



Information on Installing a Nature Verge

Verge Landscaping with a Difference!

This guide is intended to provide assistance in water wise verge design for City of Busselton residents. Nature verge applies to urban road verges where residents wish to plant low growing native plants, and where practical, native street trees.

Many of the City's verges are irrigated lawn, which require significant maintenance and use large amounts of water and fertiliser. In a drying climate, it is important now more than ever, to identify ways in which we can reduce our water use, and replace large areas of lawn with mulch and native plant species. Over-applied fertilisers also impact on our environment, with nutrients running off into storm water drains, ending up in our rivers, wetlands and eventually into Geographe Bay.

You can make a positive difference to the environment on your verge by implementing a landscape design that is water wise, beautiful and reflects the natural heritage of the town. It can also save you time and money!

Who's Responsible for the Verge?

The City is responsible for enforcing verge requirements in the case of hazardous or unsuitable installations and for pruning and removal of street trees, but maintenance of the verge is the adjoining householders' responsibility. You therefore have the choice of what to do with your verge provided it meets the City's requirements.

Why choose local native plants?

Local native plants and wildflowers are not only beautiful; they have a range of other benefits:

- The wildflowers, shrubs and trees of the City of Busselton are suited to the local soils and climate conditions.
- Local native plants support the range of living things (or biodiversity) within our area. They provide shelter and food for birds, butterflies, insects, frogs and mammals, and provide corridors of movement between areas of bushland.

- Local native plants are easier to care for than introduced plants. They require less fertiliser, water and pruning than introduced plants, so they can save you time and money and leave you more time to enjoy your garden.
- Most of the weeds existing in our environment today originated from gardens. Planting local native plants reduces the risk of weeds ending up in our bushland.
- Local native plants help develop and maintain the unique natural character that is strongly valued in the City of Busselton.

Process

1. Installing verge plantings of any type (except for lawn) must be assessed by the City to ensure designs are not hazardous and do not interfere with pedestrian safety or motorists line-of-sight. In order to gain the City's permission, a detailed landscaping plan needs to be submitted.
2. A City Officer will assess the landscaping plan, and make any comments necessary to ensure the planned garden conforms to the City's Local Law and this specification.
3. The plan may be forwarded to service providers such as Busselton Water and Western Power for comment.
4. The landscaping plan will be returned to the applicant along with approval or the requirement to make amendments to the plan in accordance with any conditions that may apply.

What are the City's Requirements?

- The proposed installation must be 'Water wise';
- Compacted materials and synthetic turf are not permitted;
- Must aim to maximise storm water infiltration in the road verge (e.g. using mulched native planting beds);
- Plants to be less than 75 cm high at maturity and not have sharp edges or poisonous properties;
- Pavers to a max 33% of area (not including crossover). Paving preferences include; permeable paving, red clay pavers, professionally installed, non-slip and bedded flush to surrounding infrastructure with no trip points; 67% of remainder to be garden or lawn.
- Paved areas are not to be used for car parking, interfere with pedestrian movement or obstruct the public in any way;
- Planting to not interfere with vehicle or pedestrian sight lines;
- No loose stone aggregates;
- Pedestrians to have easily managed access path through verge (parallel to road) by existing footpath or allowance for access footpath at a minimum 2 metres from back of kerb if no existing footpath. In some areas footpath may be on a different alignment and should be designed accordingly;
- Any reticulation to be set at ground level height;
- Mulch to be contained within designated area;
- Allowance made for bins on hardstand and provide setback for future footpath of minimum 2 metres from edge of kerb or the required alignment;
- Existing flush ground levels with surrounding infrastructure are to be retained;
- No star pickets, rocks or other non-frangible objects;
- No trees or shrubs are positioned that will interfere with services; and
- All safety issues are addressed.

