



119 Barton Street
MONTEREY, NSW 2217

LANDSCAPE DEVELOPMENT APPLICATION

REVISION:C
FOR: SUMMITCARE
DATE: 19 NOVEMBER 2021

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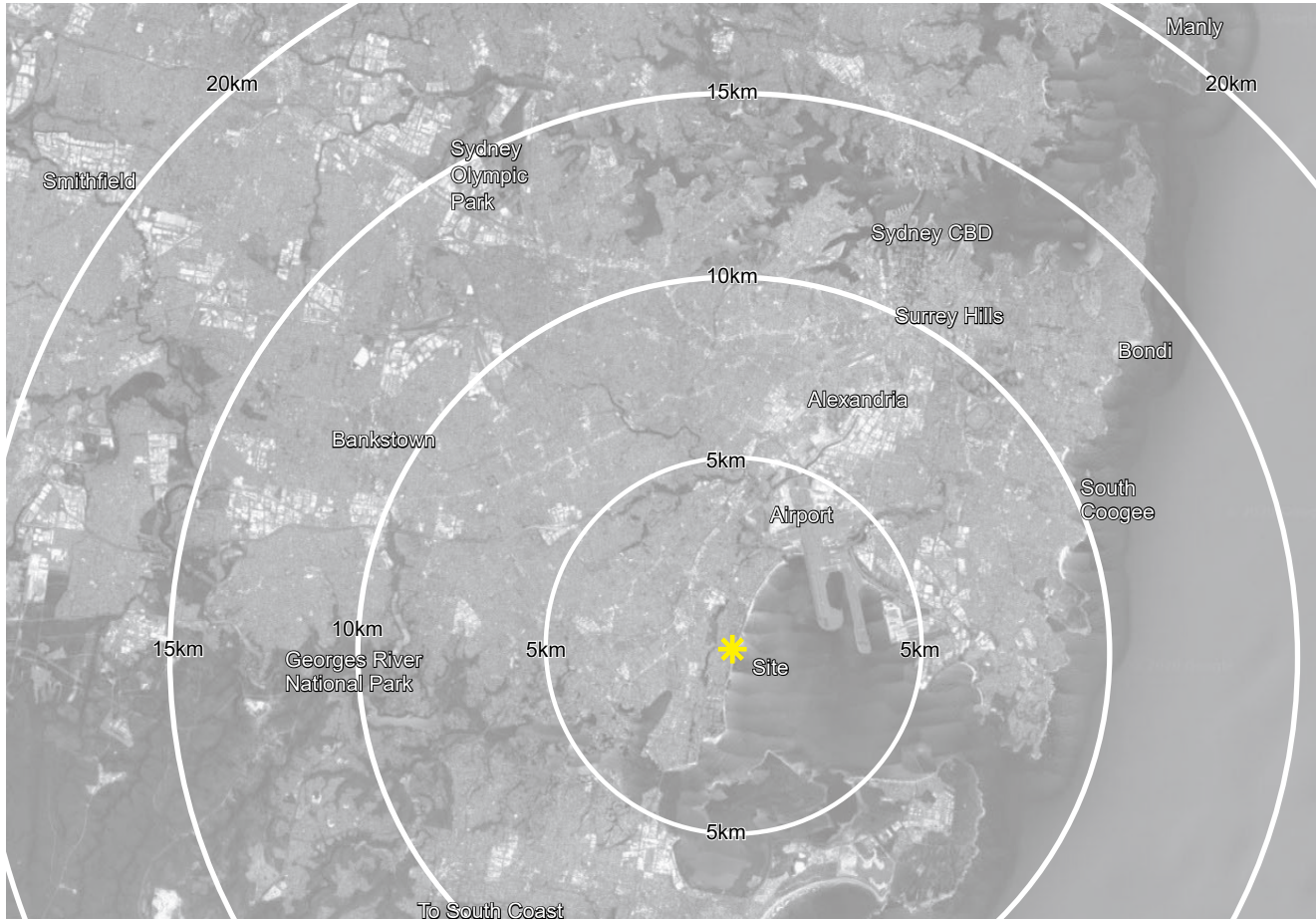
GENERAL - LANDSCAPE SPECIFICATION

32

Issue	Title	Date	Prepared	Chkd
A	LANDSCAPE DA	08 DECEMBER 2021	TC	CT
B	LANDSCAPE DA	12 AUGUST 2021	DO	CT
C	LANDSCAPE DA	19 NOVEMBER 2021	DO	CT

01. SITE CONTEXT

Regional Context



The subject Site of 119 Barton Street, Monterey is located approximately 12km fro Sydney CBD meaning only 30min drive to the entertainment centre.
Sydney Airport is located approximately 5km north allowing for minimal travel times when travelling nationally and internationally.
Other regional areas worthy of note and within the 20km radius are Georges River National Park, Sydney Olympic Park and popular Sydney Seaside towns of Manly, Bondi and Cronulla.

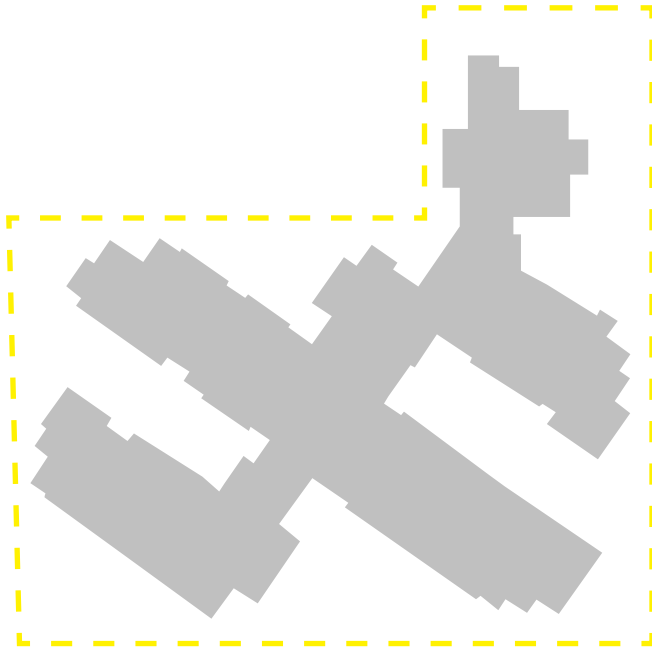
Local Context



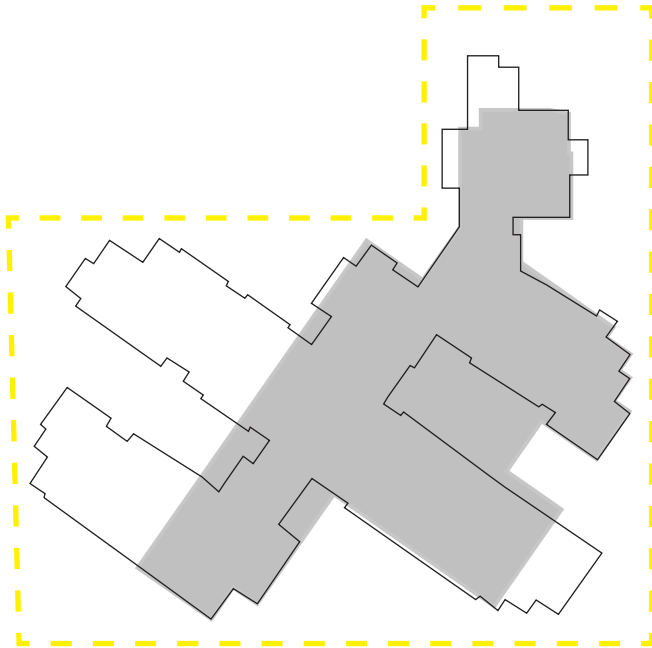
At a local context level 119 Barton Street is located only 200m from Kite Beach to the East which is well known for watching wind surfers and also has swimming nets.
To the West is Scarborough Park (400m) St. George’s Hospital and The Park Beverley Golf Club (1.5km) and Kograh Train Station (2km).

