



Nature Strip Development

KFA	Natural and Built Environment
Status	Council
Responsible Division	Technical Services
Objective	The objective of the policy is to establish arrangements for the improvement and maintenance of nature strips adjoining private residential and commercial properties.

Context

Definition

Nature Strip

The nature strip (verge) is the portion of public land between the edge of a road carriageway and an adjoining property boundary which includes a front, side or rear boundary of a lot. The *Local Government Act 1995* stipulate that permission is required to be obtained from the local government prior to any private works being undertaken on a public thoroughfare in which the nature strip is located.

The width of the nature strip is the distance between the adjoining property boundaries. The depth of the nature strip is the distance between the property boundary and the edge of a road carriageway.

For the purpose of this policy, hard pavement includes concrete, segmental paving, asphalt, crushed aggregates and artificial grass.

This policy seeks to establish principles for the development of nature strips that support and promote:

- an active partnership between the City and its residents with a view to creating appealing streetscapes that cultivate a sense of community and local character;
- consideration of water conservation through advocating best practice waterwise landscaping concepts;
- infiltration of storm water;
- protection of street trees and other public assets;
- safe vehicle, bicycle and pedestrian use of the public thoroughfare; and
- tempering of the artificial environment of the urban setting.



Statement

The City principally relies on residents for the improvement and maintenance of nature strips. While the City fosters beautification of streetscapes, it generally does not accept responsibility for improvement and maintenance of nature strips that adjoin the front, side or rear boundary of a private lot.

The City encourages nature strips to be developed without alteration to the existing levels, with soft landscaping treatments, including waterwise plants and mulch, which may or may not require installing reticulation. The City does not support impervious hard pavement treatments as the dominant treatment for nature strip development. A Nature Strip Development Guidelines document has been created to assist residents when developing the nature strip.

Development Provisions

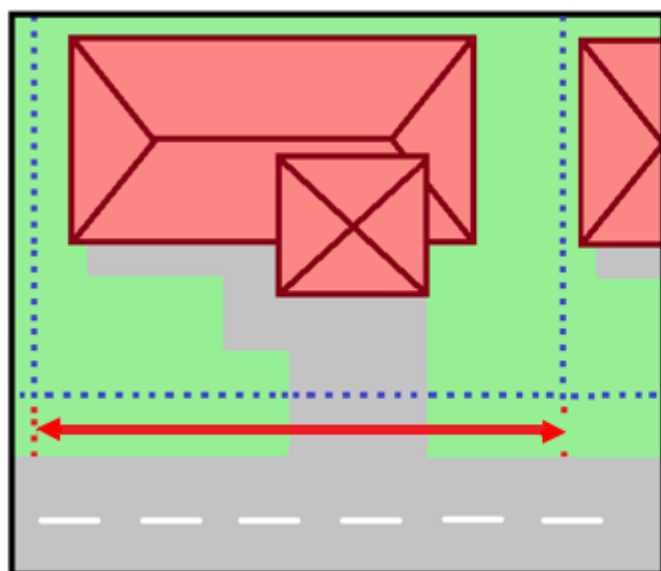
The City may approve a nature strip development permit for owners, occupiers or developers to develop or use the nature strip in a manner which enhances and integrates with the local streetscape, provides connections between open spaces and/or integrates with a greenway corridor.

Nature strip development applications will be reviewed with reference to the following key requirements:

- The proposed development complies with the applicable Local Laws.
- All “Residential” nature strip development must comply with the R-codes.
- Approval for the development of the nature strip is conditional to the applicant accepting:
 - all costs involved in the construction of the development;
 - responsibility for maintaining and keeping the nature strip in a safe and tidy condition;
 - that the development is situated on land under the management, care and control of the City and the nature strip remains a public space; and
 - where the City or a utilities provider carrying out works disturbs a nature strip, the City or the utilities provider will reinstate the nature strip in accordance with the Utility Providers Code of Practice, noting the City or a utilities provider is not liable to compensate any owner/occupier for the disturbance.
- Owners and occupiers of premises are encouraged to maintain adjoining nature strips so as to contribute to creating an attractive and safe streetscape.
- The City encourages landscaping that:
 - minimises the need for pesticide and fertiliser use;
 - complement and benefits street trees;
 - conserves water;