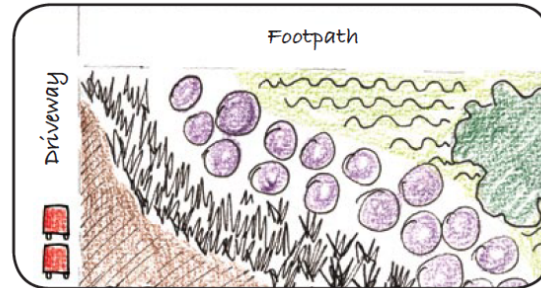
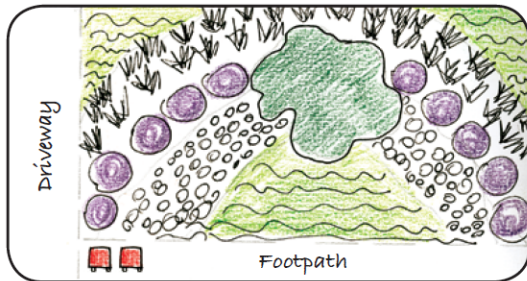
Landscape Designs

Nature Verge Landscape Plans must be submitted for assessment prior to construction. Plan details must include:


- All surrounding infrastructure including road, crossovers, footpaths, power lines, boundaries, services, inspection points and distance to nearest intersection;
- Plan layout of all planting and other materials to a nominated scale of no less than 1:100;
- List of s of all endemic native plant species to be used. If not included in the table below you must also include,, height at maturity and spacing (no exotic species to be used);

- Irrigation details ensuring no water is to spray outside of verge planting area;
- Type of materials to be used other than plants and mulch (The City prefers plants and mulch only);
- If no existing footpath, show pedestrian access to a minimum of 2 metres in width from back of kerb or 3 metres from edge of road seal if no kerb; and
- Maintenance requirement and maintenance regime.

Please see below images for examples of acceptable landscaping designs:



Key

-  Bins
-  Existing tree (or new planting)
-  Mulch
-  Strappy plants
-  Shrubs <0.75m
-  Ground covers
-  Contrasting "silvery" plants

Species List

The City of Busselton encourages the use of the following local native plant species.

Preferred (Approved) Urban Shrub and Groundcovers

Species	Common Name	Type	Flowers	Colour	Soil
Anigozanthos flavidus	Kangaroo paw	Strappy leaf	Nov / Jan	Green / Red	Sandy / Clay / Gravel
Acacia saligna prostrate	Jam wattle	Groundcover	Oct / Nov	Yellow	Sandy / Various
Billardiera fusiformis	Australian bluebell	Shrub	All year	Blue	Variable
Callistemon Captain Cook	Bottlebrush	Shrub	Oct/Jan	Red	Variable
Callistemon Little John	Bottlebrush	Small shrub	Oct/Jan	Red	Variable
Calothamnus sanguineus	Silky leaved blood flower	Shrub	Mar / Jul	Red	Sandy /Gravel
Calytrix flavescens	Summer star flower	Shrub	Dec / Jan	Yellow	Sandy
Carpobrotus virescens	Coastal pigface	Groundcover	Set / Jan	Purple	Coastal
Conostylis aculeata	Prickly conostylis	Strappy leaf	Aug / Nov	Yellow	Variable
Conostylis candicans	Grey cotton head	Strappy leaf	Sept / Oct	Yellow	Sand/Limestone
Correa	Correa	Small and larger shrub	Aug / Oct	Red / White / Yellow	Various
Dampiera linearis	Common Dampiera	Shrub	Aug / Dec	Blue	Gravel
Darwinia citriodora	Lemon Scented Darwinia	Shrub	Aug / Oct	Red / Orange	Gravel / Granite
Dianella brevicaulis		Strappy leaf	Oct / Dec	Blue / Purple	Sand / Clay
Eremophila glabra spp		Shrub / Groundcover	Various	Various	Various
Ficinia nodosa	Knotted club rush	Sedge	Oct / Jan	Brown / Cream	Various
Frankenia pauciflora	Common sea heath	Shrub	Jan / Feb	Pink / White	Sand
Grevillia olivacea	Olive Leaf Grevillia	Shrub	Most of year	Red / Orange	Various
Grevillia obtusifolia	Ground cover Grevillia	Ground cover shrub	March / Nov	Red	Various
Grevillia thelemanniana	Spider net Grevillia	Low spreading	Nov / Jan	Red / Pink	Sand/sandy clay
Grevillia crithmifolia		Ground cover small shrub	Oct / Dec	White	Sand/sandy clay
Grevillea gin gin gem	Spider flower	Ground cover	Most of year	Red / Yellow	Various
Hakea laurina	Pin cushion Hakea	Large shrub	Oct / June	Red / White	Sand
Hardenbergia comptoniana	Native Wisteria	Shrub/Climber	Jul / Oct	Blue / Purple / White	Sand
Hibertia	Guinea flower	Ground cover small shrub	Oct / Dec	Yellow	Various