02. SITE ANALYSIS - CONSTRAINTS

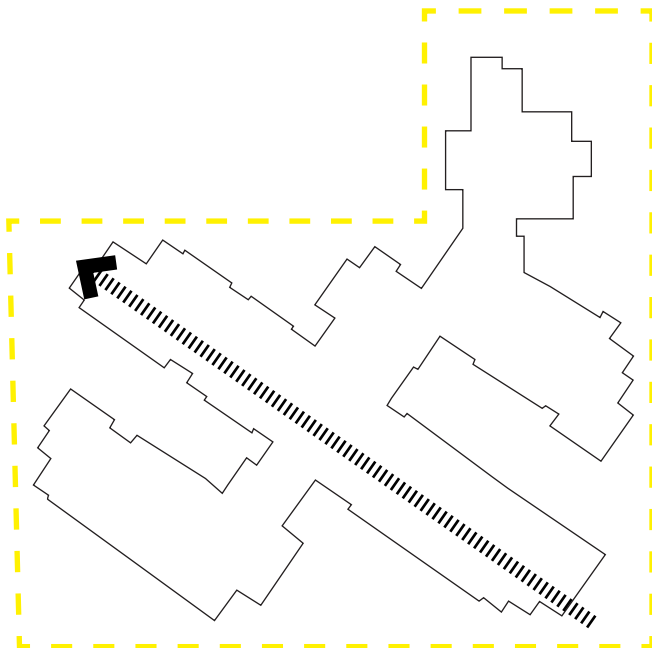
01 Built Form



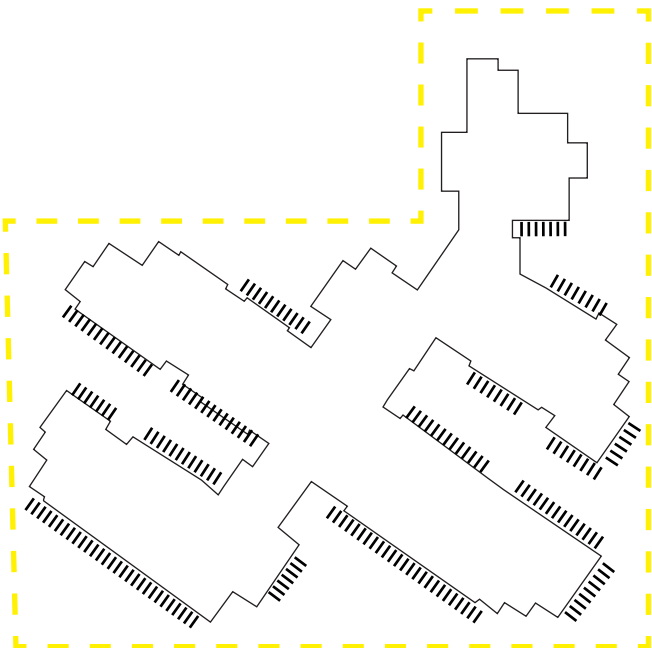
02 Podium Extents



04 Topography

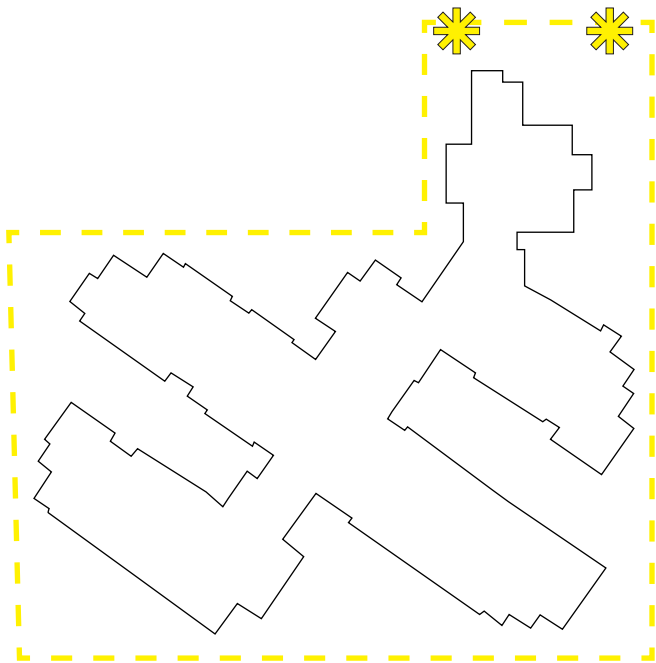


04 Unit Privacy

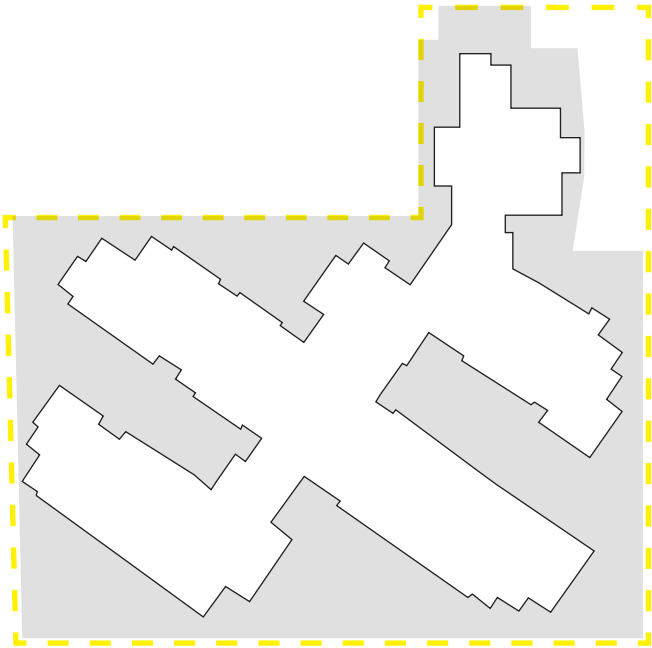


03. SITE ANALYSIS - OPPORTUNITIES

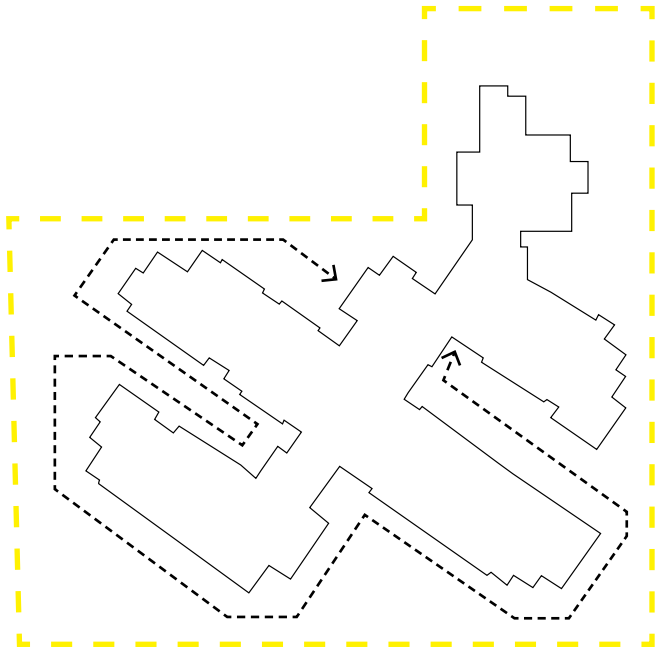
01 Highlight Entry Points



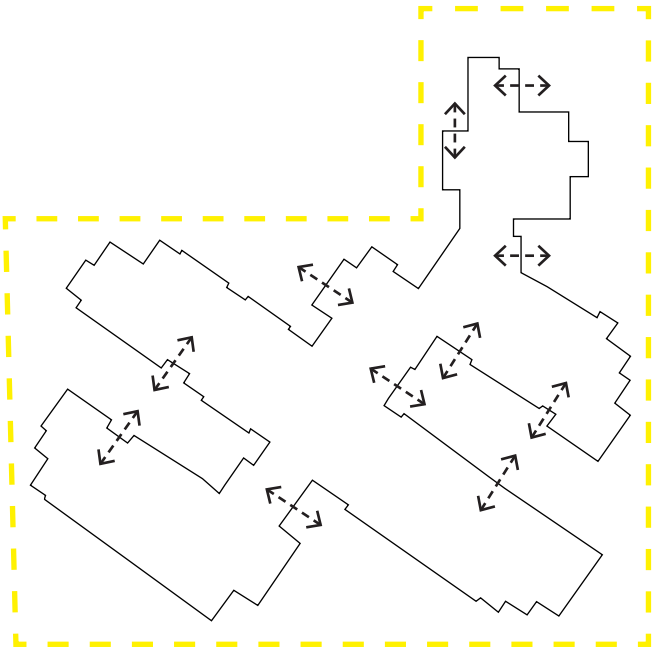
02 Maximise Usage of Open Spaces



04 Outdoor circulation



04 Maximise Indoor / Outdoor flow



04. LOCAL CHARACTER

01 Seaside Living



02 Seaside / Coastal Materials



03 Coastal Planting



05. VISION & PRINCIPLES

01 Vision Statement

To create an environment that is familiar and comfortable to residents and engenders a sense of a typical residential neighborhood.
A place where they can move freely and safely and where they can socialise with other residents, visitors and carers.

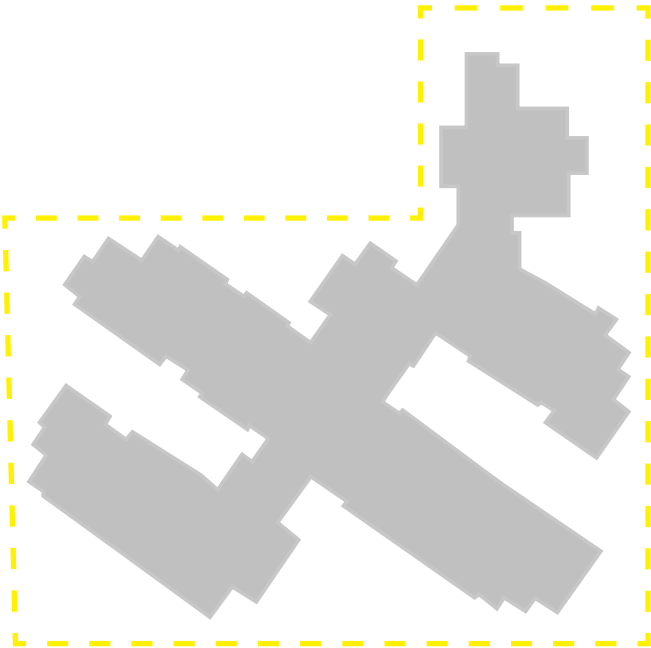
02 Landscape Principles

- Providing a functional and attractive environment that encourages various levels of physical activity and that is easily accessible by all.
- Engagement of the senses; including:
 - a planting palette of colour and textural diversity
 - species selection that evokes emotional responses through scent and memory
- Providing areas that encourage social interaction and engagement. Great landscapes are easily activated and cater for a variety of uses that can be enjoyed by all and that foster a sense of community.
- Providing a hierarchy of spaces to cater for a diversity of users. From quiet, sensory, areas for relaxing and healing to intimate environments to share with close friends.
- Ensuring the impact and delivery of the landscape from day one, including quality finishes, attention to detail and plant performance.

