

NATURE STRIP & VERGE MOWING GUIDELINE

BACKGROUND

Council has adopted a Policy that identifies the important role the Community plays in maintaining nature strips adjoining their property.

This Guideline confirms Council's Policy that Council will not mow vegetated road verges and nature strips fronting private properties, commercial properties or properties owned by government authorities, except in key strategic locations and areas or where the service is provided under any assistance program. This policy does not extend to the mowing of grass or landscaping on private property; which is the responsibility of the owner or occupier of the property.

Council generally relies on civic pride of its residents and property owners to help maintain the local amenity of their neighbourhoods by mowing the grassed nature strips adjoining their properties.

Council has traditionally, and will continue to provide assistance to members of the community to maintain grassed nature strips, in set circumstances and subject to certain eligibility criteria.

It is acknowledged that not all nature strips are grassed, not all residents wish to have a grassed nature strip and in certain locations grass is not able to grow on the nature strips.

PURPOSE

The purpose of this Guideline is to:

- confirm and recognise the community's role in maintaining nature strips;
- define the extent of Council involvement in the mowing of footpath/nature strips;
- define appropriate criteria for assessing requests by residents for Council assistance in mowing grassed nature strips; and
- recognise that the nature strip area is in most cases grassed however in some circumstances it can be modified.

DEFINITIONS

Term	Definition
Nature Strip	Means any Council owned and/or controlled land located between a

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	constructed road and a parcel of private property, that is, the street verge. It is generally that portion of the street verge that is grassed and may contain street trees, driveways and/or footpaths. It does not include land reserves for a public purpose or bushland.
Key Strategic Locations and Areas	Means main roads and locations such as town centres, strip shops, community facilities and high-profile public domain areas where a grassed nature strip or general maintenance requirement exist.

SCOPE

This Guideline applies to all nature strips within the Cumberland Council LGA.

PROCEDURE STEPS / GUIDING PRINCIPLES

Nature strips contribute significantly to the streetscape and visual amenity of local neighbourhoods. Council aims to maintain an overall consistency and appearance of nature strips.

Council maintains the street trees but relies on residents to maintain the grass. Council also relies on residents to keep garden plants within their property or along the fence line trimmed to ensure it does not obstruct pedestrian access on the footpath or nature strip and doesn't interfere with cyclist or motorist sightlines. It is Council's responsibility to ensure that members of the public are safe and not caused injury wherever possible while they are on Council owned footpaths and nature strips.

To ensure safety and amenity the following general principles apply:

- Narrow strip gardens between the footpath and the fence line can be paved, turfed or planted with small, low-growing, soft-foliaged plants which must be trimmed back away from the footpath.
- The footpath area, either formed concrete/asphalt pathway or unformed grass verge must be maintained with sufficient clearance (generally 1.2 - 1.5 metres wide) to allow pedestrian to walk along comfortably
- Wide grass verges generally with street trees must be free of obstructions that interfere with a pedestrian walking on the nature strip or a driver and/or passenger using the roadway or driveway.

Areas that Council will Mow and Maintain

Council undertakes to maintain the nature strips or verge areas that meet any of all the following requirements.

- Adjacent to Council facilities, parks and reserves.
- Nature strips at key strategic locations and areas, as specified in the table attached to this guideline.

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- Nature strips where the resident or owner of the property is unable to undertake the work themselves and has made an application to Council and had it approved for Council to maintain the area.

The level and type of maintenance will be dependent upon and determined by operational and budget criteria. Maintenance activities may be carried out by Council or other contractors/service providers engaged by Council.

Grassed nature strips at key strategic locations and areas will be serviced (mown) every three weeks during summer (December, January and February), and once per calendar month in March, April, June, August, October and November.

Areas to be mowed by property owner / resident

Council will not mow vegetated road verges and nature strips fronting private properties, commercial properties or properties owned by government authorities, except in key strategic locations and areas or where the service is provided under any assistance program.

All areas not maintained by Council are to be maintained by the property owner and/or residents of the private property. Grassed nature strips are to be mowed regularly by residents, occupiers or property owners and be kept neat and tidy. This ensures a safe pedestrian environment and a presentable streetscape is maintained.

If a property owner and/or residents fails to maintain their property Council has the ability under the Local Government Act 1993, to issue an Order requiring the property to be maintained to a set condition.