Hypocalymma angustifolium	White myrtle	Shrub	Jun / Oct	White / Cream	Sand / Clay / near watercourses
Hypocalymma robustum	Swan River myrtle	Shrub	Jun / Nov	Pink / Red	Sand/Gravel
Kennedia coccinea	Coral vine	Shrub / Climber	Aug / Nov	Orange / Pink / Red / Purple	Sand
Leucophyta brownii	Cushion bush	Shrub	Dec / Feb	Yellow	Sand
Lepidosperma gladiatum	Sword sedge	Strappy leaf	Oct / Dec	Brown	Sand coastal
Melaleuca trichophylla		Shrub	Aug / Dec	Pink / Purple	Sand/Gravel
Melaleuca hugelli	Honey myrtle	Shrub	Oct / Jan	White	Sand /coastal
Melaleuca armillaris	Bracelet honey myrtle	Large Shrub	Oct / Jan	White	Various
Myoporum	Creeping boobialla	Groundcover		Pink	Sand/various
Oleria	Coastal daisy bush	Various/ small to shrub	Nov / Dec	White / Cream / Yellow	Sand
Patersonia occidentalis	Purple flag	Strappy leaf	Aug / Jan	Purple	Various
Pimelea ferruginea	Coastal pimelea	Shrub	Aug / Feb	Pink	Sand/Limestone /Granite
Ricinocarpus	Wedding bush	Shrub	Sept / Oct	White	Various
Scaevola	Fairy fan flower	Groundcover small shrub	Sept / Nov	Blue / White	Sandy
Templetonia retusa	Cockys tounge	Shrub	June / Aug	Red	Sandy

City Approved Urban & Rural Street Trees (Residential)

Species	Common Name	Type	Growth habit	Flowers	Colour	Soil
Agonis flexuosa	WA Peppermint	Tree	Generally 6-8 metres, can tolerate variable conditions, local tree, Ringtail possum habitat, can be coppiced to provide multiple trunks to limit size	Oct/Dec	White	Sand/ Gravel
Banksia menziesii	Firewood banksia	Small tree	Generally 5-8 metres dependent on location	Oct/Nov July	Yellow / Red	Sand
Banksia prionotes	Acorn banksia	Small tree	Generally 5-8 metres dependent on location	Feb/August	Cream and Orange	Sand / Loam / Clay
Callistemon Kings Park Special	Red Bottlebrush	Small tree	Up to 5m, can be pruned to shape	Spring-Summer	Red	All types
Callistemon salignus Perth Pink	Pink Bottlebrush	Small tree	Up to 5m, can be pruned to shape	Spring-Summer	Pink	All types
Corymbia ficifolia grafted	Red Flowering Gum	Tree	Generally 5-8 metres, grows in Walpole region, prefers some protection, requires some pruning to provide good shape	Dec/May	Red / Orange	Sand / Loam / Gravel
Hakea laurina	Pin cushion Hakea	Small Tree	Up to 5m	April-Aug	Red /Cream	Sand / light free draining
Melaleuca lanceolata	Rottness Teatree	Tree	Up to 10m	Mainly summer, but throughout year	Cream/ White	Most soils. Tolerates coastal conditions
Melaleuca raphiophylla	Paper Bark	Tree	Up to 10m	Jul/Jan	White	Sand / Clay / limestone
Eucalyptus decipiens	Redheart Moit	Tree	Generally up to 10m	Aug-Jan	Cream / White	Clay / Loam / Sandy
Eucalyptus leucoxydon rosea	Yellow Gum	Tree	Up to 12 metres, bird attracting, fast growing	Oct/Dec	Pink/Red	Tolerant of most soil

