condition, temperature and water penetration. The cost of removal of synthetic turf/lawn will be borne by the adjacent property owner.’
- Plastic sheeting or matting – this generally means an increase of impermeable area within the verge, which restricts the transfer of moisture and oxygen and may impact surrounding vegetation. If matting material is utilised it must be made of natural fibres and be permeable.

In exceptional circumstances, boulders and rockeries (no moss rocks) may be approved in steeper terrain, where pedestrian movement is unlikely. Information must be provided that demonstrates that all other options for the development of the verge have been considered and that the verge does not contain a street tree. This is limited to applications from the suburbs of Auldana, Beaumont, Burnside, Leawood Gardens, Mount Osmond, Skye, Stonyfell, Waterfall Gully and Wattle Park.

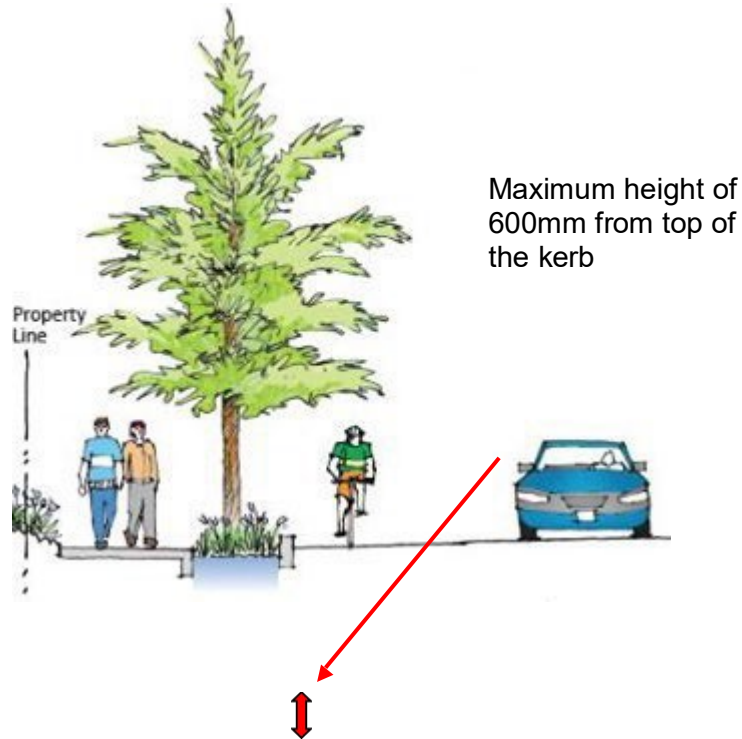
15. Raised beds or planter boxes are not permitted.

## Plantings

16. Plantings may consist of:

- Indigenous plants that add to the local natural character of the Council area.
- Native grasses or drought-tolerant lawn. Note that any new lawn area must include irrigation (see details below)
- Vegetation that can be maintained to a maximum height of 600 mm from the top of the kerb.

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## 17. Plantings must not include:

- Trees - A separate application can be made to the Council for the planting of a street tree/s. This can be done via [Council's Tree Request form](#).
- Vegetable or fruit plants.
- Weed species that are either declared plants, pest plants or are known to be invasive. See information on the Primary Industries and Regions SA and Natural Resources SA websites.
- Plants that have thorns, sharp edges, sharp ends, and spines or are known to be poisonous to humans or animals.
- Plants that do not allow reasonable pedestrian access or egress from a vehicle to the footpath.

## Irrigation

18. Either overground or subsurface irrigation will be permitted. For overground systems the sprinkler head must be installed below ground level to prevent damage from mowers.
19. No part of the irrigation system is to protrude above the adjoining surface level creating a tripping hazard, except when operating, or where the irrigation system forms part of a landscaped area other than the verge not accessible to pedestrians.
20. If an irrigation system is being installed, a detailed plan for the system must be included in the verge development application

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21. All irrigation must be installed by suitably qualified tradesperson and compliant with relevant Australian Standards, which includes a backflow prevention device
22. If the installation of the irrigation system requires the crossing of a footpath, verge or vehicle crossover, the associated pipework must be at least 150 mm below the surface level and no tree roots are to be cut. Reinstatement of the footpath, verge or vehicle crossover should be with the same material (including colour and format) and to a standard that is equal to or better than the original condition.
23. The operation, maintenance, repair, or damage caused by the installation is the Applicant's responsibility. No liability will be accepted by Council.

## **Maintenance**

24. Verges that have been developed are to be maintained in reasonable health and weed management undertaken.
25. Verges that have been developed must be maintained so that:
  - plants are kept below 600 mm high from the top of the kerb
  - the grass is kept short
  - all vegetation is kept clear of other infrastructure, including but not limited to kerbing, footpaths, driveways, signs, pits, trees, stobie poles and lighting columns
26. If the area becomes an eyesore, Council will approach the adjacent property owner requesting that maintenance is improved, failing which, Council may terminate the Section 221 Authorisation, remove the landscaping and replace it with suitable material (material will be at Council's complete discretion, considering the local streetscape).

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## Version control

<b>Version</b>	<b>Date published</b>	<b>Summary changes</b>
0	May 2022	Published

## Review Period

Every 4 years unless other significant changes occur.

Next review May 2026 (in associated with the Verge Development Policy).