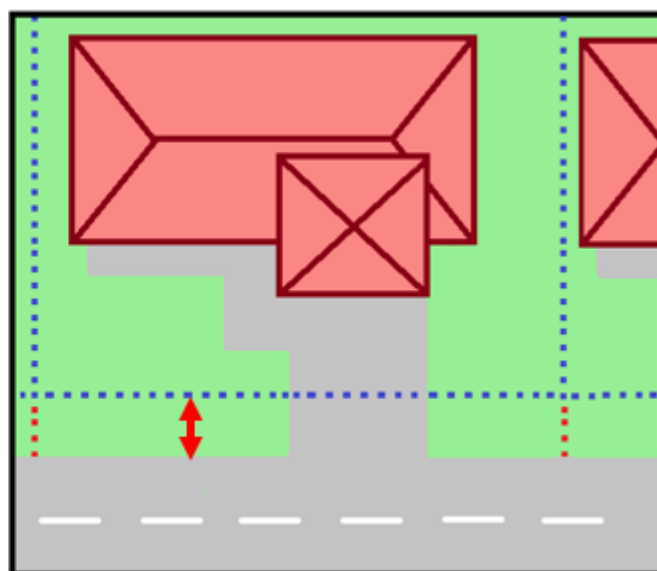


- incorporates waterwise planting principles;
 - minimises the effects of increased temperatures associated with hard pavements; and
 - considers the safe movement of vehicles, cyclists and pedestrians.
- Nature strip parking, and in particular hard stand parking, should be minimised wherever alternatives exist.
 - Nature strip developments should not create a hazard to vehicles, cyclists or pedestrians.
 - No fixed structures or other constructions which may cause a hazard to vehicles, cyclists or pedestrians can be installed/erected within the nature strip.
 - Where required by the City, the plant selection and placement should minimise the potential for obstructing the ability to traverse the nature strip, including footpaths and road carriageways.
 - Appropriate clearances should be provided between street trees and all hard pavements.
 - All privately constructed hard pavement areas (inclusive of crossovers and artificial grass) shall not comprise more than 40% of the total nature strip width. On corner properties, each nature strip is to be considered independently. Where a property has a nature strip that is less than 15 metres in width, the hard pavement cannot exceed 40% of the width of the nature strip, unless the hard pavement is only crossover.
 - Vegetable gardens are permitted subject to meeting all other requirements of this policy.



..... Property boundary

Nature Strip Width
Measured between the boundary line
adjacent to property parallel to the
carriageway



..... Property boundary

Nature Strip Depth
Measured between the boundary line
adjacent to property and the carriageway

Permits



Provided a nature strip is landscaped in accordance with the City's Nature Strip Development Guidelines, no permit is required from the City for:

- Planting natural lawn;
- Installing below ground reticulation systems;
- Installing low growing nature strip garden beds where there is no change to natural ground levels;
- Installing garden borders that do not protrude above the natural level of the ground; and
- Nature strips mulched with organic mulch.

A nature strip development permit is required for:

- Installation or upgrading of crossovers;
- All hard pavement areas;
- All developments that do not conform to the Nature Strip Development Guidelines; and
- The placement of any items or structures, inclusive of temporary and permanent signage.

All applications for nature strip development approval are to be submitted on the prescribed form in writing with a sketch plan that shows full details of the proposal. All applications for nature strip development will incur the scheduled fee for assessment and inspection.

Special Categories

Nature strip development adjacent to 'Schools'

'Kiss and Drop' requests/applications must be approved by Council.

Nature strip development adjacent to 'Commercial Property and Light Industry'

The installation of hard pavement adjacent to approved commercial premises and light industry may exceed the 40% maximum provided the area is broken up with landscaping to adjacent areas and approved/existing street trees are suitably accommodated.

Nature strip development in 'New Land Subdivisions/Major Redevelopments'

- Landscaping is to conform to the City's Nature Strip Development Guidelines; and
- Provision is to be made on transfer of the title/change of ownership of a lot for:
 - assigning the responsibility of maintaining the nature strip from the developer to the property owner; and



- connecting any reticulation installed within the nature strip to the water supply of the abutting property.

Nature strip development adjacent to “Reserves/Bushland/Undeveloped Land”

- Consideration should be given to providing greenway corridors and for the planting of trees on nature strips adjacent to the City’s reserves, bushland areas and areas of undeveloped land.

Nature strip use in adjacent to “Building Construction”

- Builders must obtain a temporary Nature Strip (Verge) Materials Permit through the City in order to utilise the nature strip for the storing of building materials and placement of bins, etc. (fees will apply for the City to restore any damage to the nature strip (verge) not completed by the builder), with the exception of materials being stored on the verge for 72 hours or less; and
- Portable toilets are not to be located on nature strips.

Nature Strip use for “Commercial Outdoor Dining Areas”

Where Planning approval and an Outdoor Dining License has been obtained:

- Owners and/or occupiers may apply to the City for development of an ‘Alfresco’ outdoor dining area within a nature strip that adjoins a business whose main purpose is the supply of food and/or beverages; and
- Outdoor dining may be approved where the development proposal demonstrates a minimum of 2 metres of unobstructed pedestrian access adjacent to the property boundary and a minimum of 600mm from the back of the road kerb, or a minimum of 2.1 metres of unobstructed pedestrian access adjacent to the back of the road kerb.

Nature Strip use for “Bulk Waste Collection and Waste Receptacles”

Where bulk waste collection (skip style or bulk waste bins/receptacles) are stored on the nature strip they require written permission from the City, unless they are only stored for 72 hours or less.

Related Documentation

Street Tree Policy

Crossover Construction and Maintenance

Policy Nature Strip Development

Guidelines

Nature Strip Development Application Form

Nature Strip (Verge) Materials Permit Application Form



Related Local Law / Legislation

Local Government Act 1995

Local Government (Uniform Local Provisions) Regulations 1996

Main Roads Act 1930

City of Nedlands Health Local Law 1997

City of Nedlands Thoroughfares Local Law 2000

Related Delegation

Nil.

Review History

26 April 2017 (Report CPS11.17)

27 November 2012 (Report CPS48.12)

24 July 2012 (Report CP31.12) (name change – formerly Verge Development)

27 April 2010 (Report CM09.10)