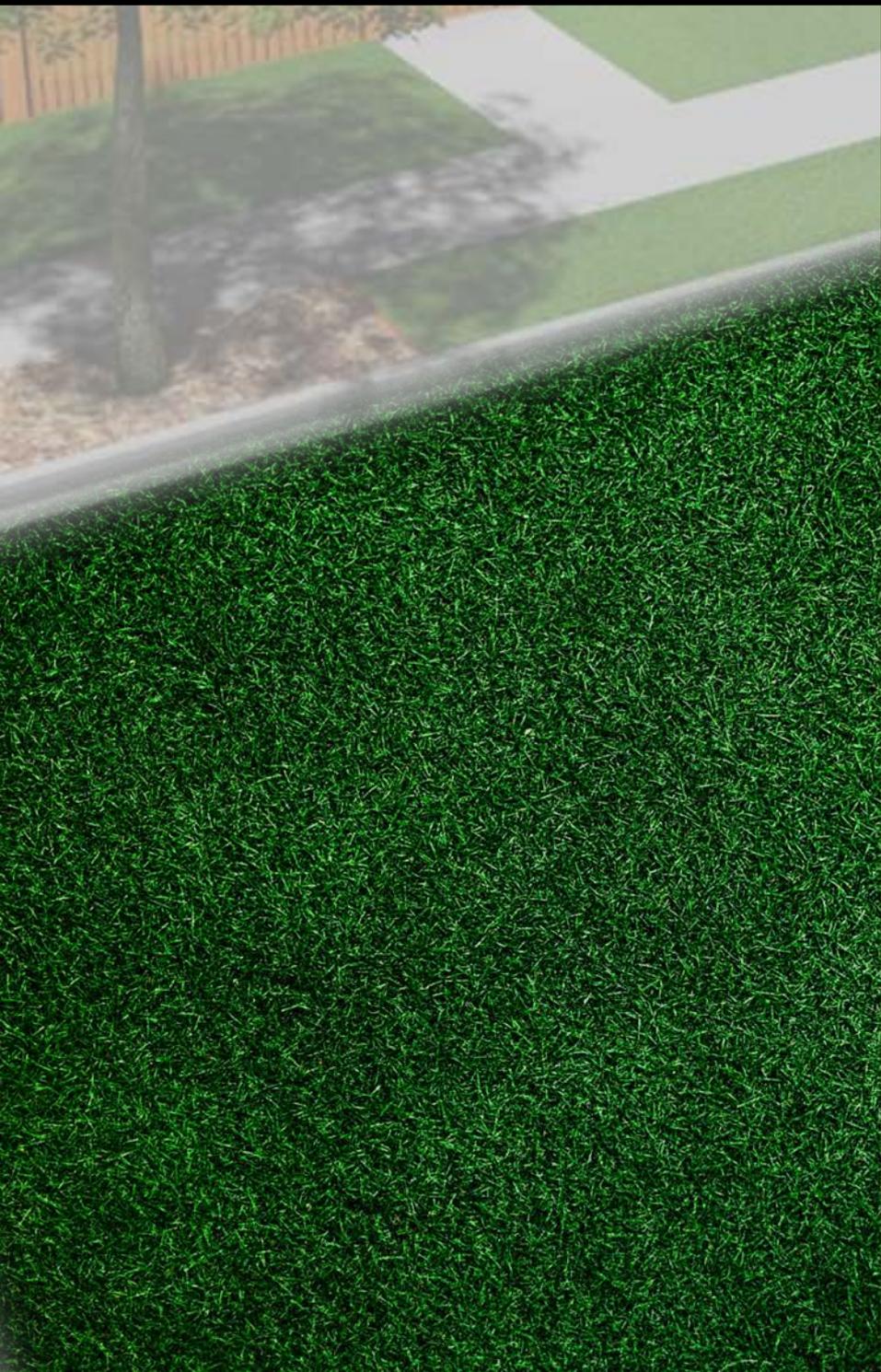




2020

Guidelines FOR THE INSTALLATION OF
ARTIFICIAL TURF WITHIN THE ROAD VERGE



Definition

Artificial turf is a carpet like surface of synthetic fibres made to look like natural grass.

Purpose

These guidelines and checklist have been developed to inform the property owner of their obligations and the conditions associated with the installation of artificial turf within the road verge, on Council controlled roads. The property owners are required to fully comply with these guidelines and checklist when installing artificial turf within the road verge.

Council acknowledges that artificial turf installations exist which pre-date the guidelines. It is not intended to require those installations to comply with the guidelines unless public safety, pedestrian access or significant amenity issues are raised with Council.

This document is designed to:

- Ensure that all artificial turf installations within the road verge are managed in a safe, efficient manner and maintained to an acceptable standard.
- Standardise processes and procedures for the installation of artificial turf within the road verge.
- Clarify the rights and responsibilities of all stakeholders involved in artificial turf installations within the road verge.