Where a property owner / resident fails to mow the nature strip area adjoining their property Council can engage with the property owner / resident via mail (electronic or hard copy) and / or home visits.

Verge Mowing Assistance Program

Council will provide a Verge Mowing Assistance Program to residents within the Cumberland LGA who are unable to maintain verges or nature strips themselves. To be eligible you must meet **all** of the following criteria:

1. Permanently reside in the Cumberland Council area and reside at the property that is the subject to this application, and
2. Are assessed as eligible for Home Care Services through My Aged Care or have a disability or other medical condition that renders maintenance of the nature strip impractical (evidence of current care approval or medical certificate required), and
3. Have no other members of the household who can assist, and
4. Are receiving a Commonwealth Pension, for example, an aged or disability pension (evidence required).

Residents seeking to access the program will be required to apply on the Verge Mowing Assistance Application Form (form attached) and provide supporting documents to Council for assessment. Each application will be assessed against the criteria as stated above. Residents will be required to reapply every 12 months to access the program.

Modification to a nature strip

Modifications of nature strips from traditional grass to low growing, soft foliage plants are supported by council. Any resident wishing to carry out modifications to the nature strip must apply in writing to council for approval prior to any works being carried out. Any proposal must comply with the following:

- The footpath area, either formed concrete/asphalt pathway or unformed grass verge must be maintained with sufficient clearance (generally 1.2 - 1.5 metres wide) to allow pedestrian to walk along comfortably
- Where formed path exists, the planting must be kept back from the footpath and kerb edge by a minimum of 300mm to allow for safe pedestrian access along the footpath.
- The area to be improved must not be used for any other purpose other than the landscaping of the nature strip, to enhance the existing streetscape aspect of the area. There must not be any alienation of public land for private purposes.
- The landscape works must not represent an obstacle or an obstruction of any nature to the adjoining property owner(s) and/or users of the road or nature strip, including pedestrian access, kerb side parking and cyclists.
- All vegetation to be planted on the nature strip must be approved by council, must be kept in a clean, safe, healthy and attractive condition and understory plantings must not exceed 500mm in height.
- Hard landscaping elements such as retaining walls, ornaments, rocks and timber shall not be used.
- Irrigation systems must not be installed.

If Council gives approval for the modifications, Council will not contribute financially to the cost of approved work or its ongoing maintenance. This applies regardless of change of ownership/occupancy of a property.

Following the modification of the nature strip the property owner remains responsible for all maintenance works.

It is important to note that utility service authorities such as water, gas, electricity, fire services and telecommunications, as well as Council all have access rights to the road reserve. These service authorities and Council may be required to excavate the nature strip periodically and residents who chose to modify the nature strip area will not be compensated for any loss of vegetation or landscaping items and will be required to reinstate the road verge at their own expense.

ROLES & RESPONSIBILTIES

Works and Infrastructure

Conduct the mowing and maintenance of nature strips

Assess application to modify nature strips

Engage with property owners / residents who do not maintain the nature strip adjacent to their premises

Community Development

Administer the Mowing Assistance Program

Community engagement / education program

RELATED LEGISLATION

Local Government Act 1993 (NSW)

RELATED DOCUMENTS AND COUNCIL POLICY

Nature Strip and Verge Mowing Policy
Application for Verge Mowing (Nature Strip) Assistance Program

AUTHORISATION & VERSION CONTROL

Procedure Owner	<i>Director Works and Infrastructure</i>
Date Adopted / By Whom	<i>3 July 2019 (and Council Resolution No.)</i>
Version No / Date last Reviewed	<i>Version 1, July 2019</i>
TRIM Number	<i>HC-17-04-4</i>
Next Review Date	<i>July 2021</i>