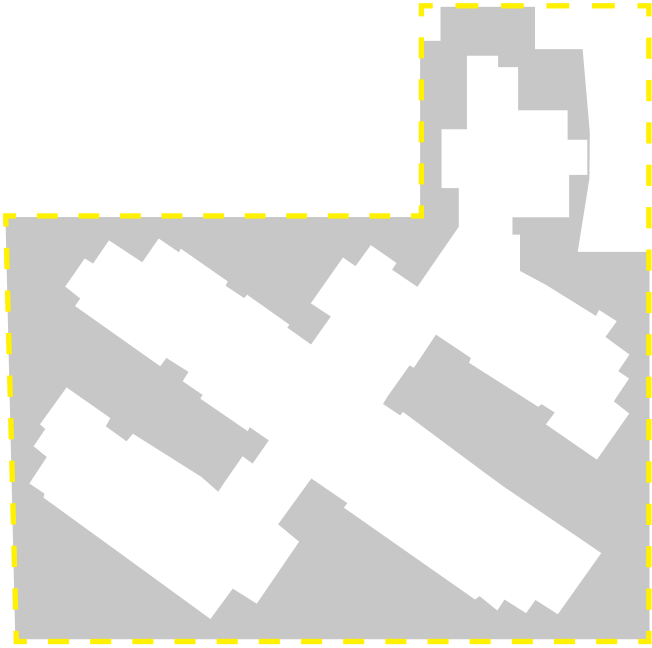


06. SPATIAL HIERARCHY

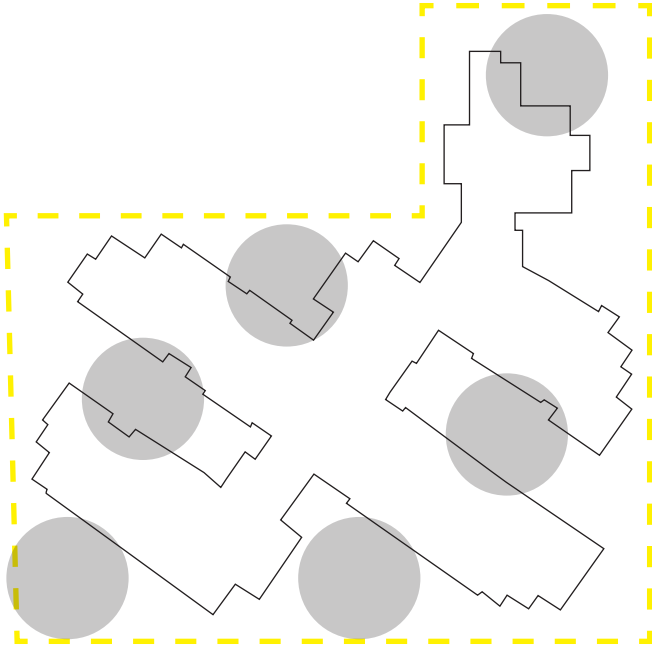
01 Built Form



02 Communal Open Space



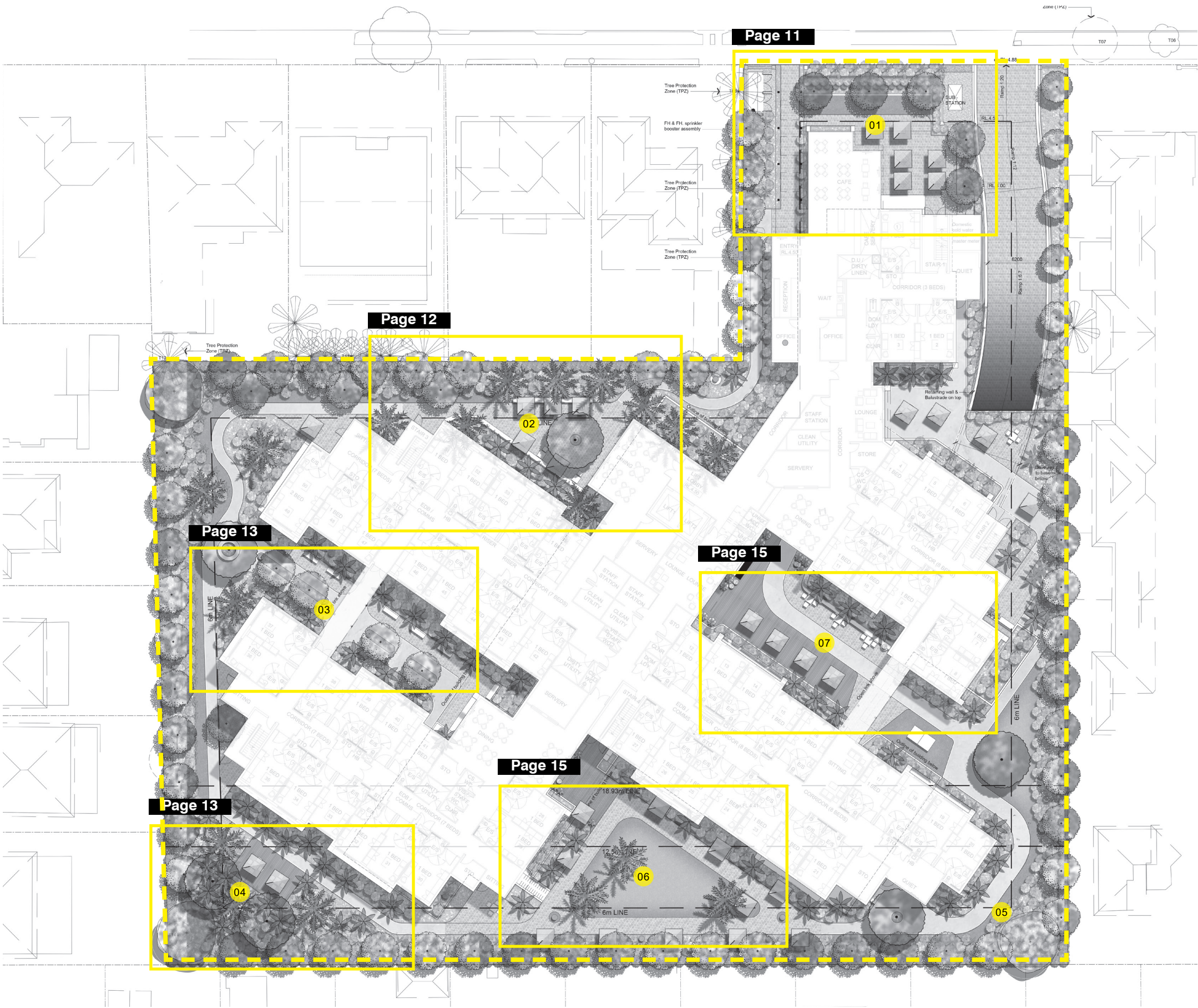
03 External Amenities



07. LANDSCAPE ZONES

Legend

- 01 Entry and Coastal Garden
- 02 Central Hub and Dining Spill Out
- 03 Sensory Lane / Scented Garden
- 04 Active Corner 01
- 05 Active Corner 02
- 06 Contemplation Space / Open lawn
- 07 BBQ and Social Lane



08. LANDSCAPE MASTER PLAN

Legend

- 01 Pedestrian entry from Barton Street with signage wall and screen planting at front
- 02 Entry walkway leading to foyer doors and reception
- 03 Vehicle entry and exit from Barton Street
- 04 Cafe spill out zone at front of site surrounded by planting
- 05 Driveway to basement carparking aligned with Palm trees and cascading planting to soften walls
- 06 Central hub for social visits with feature paving, built in seating and coastal planting palette
- 07 Scented garden with shade trees and loop path and multiple seating / resting opportunities with back and arm rests
- 08 Staff courtyard and quiet zone above basement entry
- 09 Social lane with arbour structure, bbq, mobile seating areas and loop path with contrasting ground materials for visual clarity
- 10 Quiet / Contemplation corner with shade / fern planting around edges, feature palms and dense boundary planting.
- 11 Large open lawn for kids to play and ample periphery seating



09. LANDSCAPE SETBACKS

In general the landscape design has endeavored to achieve 6m landscape setback where possible without reducing or impacting the Age Care amenities throughout the site. Where it was not possible the landscape design trys to achieve a minimum of a 3m landscape setback.

Legend

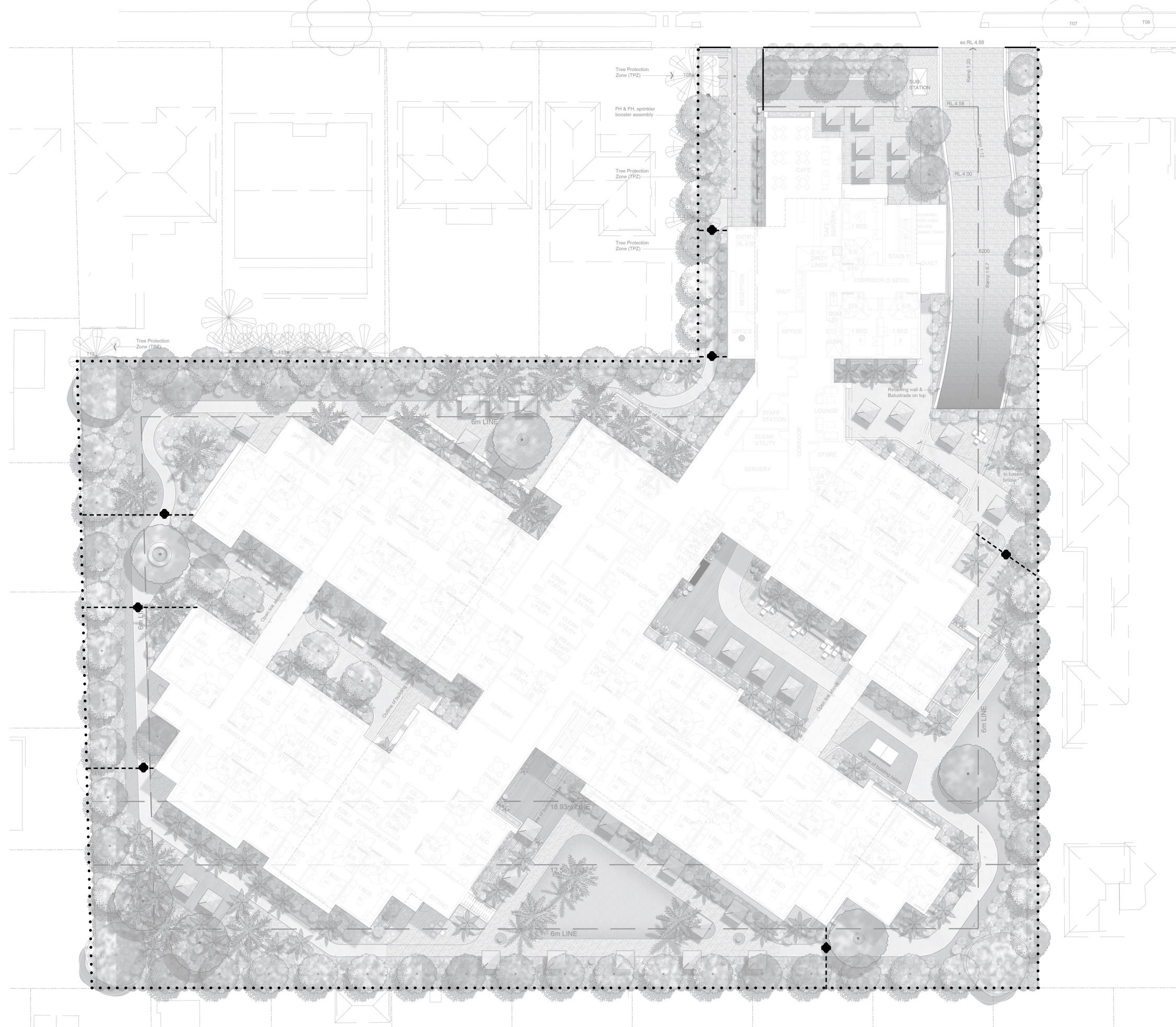
- Site Boundary
- 3m Setback
- 6m Setback



10. FENCING PLAN

Legend

- 1.2m high stone and palisade front wall
●..... 1.8m high capped timber fence
 -----●----- 1.8m high palisade fence and security gate



LANDFX
LANDSCAPE ARCHITECTURE

Project /
119 BARTON STREET, MONTEREY NSW 2217

LANDSCAPE DEVELOPMENT APPLICATION

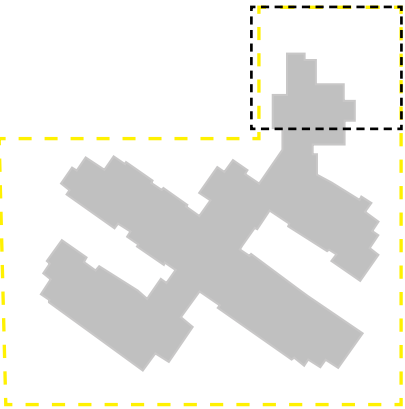
North /

Prepared By / LandFX Landscape Architecture
Client / SummitCare
Architect / Boffa Robertson Group

Date / August 2021
Scale / As Shown
Issue / C

Copyright remains the property of LandFX Landscape Architecture Pty Ltd. Use only dimensions. Any other required dimensions are to be referred to and supplied by the Landscape Architect. All discrepancies to be referred to the project manager and LandFX Landscape Architecture Pty Ltd prior to construction. Ensure compliance with the building code of Australia and all relevant Australian Standards and Authorities.

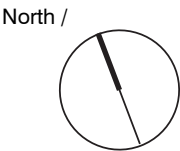
11. DETAIL PLAN - ENTRY / COASTAL GARDEN



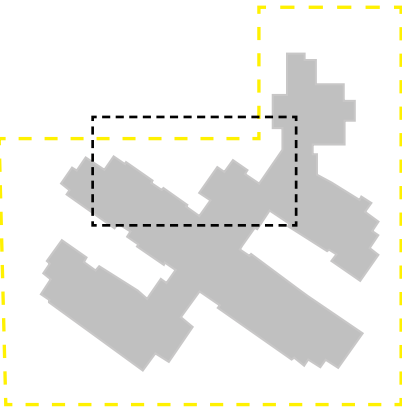
Location Reference Plan

Legend

- 01 Undercover walkway
- 02 Entry to basement carpark with palms adjacent
- 03 Buffer planting along boundary edge
- 04 Canopy Trees (refer planting plan)
- 05 Entry to reception
- 06 Cafe spill out and social zone
- 07 1.8m high fence and gate for maintenance
- 08 Gravel to sub-station surrounds
- 09 Privacy planting to ground floor units and office rooms
- 10 Signage opportunity
- 11 Gravel to front of Booster valve
- 12 1.8M wide circulation path
- 13 1M high balustrade