Road verge

The road verge forms part of the road reserve between the kerb and the front property boundary, or where no kerb exists, between the table-drain and the front property boundary and is controlled and managed by Council.

The road verge provides a suitable space for:

- Pedestrians
- Footpaths
- Street trees
- Public utilities such as power, water, gas and telecommunications services, and
- Essential services such as bus stops

What can I do?

The property owner may install artificial turf to parts of the road verge immediately fronting their property, provided that the works are in accordance with these guidelines.

Works that do not meet these guidelines cannot be undertaken, and Council may require that a property owner replace and or remove non-compliant installations.

It is the property owner's responsibility to maintain artificial turf installations within the verge and to preserve a safe verge environment for pedestrians and road users.

Who is responsible to fix damaged artificial turf on the verge?

When artificial turf on the verge is damaged or disturbed, Council is **NOT** responsible for replacing it. Similarly, utility companies which supply water, gas, electricity and telecommunications may require access to the road verge to perform maintenance work. Utility companies are **NOT** required to repair verges which have been landscaped to include treatments other than natural turf. It is the property owner's responsibility to fix damaged artificial turf on the verge.

Design considerations

The installation of artificial turf must comply with the following criteria:

- Artificial turf must be installed by a qualified, professional company with current insurance cover to Council's standards in effect at the time.
- Artificial turf must be installed on a sand levelling layer and a subgrade of compacted material such as road base or fine crushed rock to a minimum settled depth of 75mm.
- A flush edge is to be installed between artificial turf and adjacent natural turf or garden bed areas. Note: timber edges are not permitted due to maintenance concerns.
- Artificial turf must have a sand or granular rubber infill.
- Artificial turf must be laid with all edges fixed down in accordance with manufacturers' specifications and the typical plan detailed below.



Typical plan

Council acknowledges that there are numerous suppliers and varieties of artificial turf available in the market. It is Council's preference that products used are uniform in appearance, generally consistent with the appearance of the street environment (colour and texture) and of a modest sword length so as to be comfortable to walk on.

Not permitted

If the road verge contains a drainage swale or rain garden, no artificial turf is to be installed.

Artificial turf must not be laid within the Tree Protection Zone (TPZ*) of any tree. The TPZ is an estimate of the area around the tree required to protect a tree from adverse construction impacts.

* Note: to calculate the TPZ, measure the diameter of the trunk of the tree at breast height in metres and multiply it by 12. This will give the radius (R) of the tree protection zone.

Example: The tree on my verge has a trunk with a diameter of 20cm at breast height: $0.2\text{m} \times 12 = 2.4\text{m}$ (R)
Therefore the synthetic turf must be laid 2.4m from either side of the tree trunk.

Your verge boundary

The property owner must notify their neighbours about any proposed verge treatment works and agree on the location of the boundary between their adjacent verges. Verges in cul-de-sacs for example can be wider than straight streets and property owners may need to confirm the location of the boundary by survey if pegs are no longer in place and agreement cannot be reached.

Safety on your verge

Temporary barricades for the purpose of establishing an artificial turf verge are acceptable provided that the materials used do not create a hazard and are identified with sufficient numbers of reflective markers to ensure the safety of pedestrians. Barriers must not be erected across pedestrian access ways and must be removed once the installation is complete. (Maximum 1 month to allow for adhesion of the surface)

The level and grade of the verge, and between adjoining verges, is to remain consistent and free of barriers, trip hazards, excessive undulations, mounds, holes, depressions, ridges and terraces. Edgings and dividers are permitted only to the extent required to provide sufficient fixing for artificial turf edges, and provided they are flush with the verge surface. Timber edges are not permitted.

If artificial turf installations are considered inappropriate, Council will notify the property owner and require the area to be appropriately rectified or removed. If this notice is not complied with, Council will remove any offending installations. In the event of such removal, Council will not be responsible for the reinstatement or cost of items removed, and Council will, at its discretion, recover the cost of removing and disposing of materials.

Artificial turf can become hot to touch when exposed for long periods of time in the direct sunlight. The property owner must be mindful of the temperature of the turf and take all necessary actions to reduce the risk to the community.

Conflict resolution and complaints procedure

Artificial turf installations should be visually pleasing and aim to promote local harmony and acceptance by neighbours. However, it is possible that conflicts may sometimes arise. In the event of a conflict arising, measures should be taken immediately to seek resolution.

Where specific concerns are raised about an installation that pre-dates Council's guidelines, Council's Manager Asset Maintenance, in consultation with the relevant Divisional Councillor, will inspect the site and determine on a case-by-case basis if works are necessary to modify the area.

Circumstances may arise where Council directs a property owner to modify their installation within a specified period. If the property owner fails to undertake the work, Council reserves the right to undertake the work and may seek to recover costs associated with completing the work where justifiable.

Installing artificial turf on my verge

The important question to be asked is: "Will my artificial turf installation comply with all of the requirements of this guideline?" If you answer **'yes'** then complete the checklist and submit to Council.