VERGE MOWING BY SUBURB

AUBURN	STREET CLARIFICATION
Adderley Street East and West Auburn	Adderley Street West from Junction Street to Haslams Creek (1860 metres)
Silverwater Road Auburn	Silverwater Road from Adderley Street East/West to Great Western Highway (232 metres)
St Hillers Road Auburn	St Hillers Road from Great Western Highway to Rawson Street (865 metres)
Rawson Street Auburn	Rawson Street from Parramatta Road to St Hillers Road (1908 metres)
Parramatta Road Auburn	Parramatta Road from the Duck River to Birnie Avenue (4392 metres)
Boorea St Auburn	Boorea Street from Percy Street to John Street (991 metres)
Around Auburn Hospital Auburn	Hargrave Road from Norval to Water Street, Water Street from Hargrave Road to Hevington Road and Hevington Road from Water Street to Norval Street (584 metres)
Vaughan Street Auburn	Vaughan Street from Park Road to Joseph Street (1310 metres)
Park Road Auburn	Park Road from South Parade to Regents Park Railway Bridge (2465 metres)
The Crescent Auburn	The Crescent from roundabout at Normanby Rd to South Parade along railway fence line (510 metres)
LIDCOMBE	STREET CLARIFICATION
Church Street Lidcombe	Church Street from Olympic Drive to Railway Street (1550 metres)
Arthur Street Lidcombe	Arthur Street from Railway Street to Centenary Drive (601 metres)
Railway Street Lidcombe	Railway Street from Arthur Street to East Street (1252 metres)
East Street Lidcombe	East Street from Railway Street to Weeroona Road (2291 metres)
Weerona Road Lidcombe	Weerona Road from East Street to Joseph Street (1150 metres)
Joseph Street/Olympic Drive Lidcombe	Olympic Drive from Boorea Street to Lewis Street (3954 metres)
Samuel Street Lidcombe	Samuel Street from Railway Parade to 3 Water Street (154 metres)
Bridge Street Lidcombe	Bridge Street from Olympic Drive to Samuel Street
BERALA	STREET CLARIFICATION
Campbell Street Berala	Campbell Street from Regents Street to London Road (809 metres)
REGENTS PARK	STREET CLARIFICATION
Amy Street Regents Park	Amy Street from Joseph Street to Regents Park Bridge (1153 metres)
SOUTH GRANVILLE/GRANVILLE	STREET CLARIFICATION
Stafford Street South Granville Cul-de-sac	Stafford Street Cul-de-sac (15 metres)
Cnr Wellington Road & Clyde Street South Granville	Cnr Wellington Road & Clyde Street South Granville
Wellington Road South Granville Verge	Wellington Road from Clyde Street to Park Road (1700 metres)
Ferndell Street Chester Hill Verge	Ferndell Street from the corner of Boundary Road to Ferngrove Place (430 metres)
Opposite 1 Gordon Avenue, South Granville	Nature strip opposite 1 Gordon Avenue for the Cul-de-sac for Rundle Street (20 metres)
Factory Street South Granville	Factory Street from railway line to Seventh Street of sides of properties (787 metres)
Elizabeth Street Granville	Elizabeth Street from Blaxcell Street to Duck Creek (191 metres)
Corner Farnell Street & Stuart Street	Corner Farnell Street and Stuart Street Verge (73 metres)
Granville Boys High School	Lumley Street from William street to Mary Street, Mary Street to Hutchinson Street, Hutchinson Street from Mary Street to William Street & William Street from Hutchinson Street to Lumley Street (734 metres)