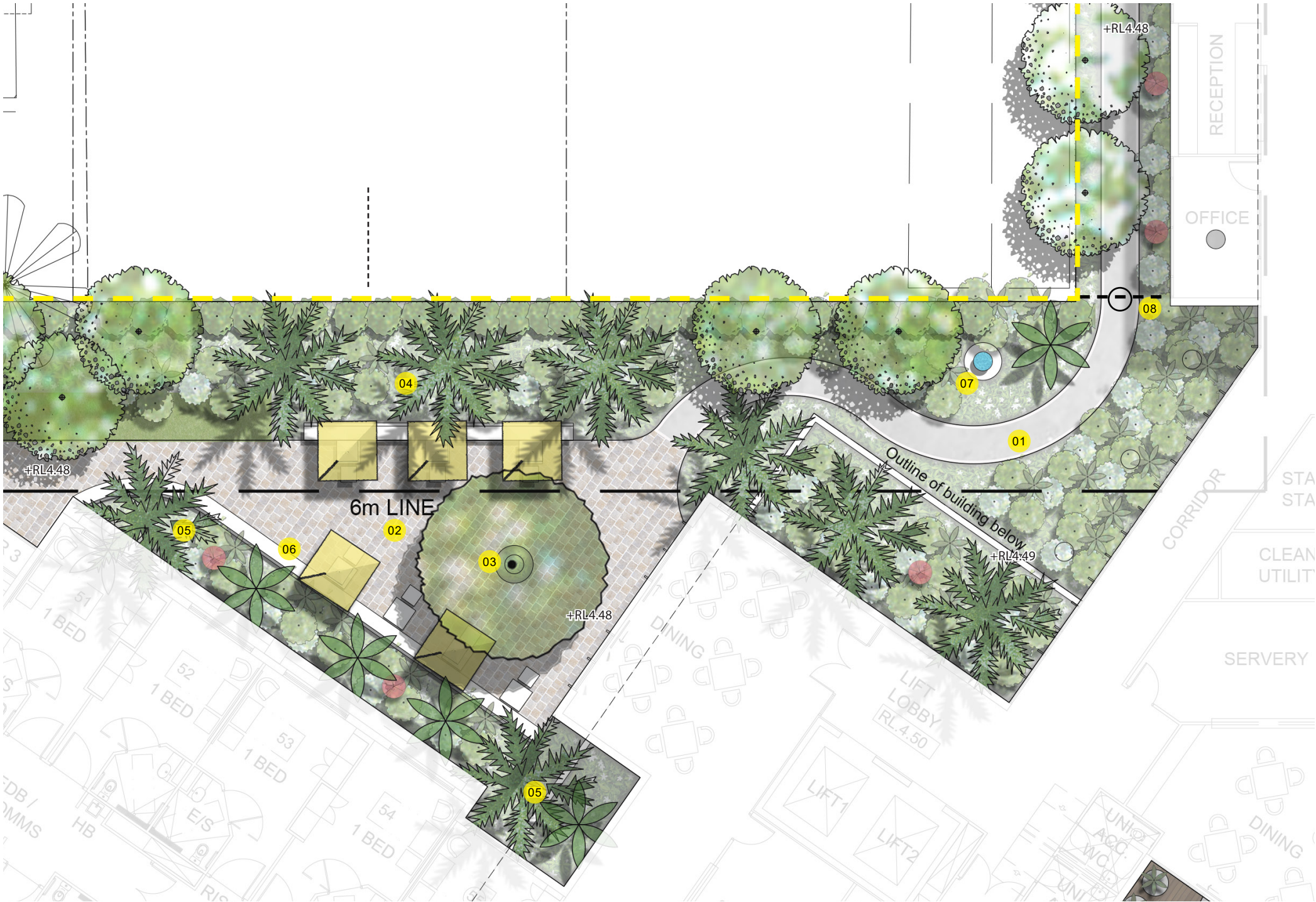
12. DETAIL PLAN - CENTRAL HUB



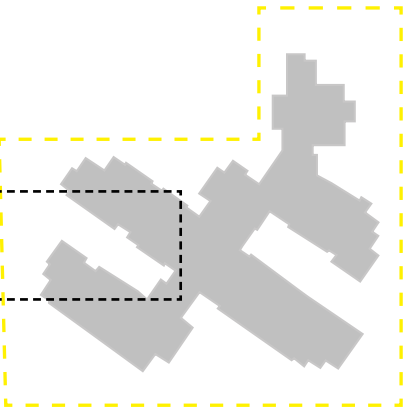
Location Reference Plan

Legend

- 01 1.8m circulation path
- 02 Open paved space for informal social seating
- 03 Central shade tree
- 04 Feature garden with palm tree back drop
- 05 Raised planter for buffer / privacy planting to ground units
- 06 Built in seating along planter edge with tables for social options
- 07 Focal feature bird bath viewed from internal corridor
- 08 1.8m fence/gate line



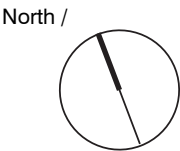
13. DETAIL PLAN - SENSORY LANE



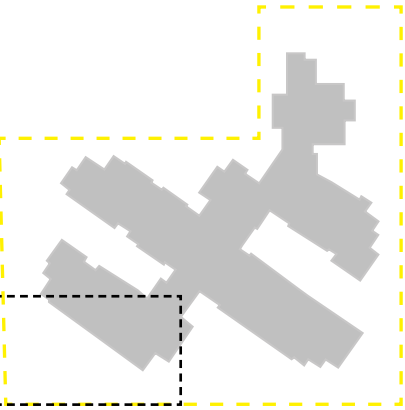
Location Reference Plan

Legend

- 01 1.8m wide paths
- 02 Central sensory / scented garden with shade trees
- 03 Loop to path
- 04 Bench seating area amongst shade planting
- 05 Buffer / privacy planting to ground floor units
- 06 3 tiered buffer planting to boundary with turf strip edge
- 07 Sculptural birdbath
- 08 Egress exits from building
- 09 Entry doors to dining / quiet areas
- 10 1.8m high security fence and gate
- 11 Open paved space for informal social seating
- 12 Feature shade tree with seating under



14. DETAIL PLAN - ACTIVE CORNER



Location Reference Plan

Legend

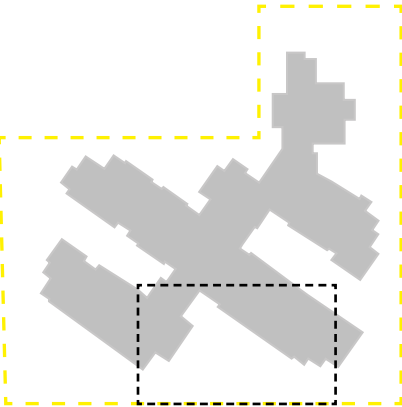
- 01 1.2m wide circulation path
- 02 Buffer / privacy planting to ground units
- 03 Quiet zone / contemplation platform
- 04 Botanical fern garden with educational posts
- 05 Tranquil water feature
- 06 Screening trees and hedge along boundary
- 07 Spill out seating zone adjacent indoor sitting area
- 08 Egress door
- 09 3 tiered buffer planting along boundary



SCALE 1:400 @ A3



15. DETAIL PLAN - SOUTHERN HUB



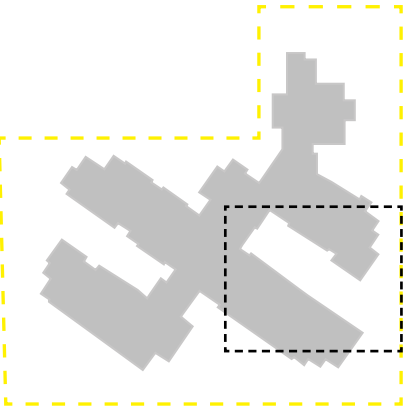
Location Reference Plan

Legend

- 01 1.8m wide circulation path
- 02 3 tiered boundary buffer planting
- 03 1.0m ht Raised planter on basement
- 04 Southern aspect shade planting against building
- 05 Multiple seating nodes for socialising with residents and family
- 06 Feature palms within lawn
- 07 Entry/exit to dinning room deck
- 08 Open lawn / kick about space
- 09 Focal water feature / birdbaths for cooling and visual effect
- 10 Seasonal / flexible umbrellas can be erected or taken down by staff
- 11 Feature shade tree within path



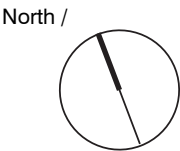
16. DETAIL PLAN - SOCIAL LANE



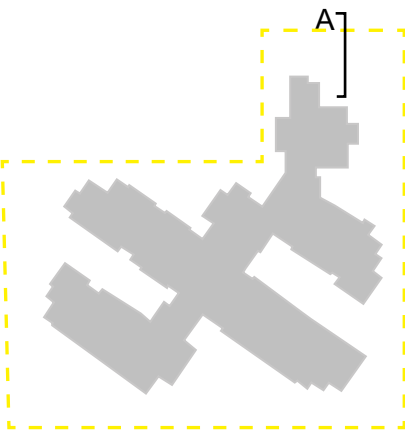
Location Reference Plan

Legend

- 01 1.8m wide circulation path
- 02 Ground floor privacy planting on podium
- 03 Break out space for social seating / interaction
- 04 Informal seating / umbrellas
- 05 Opportunity for BBQ space
- 06 Overhead bridge (refer Architects plans)
- 07 1.8m fence / gate line
- 08 Open lawn
- 09 3 tiered buffer planting along boundary
- 10 Feature Decking
- 11 Built in seating wall with movable table and chairs
- 12 Feature Pots & Planting
- 13 Building entry / exit doors
- 14 Family play / table tennis space