Street Tree Planting Specifications

- Trees shall not be planted on verges less than three (3) metres in width.
- The general tree planting alignment is between 2.4 to 3 metres from property boundaries, in accordance with Utility Providers Code of Practice for WA.
- Trees shall not be planted within one (1) metre of an underground service.
- Trees growing to over five (5) metres shall not be planted under overhead electrical power lines nor any tree planted where it will grow to within one (1) metre of a power line. Where power lines exist the preference would be to plant trees inside the front of the proponent's property. Trees will vary in height depending on conditions of individual sites and cannot be guaranteed to grow to a limiting height.
- No trees are to be planted within two (2.5) metres of crossovers, road kerbs or shoulders, man-holes, hydrants, inspection pits, posts and pillars, or within one (1) metre from a dual-use path or footpath. Exceptions can be where root barriers are installed at a minimum diameter of 1.2 metres and 900mm deep and will only be excepted where 0.6 metre clearance from back of kerb or footpath exists.
- No trees to be planted less than 10 metres from the corner. Measurements taken from back of kerb.
- All trees planted in the verge area are to be kept under-pruned to a minimum height of 2.1 metres clear as it matures.
- Large trees (higher than 10 metres at maturity) are not to be planted in residential areas where the verge is less than 10 metres wide.
- Spreading varieties (wider than 6 metres at maturity) are not to be planted unless they can be set well back to avoid conflict with traffic and pedestrian safety sight lines and access.
- Poisonous trees and shrubs are not permitted. The City will require the landowner to remove these plants within the road reserve and are considered Environmental Weeds.
- Upon request the City will supply trees of a mutually agreed species from the recommended species list; provided the property owner agrees to maintain them in a caring manner.

Street Tree Planting

The City has a Street Tree Programme that aims to protect and expand our urban tree canopy in our residential areas. Through the programme, trees are supplied and planted on the verge at no cost to residents.

Street trees give architectural value, providing an established and more relaxed feel to an area. They provide shade and shelter and help to reduce summer water use. They bring life to an area by providing feeding and nesting places for wildlife and can even help to improve property values.



Planting of the trees only occurs in winter (July/August), but the City takes requests for street trees year round via the online application form (<https://www.busselton.wa.gov.au/forms/street-tree-application/37>), or by requesting a hard copy from City.

Mulch

- The best type of mulch is coarse organic material from natural sources or street tree lopping's, as it lets water easily penetrate through to the soil and prevents evaporation.
- Organic mulches need renewing seasonally as they break down over time. They are best applied in spring and early summer.
- Be aware some packaged mulches contain high levels of nitrogen and phosphorus, which isn't suitable for WA plants.

Did you know that as a residential property owner you are eligible for up to 10m³ of free mulch per year!
The self-load facilities are located within the Busselton and Dunsborough Transfer Stations.

Other Materials on Street/Road Verges

- Earth mounding, rocks or retaining walls or other non-frangible items/structures are not permitted as they may cause hazard or nuisance. The Applicant must not place or erect any fence, enclosure, rockery or other obstruction on, or about, a lawn or garden on the verge area.
- A flush kerb edge may be approved to the surrounding ground levels, with no trip points.
- Aggregates and loose gravel are not permitted in the street garden, due to spillage and safety concerns.

