

Installing or altering infrastructure within a council controlled road verge

Road verges, also known as nature strips or road reserves, play an important role in the environmental health and also appeal and character of a neighbourhood. Sunshine Coast Council supports the concept of alternative road verge treatments where suitable.

To apply for this activity you must complete the permit application form 'Installing or altering infrastructure within a council controlled road verge'.

This category is assessed on a case by case basis.

An application fee of \$253.00 applies.

There is no bond held, however should your application be approved a Deed of Consent may be a requirement to be signed in conjunction with the permit.

Why a permit?

Certain activities conducted in these spaces require a local law approval under *Sunshine Coast Regional Council Subordinate Local Law No.1 (Administration) 2016 Schedule 4 - Alteration or improvement to local government controlled areas and roads*. This is to ensure the function of road verges are not compromised and community safety is upheld. Services such as water, sewerage, power and telecommunications may be located within the road verge footprint and can be damaged during digging activities. A permit also ensures that under and above ground utilities have been checked prior to any works being approved.

Where access is required by a utility company they will often cause damage to the immediate surface area or surrounding infrastructure and usually re-establish this area with turf. They do not normally cover costs to reinstate additional beautification or infrastructure treatments.

What types of activities may be permitted?

Requests to enhance the road verge are assessed on a case-case by basis. Please contact council if you require further advice or assistance.

Depending on the type of infrastructure, you may require the service of a registered Building Certifier to gain a current Building Development Permit for the proposed building works. Please check with a private certifier.

A permit is not required to install a memorial comprising only a white cross on a road verge.

What is the general criteria for this type of request?

- Where there is no existing formed path, safe pedestrian access of 1.8 metres must remain (the path can meander).
- Access of 600mm must remain clear against the road side for individuals to access motor vehicles parked against the kerb and provide a location to place bins for rubbish collection
- Clear sight lines must be maintained for pedestrians, cyclists and motorists, especially at intersections and for vehicles entering or exiting a driveway.
- Existing vistas must be preserved from any premises.
- Dial Before You Dig online service must be checked to ensure there are no underground utilities in the area of proposed works. Evidence must be provided to council.
- The proposed infrastructure must not cause a hazard or risk to the environment or members of the public
- The proposed infrastructure must not include any installation within a garden

beds such as solid edging, paving, loose pebbles, stones or rocks

- The proposed infrastructure must not include installation of artificial turf

Note that developer approved infrastructure is exempt from this permit and criteria.

Can I remove existing street trees to install infrastructure?

Council has a long term goal to establish a healthy and sustainable street tree network across the region. Council also facilitates the provision to plant a street tree near to the proposed location where there is opportunity and residents are supportive. For more information and advice contact council's customer service.

Installing or altering infrastructure on council controlled land should not impact existing street trees. Adequate Tree Protection Zones (TPZ) must be established around existing trees. TPZ considers both the crown and root area of a tree that requires protection for long-term viability.

The below figure provides an example of where construction must not occur within a TPZ.

Figure 1: Adequate Tree Protection Zones



What is Dial Before You Dig?

Dial Before You Dig is a free referral service for information on locating underground utilities anywhere in Australia. This information helps to ensure no utility services within the proposed area of works would be conflicted. Refer to www.1100.com.au.

Why do I need public liability insurance?

For the activity 'Installing or altering infrastructure', public liability insurance is required.

Council is seeking to protect residents' interest should anything happen on council managed or controlled land where you intend to conduct activities. This will ensure that you, and anyone traversing the road verge is protected in the case of an accident or incident. Your home insurance company may provide public liability insurance.

How do I lodge my application?

Applications can be lodged at any council customer service centre or emailed online. Applications will be assessed in accordance with the documentation provided and suitability of the proposed works. A site visit may be conducted by an authorised council officer should it be deemed necessary.

In the event the application is unsuccessful you will not be required to pay the bond, however the application fee will not be refunded.

What is a Deed of Consent?

Should your application be approved a Deed of Consent may be a requirement to be signed in conjunction with the permit. This acts to replace a bond payment.

The purpose of the Deed of Consent is to ensure works are conducted in a way that satisfies all stakeholders' needs and to minimise any damage to existing infrastructure or vegetation.

Can the permit be transferred?

A permit cannot be transferred, sublet or mortgaged. Any new property owner / business will be required to apply to Council for an approval on new or existing infrastructure.

How to contact Council?

Sunshine Coast Council

www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

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Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

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