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William Street Granville	Cnr William Street, Enid Avenue & Blaxcell Street Roundabout (106 metres)
Brunswick Street Granville	Brunswick Street from The Avenue to the Cul-del-sac (333 metres)
Railway Parade Granville	Railway Parade from Woodville Road to Clyde Street (1343 metres)
Clyde Street Granville	Clyde Street from Memorial Parade to Fourth Street
Railway Terrace South Granville	Railway Terrace from Railway Line to Oxford Street (1195 metres)
Woodville Road Granville	Woodville Road from the Railway Line to Kimberley Street (1928 metres)
MERRYLANDS	STREET CLARIFICATION
Memorial Avenue Merrylands Verge	Memorial Avenue from St Ann Street to Newman St (208 metres)
Chetwynd Road Merrylands Verge	Chetwynd Street at the roundabout of Newman Street outside No. 13 Chetwynd Rd (40 metres)
Neil Street Merrylands	Neil Street from Pitt Street to Mombri Street (284 metres)
Mombri Street Merrylands	Mombri Street from Neil Street to Merrylands Road (415 metres)
The Crescent Merrylands	The Crescent from Woodville Road to Walpole Street (559 metres)
Kenyons Rd Merrylands	Kenyons Rd Bus stop on the corner of Rupert Street opposite No. 30 Kenyons Rd (7 metres)
Oxford Street Bridge Merrylands	Oxford Street Bridge over Military Rd & Railway Terrace (193 metres)
Hawksview Street Merrylands	Hawksview Street bus stop on the corner of Villiers St outside No. 52 Villiers Street (7 metres)
Merrylands Road Merrylands	Merrylands Road from Cumberland Highway to Burnett Street (1617 metres)
Military Road Merrylands	Military Road from Guildford Rd to Merrylands Rd (2475 metres)
Merrylands Road Merrylands	Merrylands Road from Bennelong Street to Railway Terrace (530 metres)
Merrylands Road Merrylands	Merrylands Road from Cambridge Street to Oxford Street (115 metres)
Merrylands Road Merrylands	Merrylands Road at the intersection of Jersey Road (200 metres each side)
Merrylands Road Merrylands	Merrylands Road from Burnett Street to Kieve Street Merrylands
Merrylands Road Merrylands	Merrylands Road from Ridge Street to Centenary Road Merrylands
Merrylands Road Merrylands	Merrylands Road from Mark Street to Jersey Road Merrylands
Merrylands Road Merrylands	Merrylands Road from Jersey Road to Canal Road Merrylands
Merrylands Road Merrylands	Merrylands Road from Cumberland Road to Greystanes Public School Merrylands
Bradman Street Merrylands	Bradman Street from house No. 11 to No.1 and house No. 6 to No. 2 Merrylands
GUILDFORD	STREET CLARIFICATION
Stimson Street Guildford	Stimson Street from Chetwynd Road to O'Neill Street (569 metres)
Rawson Road Guildford Verge (Bus Stop)	Rawson Road from Campbell Hill Road to Strickland Road (252 metres)
Avenel Street Guildford	Avenel Street from Chetwynd Road to The Esplanade (406 metres)
Apsley Street Guildford	Apsley Street from Chetwynd Rd to The Esplanade (407 metres)
Berwick Street Guildford	Berwick Street towards Hawksview Street Cul-de-sac
Bangor Street Guildford	Bangor Street towards Hawksview Street Cul-de-sac
Cardigan Street Guildford	Cardigan Street towards Hawksview Street Cul-de-sac
Clyde Street Guildford	Clyde Street towards Hawksview Street Cul-de-sac
Woodville Road	Woodville Road from the Church Street onramp of the M4 western side to Springfield Street (4266 metres)
Railway Terrace Guildford	Railway Terrace from Merrylands Road to Ellis Parade (1289 metres)
GREYSTANES/PROSPECT	STREET CLARIFICATION
Prospect Highway Prospect	Prospect Highway from Blacktown Road to Great Western Highway (3482 metres)

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Clunies Ross Street Prospect	Clunies Ross Street from Western Motorway to the Cul-de-sac (360 metres)
Cowra Street Greystanes	Corner of Cowra Street and Greystanes Road to Western Motorway (203 metres)
Beresford Road Greystanes	Beresford Road from the M4 Overpass to Macleay Street (344 metres)
Ettalong Road Greystanes	Ettalong Road from the M4 Overpass to Old Prospect Road (737 metres)
Cumberland Highway Greystanes	Cumberland Highway from the M4 overpass to Prospect Creek (4705 metres)
Greystanes Road Greystanes	Greystanes Road from Hyland Rd to Merrylands Road (1017 metres)
Merrylands Road Greystanes	Merrylands Road on the corner of Braeside Road (47 metres)
Merrylands Road Greystanes	Merrylands Road intersection with Cumberland Road (490 metres)
Greystanes Road Greystanes	Greystanes Road from Merrylands Road to Old Prospect Highway (1067 metres)
Bradman Street Greystanes	Bradman Street (102 metres)
Whalans Road Greystanes	Whalans Road from Brighton Street to Vernon Street
Greystanes Road Greystanes	Greystanes Road from No. 204 to Old Prospect Road Greystanes
Cumberland Road Greystanes	Cumberland Road from Merrylands Road to Terry Street Greystanes
WENTWORTHVILLE WARD	STREET CLARIFICATION
Portico Parade Toongabbie	Portico Parade from Toongabbie Road to Junia Avenue (324 metres)
Great Western Highway East & West Run	Great Western Highway from Clunies Ross Street to Burnett Street (6512 metres)
Alexandra Avenue Westmead	Alexandra Avenue from Bridge Road to Hawkesbury Road (1027 metres)
Cumberland Highway	Cumberland Highway from Smith Street to Railway Line (785 metres)