17. LANDSCAPE SECTION A - ENTRY PRECINCT



Legend

- 01

Buffer planting behind feature fence
- 02

1.8ht Fencing (By Architects)
- 03

Canopy trees
- 04

Low feature planting
- 05

Entry to reception
- 06

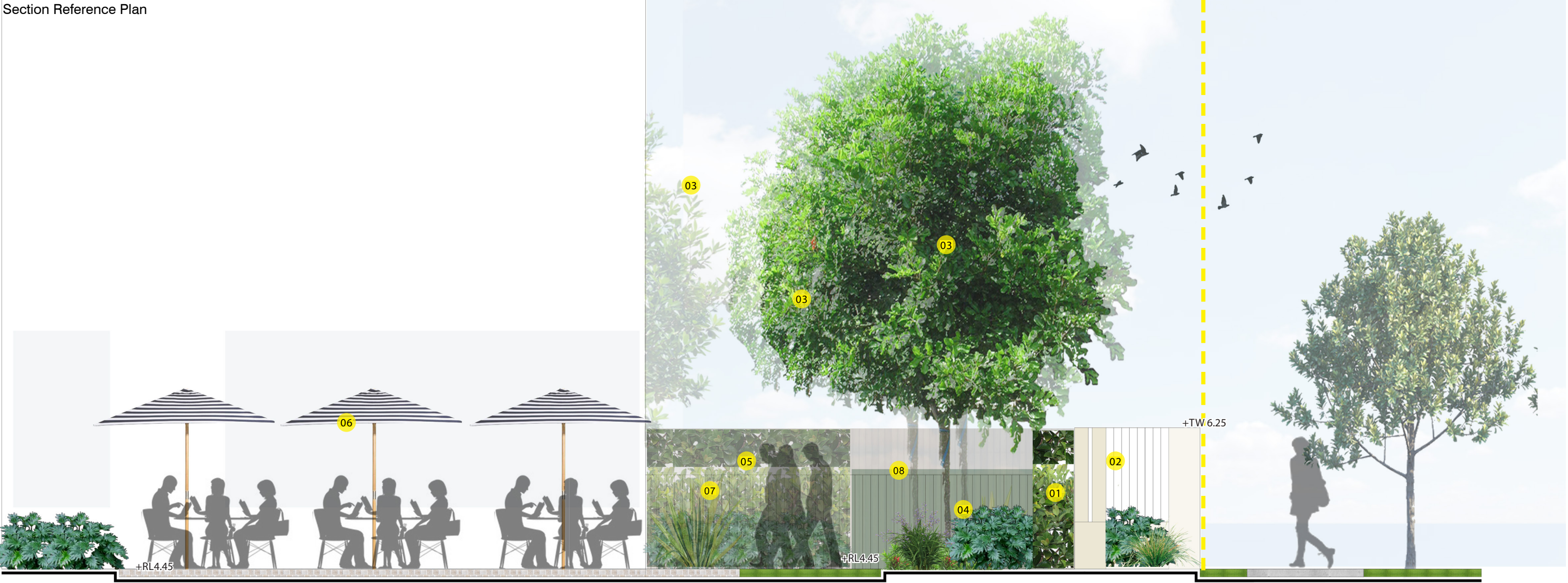
Cafe spill out and social zone
- 07

1.2ht fence in background with gate for maintenance
- 08

Substation in background

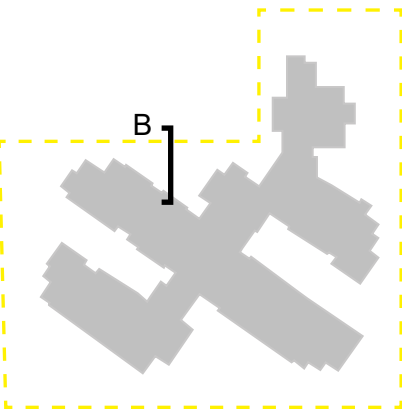


Section Reference Plan



SECTION A - ENTRY PRECINCT / NORTHERN BOUNDARY

18. LANDSCAPE SECTION B - CENTRAL HUB



Section Reference Plan

Legend

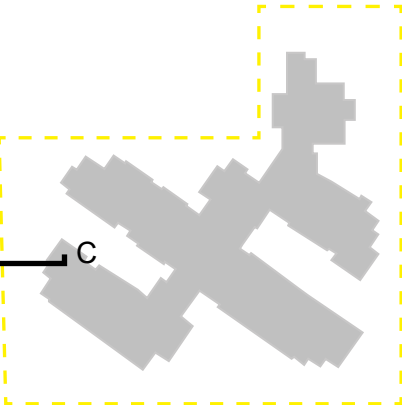
- 01 1.8m Ht boundary fence
- 02 4.4m wide / 3 tiered landscape buffer planting
- 03 Open paved space for informal social seating
- 04 Feature Palms
- 05 Central shade tree
- 06 Raised planter for buffer / privacy planting to ground units
- 07 Built in seating along planter edge with tables for social options
- 08 Building extent in background



SECTION B - CENTRAL HUB . / NORTHERN BOUNDARY



19. LANDSCAPE SECTION C - WESTERN BOUNDARY



Section Reference Plan

Legend

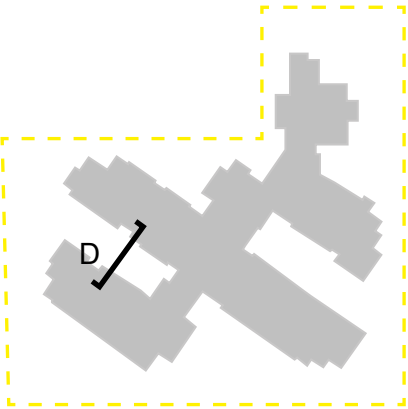
- 01 1.2m circulation path
- 02 3 tier / 3.2m wide tier landscape buffer to boundary
- 03 Central shade tree in background
- 04 Buffer planting to building
- 05 1.8m ht fence



SECTION C - WESTERN BOUNDARY



20. LANDSCAPE SECTION D - SENSORY LANE



Section Reference Plan

Legend

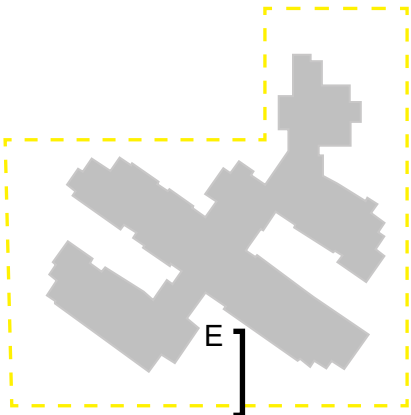
- 01 1.8m wide loop path
- 02 Central sensory / scented garden with shade trees
- 03 Bench seating
- 04 Buffer / privacy planting to ground floor units



SECTION D - SENSORY LANE



21. LANDSCAPE SECTION E - SOUTHERN BOUNDARY



Section Reference Plan

Legend

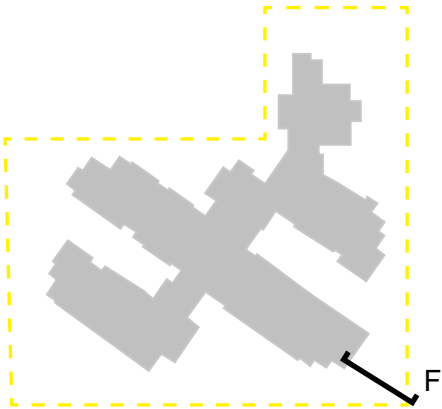
- 01 1.8m circulation path
- 02 3 tier / 3.2m wide tier landscape buffer to boundary
- 03 Feature palms in open lawn
- 04 Seating with arm rand back rests
- 05 1.8m ht fence



SECTION C - SOUTHERN BOUNDARY



22. LANDSCAPE SECTION F - SOCIAL ZONE (EASTERN BOUNDARY)



Location Reference Plan

Legend

- 01 1.8m wide circulation path
- 02 3 tiered / 7.4m wide landscape buffer to boundary
- 03 1.5m wide turf strip
- 04 Buffer planting to building
- 05 1.8m ht boundary fence
- 06 Building extents



SECTION F - EASTERN BOUNDARY



23. LANDSCAPE CHARACTER - COMMUNAL SPACES



Social opportunities i.e places to gather, sit and talk



Visual interests i.e feature focal points such as bird



Therapeutic design i.e surrounded by greenery



Sensory design - scented planting

The communal open spaces are designed to provide multiple amenities for the age care residents. Areas to socialise, contemplate and exercise are of paramount importance to give the residents flexibility in their day to day life. Safety is also closely considered with seating every 25m or less and handrails along pathways for extra support. Shade trees, umbrellas and various overhead structures will provide varying amounts of protection for all weather types.

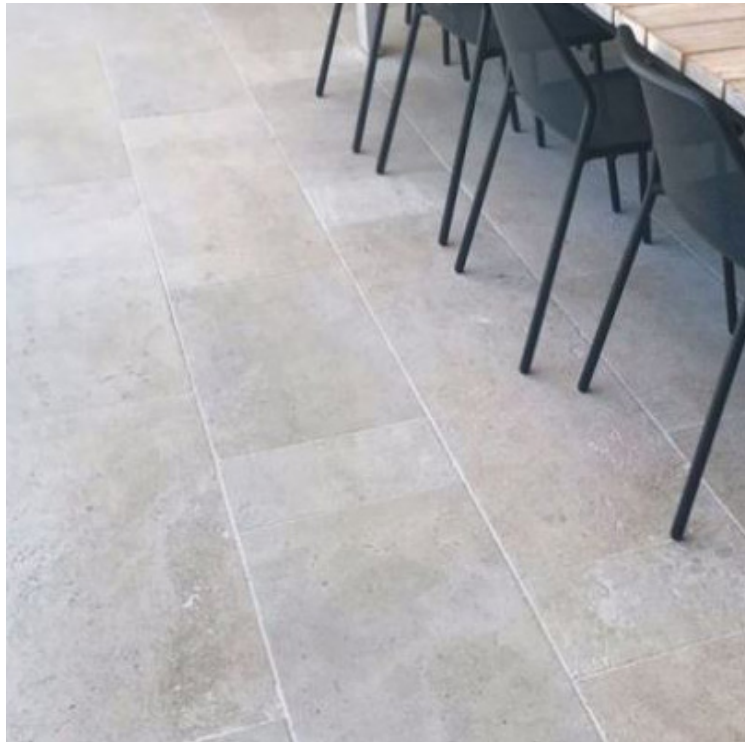
24. LANDSCAPE CHARACTER - PATHWAYS AND PAVEMENTS



Primary Paths - Natural Concrete



Nodal Points - Exposed Aggregate



Break Out / Social Spaces - Unit Paving



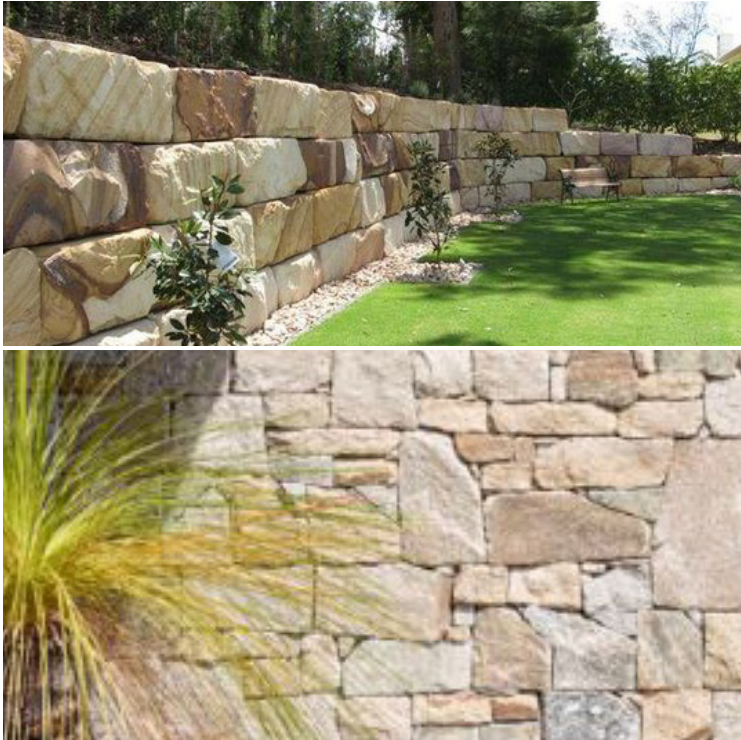
Contrasting edges

The pathways and pavement palette will have 3-4 different finishes to help residents navigate their way around the communal spaces. Continuity in their tones and subtle changes in their finishes will also help achieve a hierarchy of spaces from primary pathways to break out spaces for seating and socialising.

25. LANDSCAPE CHARACTER - WALLS + FENCING



Key Entry's - Illuminated signage and walls



Feature walls - Soft earthy tones



Planter Walls - Rendered Blockwork



Secure Garden Fences - Powder Coated Steel

Walls and fencing will be diverse in their purpose from 1.8m timber boundary fences, low planter walls to illuminated signage walls with feature cladding. The materiality will unite with the architecture palette to achieve an overall familiar look for the residents.

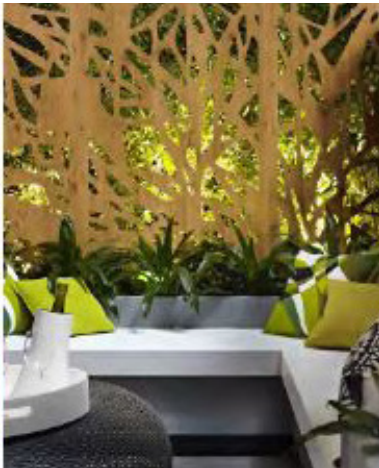
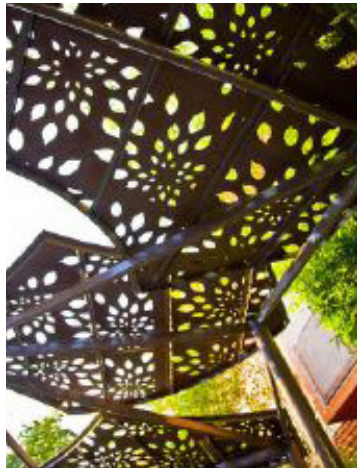
26. LANDSCAPE CHARACTER - ELEMENTS



Decorative Planting Elements



Overhead Structures and Climbers



Decorative Screens with Seating Elements



Garden Sculptures

Detail and feature elements throughout the site will bring visual interest and a sense of character to the facility. From climbing plants, decorative pots, overhead structures and subtle sculptures throughout the spaces, visual interest and sensory stimulation will be improved for all residents.