Watering and Maintenance

- Local plants are adapted to our dry climate and low rainfall, and therefore require little to no watering.
- Where irrigation of the nature verge is needed, the irrigation system shall be installed and operated to avoid nuisance or hazard to pedestrians and shall have all pipes at depth of 150mm - 300mm and use pop up type sprinklers set flush with the ground level.
- Overspray of road and paths is not allowed (watering only to be used during water restriction allowance times).
- Always follow water restrictions. Visit www.watercorporation.com.au for information on sprinkler rosters.
- Ensure your nature verge plants do not grow over the road or interfere with the pedestrian access corridor within the verge.

Removal of Materials from Verge Area

- The City may at any time, require the owner or occupier to remove any tree, shrub, reticulation or structure from the verge area at cost to the owner or occupier if the planting does not comply with these specifications.
- If the City is required to remove any materials from the verge area, the expense incurred may be recovered from the owner or occupier in a court of competent jurisdiction, where such materials contravene the Local Law or do not meet the specifications and approved plans or plans have not been submitted for approval by the City.
- Existing vegetation, trees and shrubs, whether natural or introduced, may not be removed without City approval.
- The City will remove dangerous, diseased or dying trees upon request and prior inspection.

Pedestrian/Cyclist Safety

All landscaping must allow for pedestrian and cyclist access off the road and road shoulder.

- The minimum clear width to be kept available, adjoining the road or shoulder is 2 metres from the back of kerb or edge of shoulder to allow an easement for safe pedestrian access away from the road edge.
- Where a path is situated along the property boundary then a minimum clear width of one (1) metre shall apply behind the kerb.
- The City may designate a location on one or both sides of the road for a future footpath or dual use path.



Rural Road Reserves

Where the Nature Verge is within Rural or Special Rural Areas, it is considered a City asset. Specifications for these verges are slightly different to those in Urban or Urban Residential Areas.

- Prior to undertaking any works a traffic management plan may be required as part of the Landscape Plan proposal.
- Planting of vegetation to rural road reserves shall only be carried out within the property owner's nature verge area. All plantings must be of the same species as the surrounding natural bush areas to preserve the rural and natural environment of the area.
- No irrigation will be accepted within the rural road reserve unless a specific entry statement has been approved by the City with the irrigation requirement forming part of the entry statement proposal.
- Planting setbacks of a minimum 4 metres (>150mm mature stem diameter) from the edge of seal or face of kerb is required and must be planted to accommodate the expected growth of each individual plant at maturity.
- Any planting will not be placed to interfere with driveway sightlines, intersection sightlines or cover any road signs. All vegetation must provide tapers from intersections, signage and driveways to ensure motorists have a clear view of approaching driveways, intersections, signage and other potential traffic hazards.
- Only frangible materials will be used within the road reserve.
- All vegetation must be placed a minimum 1.5 metres away from the property boundary (maintenance clear zone) to ensure property fence line is kept free of branches for the property owner to maintain their fence.

Further Information

Further information regarding landscaping can be found within Section 9 of the Engineering Technical Standards and Specifications page of the website.

Alternatively please contact the City on 9781 0444 or city@busselton.wa.gov.au.

Nature Verge Installation Form

I, (name of applicant)
request permission to install landscaping treatment on the verge adjacent to

(property address)

Contact details:

Postal Address: (if different from above)

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Phone number:

Email address:

During installation and upon completion of the work I agree to maintain the verge installation so as not to cause a hazard, including watering and maintaining any overflow on site.



Applicant signature: Date:

City Officer to complete:

- Permission is given for the verge proposal as in this submitted sketch to be installed.
- Permission is given for the verge proposal as in this submitted sketch, provided the following changes

are made:

.....

.....

City Officer:

Signature: Date:



Your Landscape Sketch

Please indicate the dimensions of the area to be landscaped, approximate position of the proposed plants, the type and layout of reticulation (if any) and paving noting any existing features (services, crossover, street tree, footpath, bin space etc.)

Please also include proposed species list (including locality and height at maturity if not from approved species list).

Key:	Sketch:
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Species List:
