



1. Artificial Turf



2. Rock & Gravel



3. Native Plant & Mulch



4. Patio & Planters

Chelsea Gardens Strata Rule

Landscaping Option1 - Artificial Turf Standard

Rule: Installation of Artificial Turf in Front Yard Areas

1. Purpose

To ensure a consistent, attractive, and low-maintenance landscape standard within Chelsea Gardens, while addressing ongoing challenges with natural grass growth and water use.

2. Approval Requirement

(a) All artificial turf installations in front yard areas must receive **prior written approval from Council.**

(b) Owners must submit an application including:

- Product specification sheet
- Installation plan (base preparation and drainage)
- Contractor details (if applicable)

3. Mandatory Product Specifications

All approved artificial turf must meet the following minimum standards:

- **Fiber Composition:** 100% polyethylene, UV-stabilized
- **Pile Height:** 35mm–40mm
- **Face Weight:** Minimum 75 oz/sq yd
- **Total Weight:** Minimum 100 oz/sq yd
- **Colour:** Multi-tone green with brown/tan thatch layer
- **Backing:** Perforated dual-layer backing (polyurethane or latex)
- **Drainage:** Minimum 30 inches/hour
- **Warranty:** Minimum 10-year manufacturer warranty

Reference products meeting these standards include:

- SYNlawn Landscape Premium 40
- FieldTurf Landscape Classic HD
- Purchase Green Platinum Series

Equivalent products are permitted if they meet or exceed these specifications.

4. Installation Requirements

- (a) A compacted base of **minimum 3–4 inches of compacted sand base or crushed gravel** must be installed.
- (b) A commercial grade weed barrier layer is required. It must be a minimum of 3 to 5 ounce weight per square yard.
- (c) Proper grading must ensure drainage away from buildings.
- (d) Seams must be professionally joined and or lapped with a minimum of 12 inches and not visible.
- (e) Edges must be securely fastened with concealed methods.

5. Prohibited Materials

The following are not permitted:

- Polypropylene turf
- Indoor/outdoor carpet-style grass
- Pile height less than 30mm
- Single-colour turf without thatch
- Non-permeable backing

6. Maintenance Responsibility

Owners are responsible for maintaining turf in a clean and presentable condition, including:

- Brushing to maintain fibre position
- Debris removal
- Rinsing as needed

7. Enforcement

Council may require removal or replacement of any installation that does not comply with this rule.