119 BARTON STREET
MONTEREY, NSW 2217

APPENDIX 1: PLANTING PLANS + SCHEDULE

PLANTING - SCHEDULE AND PALETTE

PLANTING PLAN - 1 OF 4

PLANTING PLAN - 2 OF 4

2PLANTING PLAN - 3 OF 4

PLANTING PLAN - 4 OF 4

GENERAL - LANDSCAPE DETAILS

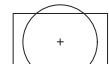
26. PLANTING SCHEDULE AND PALETTE

ode	Botanic Name	Common Name	Mature Size (H x W)	Proposed Pot Size	Quantity
Trees + Palms					
Cup	<i>Cupaniopsis anacardioides</i>	Tuckeroo	12 x 5	75L	3
Hf	<i>Howea forsteriana</i>	Kentia Palm	8 x 6	75L	16
La	<i>Livistona australis</i>	Cabbage Tree Palm	25 x 2	75L	3
Ln	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle	6 x 4	75L	4
Mg	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Magnolia	8 x 5	75L	4
Tl	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	12 x 5	75L	66
Shrubs and Accents					
Am	<i>Acanthus mollis</i>	Oyster Plant	1.5 x 1.5	200mm	35
Ao	<i>Agapanthus orientalis</i> 'White'	White African Lily	1.5 x 1.5	200mm	309
Cg	<i>Cordyline glauca</i>	Green Ti Plant	2 x 0.5	200mm	9
De	<i>Doryanthes excelsa</i>	Gymea Lily	3 x 1.5	200mm	56
Hq	<i>Hydrangea quercifolia</i>	Oak-leaved Hydrangea	1.5 x 2	200mm	303
Mct	<i>Metrosideros collina tahiti</i>	NZ Christmas Bush	1.5 x 1	200mm	79
Px	<i>Philodendron xanadu</i>	Xanadu	1 x 1	200mm	469
Pt	<i>Phormium tenax</i>	NZ Flax	0.8 x 0.8	200mm	22
Vo	<i>Viburnum odoratissimum</i>	Sweet Viburnum	1.5 x 1.5 (clipped)	1.5 x 1.5 (clipped)	336
Grasses and Rushes					
Lt	<i>Lomandra 'Tanika'</i>	Mat Rush	0.6 x 0.6	150mm	1737
Ferns and Cycads					
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	46
Bs	<i>Blechnum 'Silver Lady Fern'</i>	Silver Lady Fern	1.5 x 1.5	200mm	18
Cc	<i>Cyathea cooperi</i>	Tree Fern	5 x 2	300mm	64
Groundcovers and Climbers					
Ljr	<i>Liriope muscari</i> 'Just Right'	Lilyturf	0.45 x 0.45	150mm	1043
Trj	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.25 x 1	150mm	68

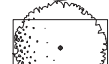


27. PLANTING PLAN 1 OF 4

LEGEND



EXISTING TREES TO BE RETAINED
REFER LANDSCAPE PLANS



PROPOSED TREE PLANTINGS
REFER LANDSCAPE PLANS & SPECIFICATION



PROPOSED TREE PLANTINGS
REFER LANDSCAPE PLANS & SPECIFICATION



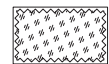
PROPOSED PALM PLANTINGS
REFER LANDSCAPE PLANS & SPECIFICATION



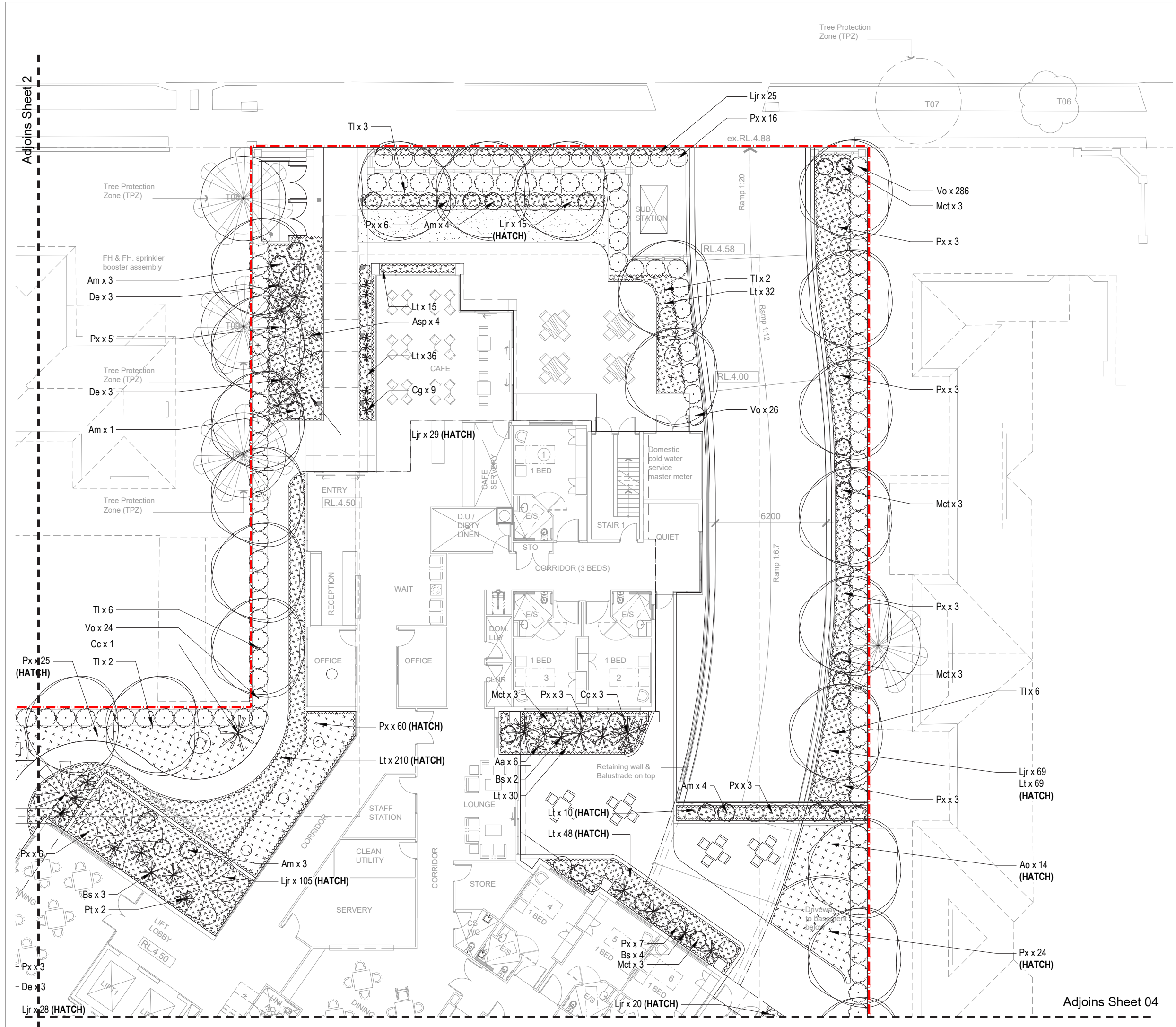
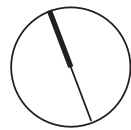
SHRUB, FERN & ACCENT PLANTING
REFER LANDSCAPE PLANS & SPECIFICATION



SHRUB MASS PLANTING
REFER LANDSCAPE PLANS & SPECIFICATION



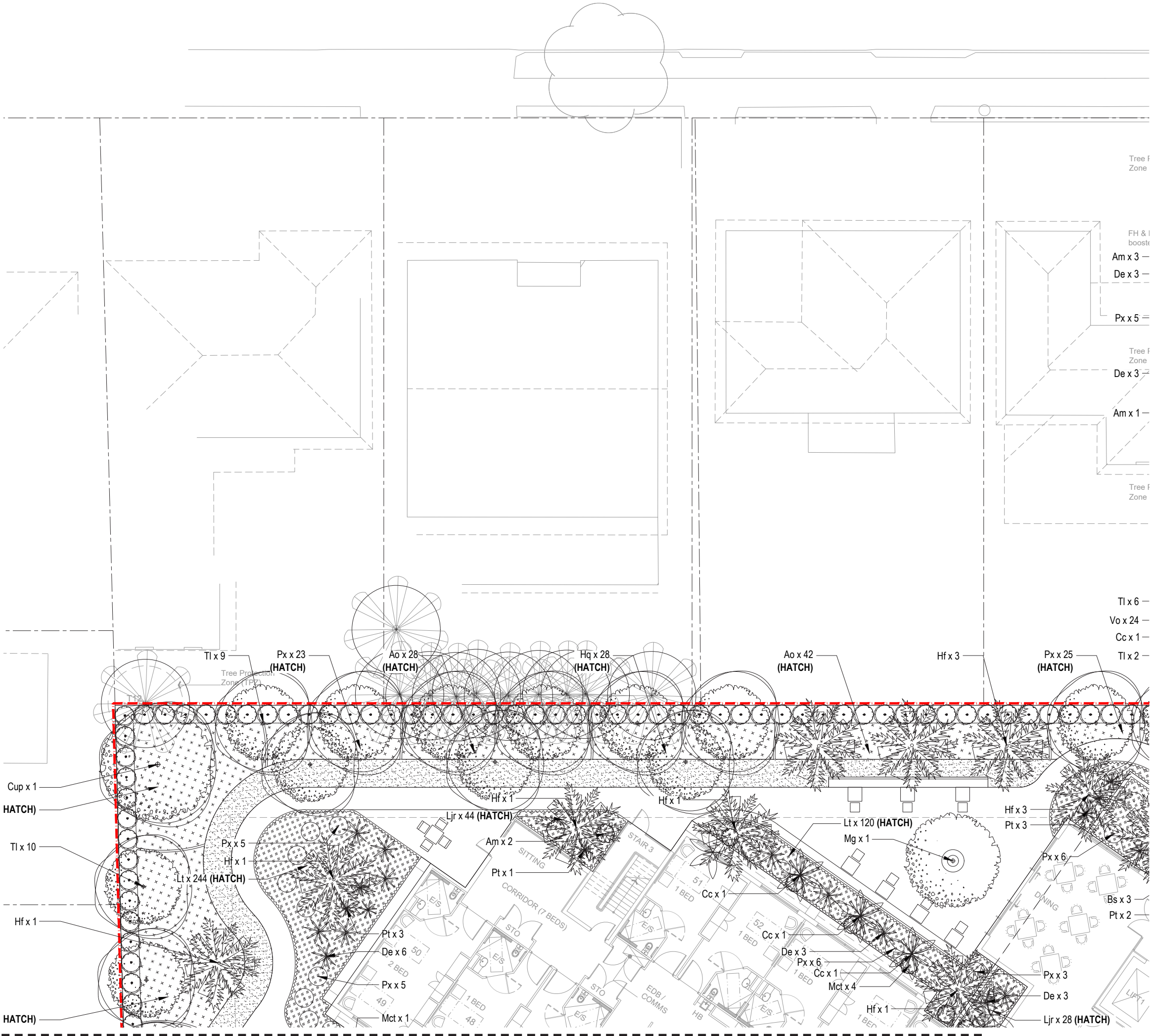
GROUNDCOVER MASS PLANTING
REFER LANDSCAPE PLANS & SPECIFICATION



Adjoins Sheet 04

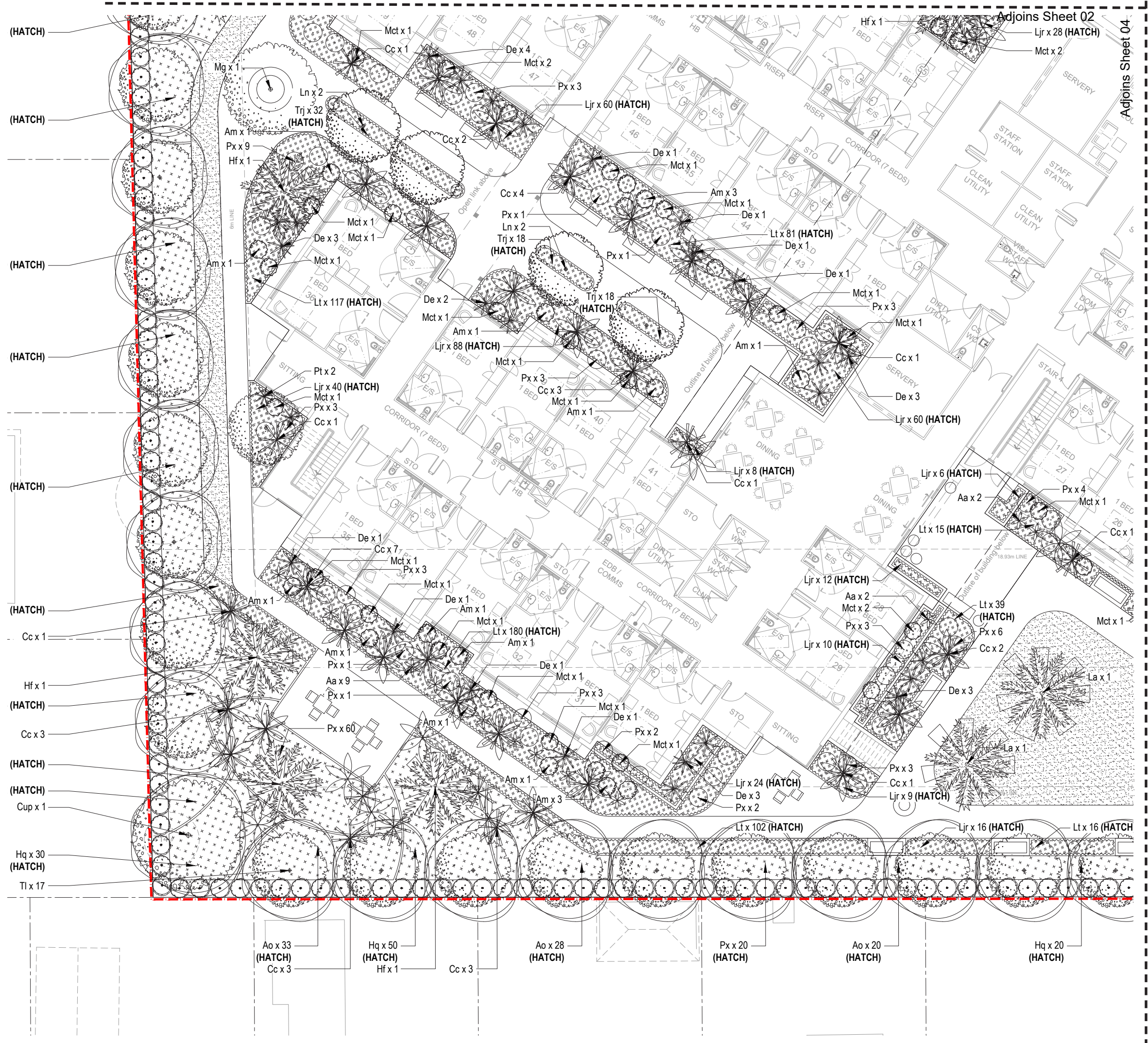
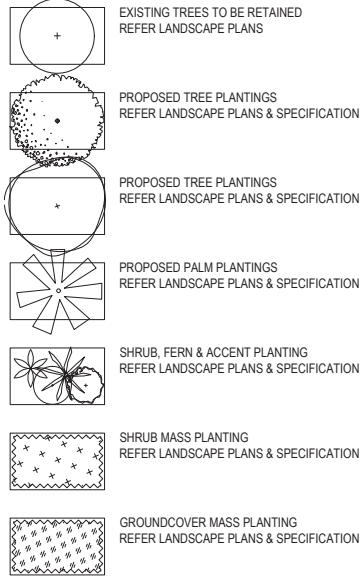
LEGEND

- EXISTING TREES TO BE RETAINED
REFER LANDSCAPE PLANS
- PROPOSED TREE PLANTINGS
REFER LANDSCAPE PLANS & SPECIFICATION
- PROPOSED TREE PLANTINGS
REFER LANDSCAPE PLANS & SPECIFICATION
- PROPOSED PALM PLANTINGS
REFER LANDSCAPE PLANS & SPECIFICATION
- SHRUB, FERN & ACCENT PLANTING
REFER LANDSCAPE PLANS & SPECIFICATION
- SHRUB MASS PLANTING
REFER LANDSCAPE PLANS & SPECIFICATION
- GROUNDCOVER MASS PLANTING
REFER LANDSCAPE PLANS & SPECIFICATION



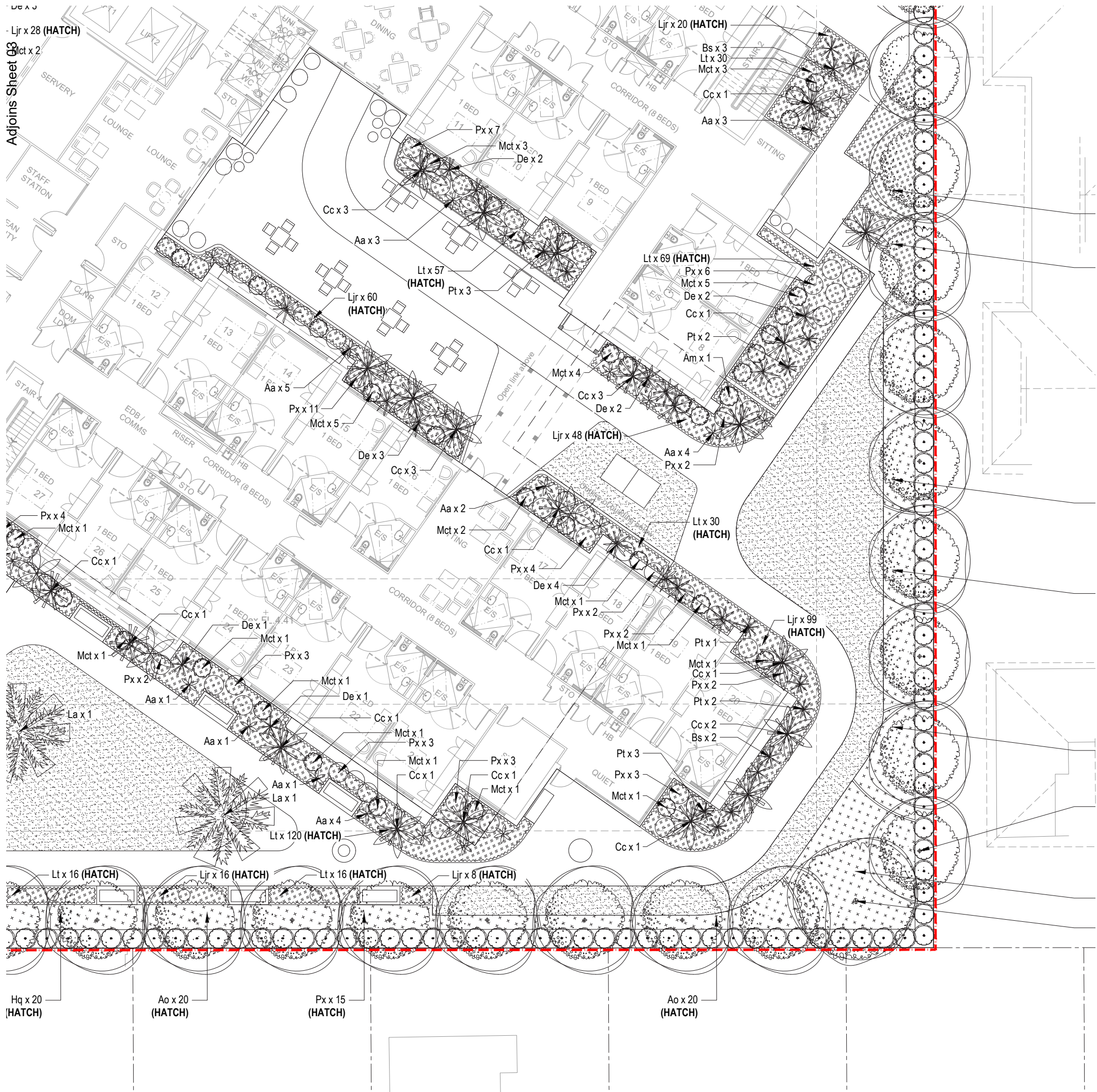
29. PLANTING PLAN 3 OF 4

LEGEND

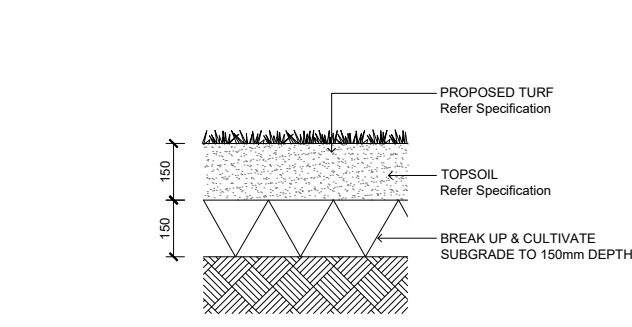


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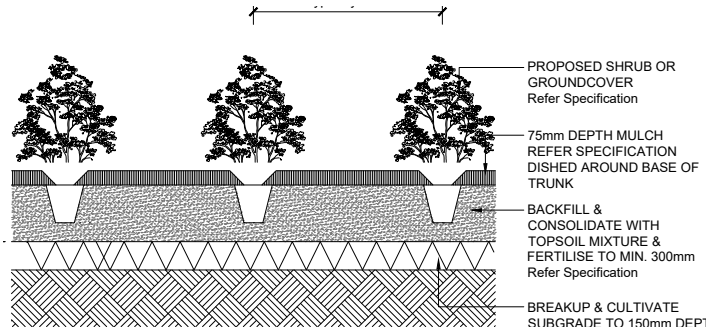
- EXISTING TREES TO BE RETAINED
REFER LANDSCAPE PLANS
- PROPOSED TREE PLANTINGS
REFER LANDSCAPE PLANS & SPECIFICATION
- PROPOSED TREE PLANTINGS
REFER LANDSCAPE PLANS & SPECIFICATION
- PROPOSED PALM PLANTINGS
REFER LANDSCAPE PLANS & SPECIFICATION
- SHRUB, FERN & ACCENT PLANTING
REFER LANDSCAPE PLANS & SPECIFICATION
- SHRUB MASS PLANTING
REFER LANDSCAPE PLANS & SPECIFICATION
- GROUNDCOVER MASS PLANTING
REFER LANDSCAPE PLANS & SPECIFICATION



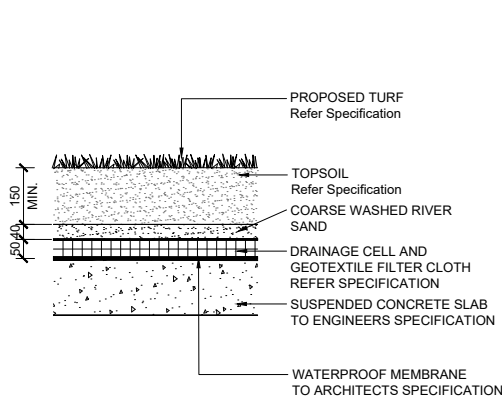
31. GENERAL LANDSCAPE DETAILS



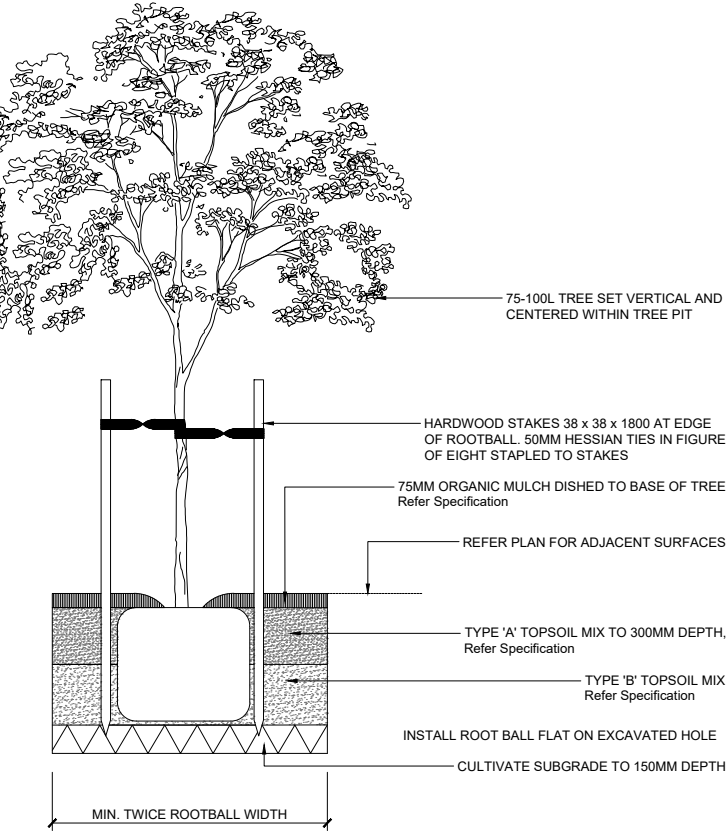
01 / 32 CONCRETE ON GRADE / 1:20 @ A3



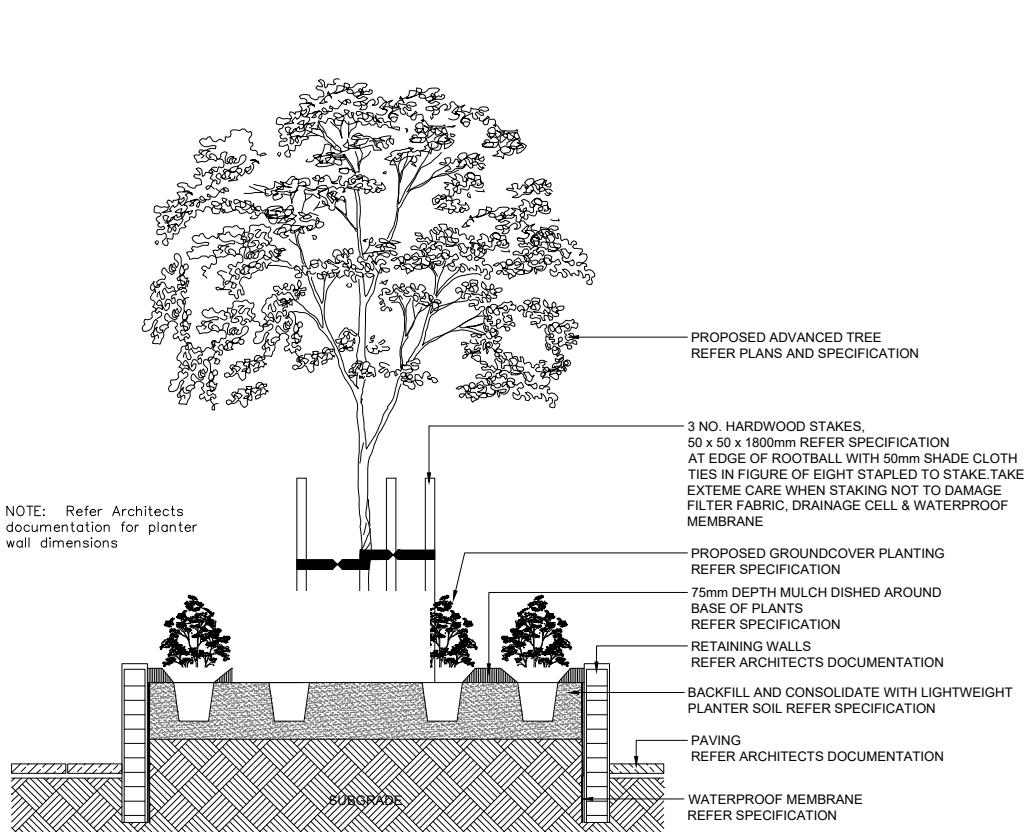
02 / 32 TYPICAL MILD STEEL EDGING / 1:20 @ A3



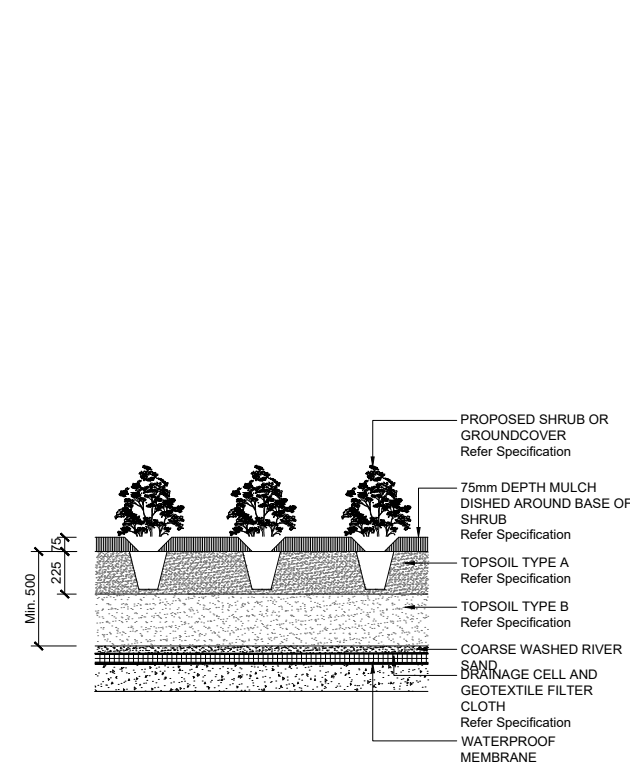
03 / 32 TYPICAL CONCRETE EDGING / 1:20 @ A3



04 / 32 TYPICAL TREE ON GRADE / 1:50 @ A3



05 / 32 TYPICAL SHRUB PLANTING ON GRADE / 1:20



06 / 32 TYPICAL SHRUB PLANTING ON SLAB / 1:20 @ A3

32. GENERAL LANDSCAPE SPECIFICATION

Landscape specification notes

Services

Before landscape work is commenced the landscape contractor is to establish the Position of all service lines and ensure tree planting is carried out at least 3 metres Away from these services. Service lids, vents and hydrants shall be left exposed and not Covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining Surfaces flush with pit lids.

Aborist management of tree protection

A qualified and approved aborist is to be contracted to undertake or manage the Installation of protective fencing, and to undertake such measures as he deems appropriate to preserve the subject trees to be retained. The arborist is to be retained for the entire contract period to undertake ongoing management and review of the Trees.

Drainage cell and filter fabric

For on-slab areas install an approved 'drainage cell' product to comprehensively cover the bottom of all planters. Over drainage cell to on-slab areas, a polyfelt geotextile lining (as supplied by 'polyfelt ts' or approved equivalent) is to be installed to cover the bottom of all planters, turned up 300mm and taped to the planter sides to ensure soil mix does not escape into drainage outlets/holes. Install min. 50Mm coarse river sand over all geotextile lining prior to installation of soil mix.

Planting mixture

Shall be homogenous blend of soil and additives in the following proportions: Existing site soil if suitable or imported topsoil 50% Compost 30% D/w sand 20% soil testing of existing site soil is to be undertaken to assess suitability of use as planting topsoil and compliance with australian standards.(As4419 - soils for landscaping)

Mulch application

Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

Mulch type

Forest litter or pine bark: from mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture. All mulch to be free of deleterious material such as rock, soil, weeds and sticks

Compost

Shall be well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth and with neutral ph. Provide a Certificate of proof of ph upon request.

Plant material

All plants supplied are to conform with those species listed in the plant schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or Unhealthy plant material before planting. All stock is to be container grown for a Minimum of six (6) months prior to delivery to site

Trees in grass and super advanced trees:

Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to shirleys kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum From the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree. Tree trunks to be a minimum of 700mm from street kerb or guttering. All tree planting holes are minimum 1.5M diameter and twice the depth of the rootball Root directors Install root directors to manufacturers specificatons to protect assets, structures and underground servives

Staking and tying

Stakes shall be straight hardwood, free from knots and twists, pointed at one end. Size shall be 2x38x38x1800mm and shall sit 600mm within ground. Secure the tree firmly with 2no. Hessianties fitted to the stem separately in opposite directions. Of plants to be staked. A. 5-15 Litre size plant 1x(1200x25x25mm) B. 35-75 Litre size plant 2x(1500x38x38mm) C. 100-Greater than 200litre 3x(1800x50x50mm) Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on The windward side of the plant.

Irrigation system

Supply an automatic watering system using 'toro irrigation system' or similar approved, with micro-jet sprinkler heads and low density, rubber modified polypropylene reticulation, to include filters, bends junctions, ends and other ancillary equipment. The Landscaper shall nominate his source of supply for the watering system and obtain approval from the superintendent before placing orders for equipment or supply. A schematic plan of the proposed irrigation system is to be prepared by the contractor, showing solenoids, pipe diameters, and all nozzle and trickle attachment types (including spray/head angle), for review by the superintendent prior to installation the contractor is to liaise with the hydraulic engineer and council as necessary, to ensure the irrigation system conforms with all the council and water board codes and requirements. Provide an automatic controller that provides for two week scheduling and hourly multi-cycle operation. The controller shall manual override. Programming shall be undertaken by the contractor who shall advise on the operation of the system. provision of secure housing for the automatic irrigation controller to be located in association with the landscape contractor and location confirmed by the superintendent. Wiring to connect remote solenoid locations is to be provided. The controller shall be located in a dry place, protected from the weather, and all cable connections shall be made with waterproof connectors.

Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory. Timber or steel edging N/a Soft edges All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with Adjacent surface treatment. Turf Turf all landscape areas as shown on the landscape drawings. Turf is to have To prepare graded areas to receive turf, excavate the area and cultivate so as to allow For importing of 100mm of turf underlay soil. Remove all stones over 50mm ø and remove All weeds and foreign matter. Spread soil mix a.B.S to a depth of 100mm and grade to Appropriate levels to achieve general even grades to drainage outlets installed by Others. Lay the turf along the land contours with staggered, close butted joints, so that the Finished turf surface is flush with adjacent finished surfaces of paving and the like. As Soon as practicable after laying, roll the turf with a roller weighing not more than 90kg Per metre of width for sandy or light soils. Water as necessary to keep the soil moist to a depth of 100mm. Protect newly turfed Areas against traffic until grass is established. Fertilise two weeks after laying fertilise A.B.S 'Top dress' the turf when it is established to a depth of 10mm with coarse washed river Sand. Rub the dressing well into the joints and correct any unevenness in the turf Surfaces.