

Adhere to the practices and processes set out in the PRB Landscape Specifications (NatSpec), issued with the Documentation for Tender.

All relevant permits and appeals must be obtained by the contractor prior to commencing any works.

The contractor must undertake a full site set-out and verify all dimensions prior to commencing works. Contact Before You Dig Australia (BYDA.com.au) to identify underground services before any excavation or penetration works are undertaken. Earth retaining structures (including retaining walls, retaining piles, temporary pool fencing, Tree Protection Zones (TPZ) fencing, and temporary balustrades where applicable.

All contractors must be aware of existing trees to be retained on site. Refer to the Arborist Report for Tree Protection Zones (TPZ), Structural Root Zones (SRZ), and protective fencing requirements during construction. Contractors must ensure that all trees are protected and maintained throughout the project. Regular periodic maintenance (thereafter) to assist roots in developing away from services, pavements, walls, and structures.

Canopies of proposed trees are illustrated at approximately 75% of their expected mature diameter.

[IN PROGRESS]

NOTES:

SURFACE CONSTRUCTION	TYPICAL SLOPE
Concrete and asphalt cover	±1.5% (2% preferred)
Concrete and natural stone tiles	≥2.0 - 2.5%
Concrete and clinker (brick) paving	≥2.5%
Natural stone paving/ sett/ cobble	≥2.5 - 3.0%
Non-bonded path surfaces (granitic sand, toppings)	2.0 - 4.0%
Permeable coverings (gravel, steppers)	1.0 - 5.0%
Turf	1.0 - 2.0%

TIME : RUN	GRADIENT	DEGREES	TYPICAL USE / NOTES	MAX LENGTH
1:100	1%	0.6°	min hand/sand fall to drain	
1:50	2%	1.15°	max crossfall to path	
1:33	3%	1.72°	gentle landscape fall	
1:21	4.76%	2.73°	sloped path (not an AS1428.1 ramp)	= 25m
1:20	5%	2.86°	DDA ramp with handrails (P4/R11+)	= 15m between landings
1:14	7.14%	4.09°	DDA ramp with handrails (P5/R12+)	= 9m between landings
1:10	10%	5.74°	step ramp (max H190mm) / gravel drive	(typ. max)
1:8	12.5%	7.13°	threshold ramp (max rise 35mm)	= 280mm
1:7	14.3%	8.1°	typical rural drive grade (CFA guidance - confirm locally)	
1:5	20%	11.3°	steep rural drive (CFA max)	= 50m
1:4	25%	14.04°	ride on mower maximum	
1:3	33%	18.4°	batter to garden/ push mower workable	
1:2	50%	26.57°	batter requiring stabilisation / whipper snipper mowing	
1:1	100%	45°	high erosion risk - engineered solution required: robot mower only	

PR8 Design may specify tiles pavers that do not meet the required slip rating in their supplied condition. Where a selected surface is non-compliant, an approved anti-slip treatment such as Slipstop or an equivalent product may be applied to achieve the required performance.

For outdoor areas, including pool surrounds, a minimum slip rating of P4 / R11 or higher should be achieved. Always refer to the supplier's product testing data to confirm compliance.

Finish all surfaces to the required level, grade and shape within the following tolerances:

General Earthworks

- Under building slabs and load-bearing elements: +0 / -25 mm
- Pavement subgrades: +0 / -40 mm
- Batters: No steeper than the slope shown on the drawings. Flatter slopes are acceptable provided they do not impact boundaries, drainage paths, or required clearances to buildings, pavements or landscaping.
- Other ground surfaces: ±50 mm, provided the area remains free-draining and matches adjacent construction where required. Surface smoothness to be equivalent to that produced by a scraper blade.

Pavement Base and Subbase

Finish the surface to the required level, grade and shape within the following tolerances

- Subbase: +10 / -25 mm
- Base: +10 / -5 mm

Finished Pavement or Paving Surface

Conform to the documented finished levels within the following tolerances:

- Asphalt: ± 10 mm
- Concrete: $+10 / -0$ mm
- Segmental paving:
 - Finished level: ± 8 mm
 - Height deviation between adjacent units (lippage): ≤ 2 mm
- Granular surfaces: ± 10 mm
- Lippage between restored and adjacent existing surfaces: ≤ 5 mm

NB: Refer to PRB Design Pty Ltd Landscape Specifications for further information



SITE CONTEXT PLAN - 1:300 @ A1

00 PRELIMINARY ALLOWANCES

PHOTO	CODE	DESCRIPTION	Typical Inclusions
	00-01	Administration	Site setout, project management, contract administration, insurance, permits and engineering
	00-02	Landscape Works Certification	Allowance for inspection/ photo review by PRB LA of Witness Points
	00-03	Tree Removal STCA	Arborist services, stump grinding, tipping
	00-04	Drainage	D&C drainage systems, utilising premium hardware to PRB specs. No standing water or water logging within DLP
	00-05	Lawn Prep	200mm altered subsoil, imported topsoil (150mm for irrigated grass, 100mm for non-irrigated), fertiliser
	00-06	Completion and Site Clean	Conduct '0131.1.5 Completion of the Works' to PRB spec's - including final cleaning, reinstatement and removal of plant
	00-10	DLP & Garden Maintenance (13 Weeks)	Allowance for Defects Liability Period and Garden Maintenance of the contract area
	00-11	Plant Replacement	Replace failed, dead and/or damaged plants at maximum 3 weekly intervals as necessary throughout DLP

DETAIL REPORT

NUMBER	TITLE	DETAIL	REFERENCES
1/1800	LANDSCAPE CONSTRUCTION SPECIFICATIONS	TD-PR-01	
2/1800	PRB IRRIGATION NOTES	P3-IR-01	
3/1800	DRAINAGE TRENCHING	TD-ST-01	
4/1800	UNIT PAVING/ FLAGGING TO SLAB AND MORTAR	TD-PAV-UNI-02	
5/1800	PAVER STEPPERS OVER STRUCTURE - PLANTING SURROUNDS	P3-PAV-02	
6/1800	ARRIS STEPS TYPICAL DETAIL	P3-ST-ST-02	
7/1800	TYPICAL STEEL EDGING	TD-FE-GAR-02	
8/1800	SURFACE LEVELS TO TYPICAL STEEL EDGING	TD-FE-GAR-04	
9/1800	ENGINEERED PAVERS TO ADJUSTABLE PEDESTALS	TD-PAF-08	
10/1800	ESPALET TRELLIS WIRE	P3-TR-02	
11/1800	TYPICAL POT TO PAVING WITH PLANTING	P3-PO-01	
12/1800	POT PLACEMENT TO WALL	P3-PO-43	
1/801	PLANTING BED - EXCAVATED, TYPICAL	P3-PL-01	
2/801	GARDEN BED BERMS	P3-PL-02	
3/201	TYPICAL SHRUB PLANTING	P3-PL-02	
4/801	TYPICAL TREE PLANTING TO GARDEN BED	P3-PL-01	
5/801	MODULAR PLANTER, ALUMINIUM - TYPICAL DETAIL	P3-RA-23	
6/801	MINIMUM PLANTER ALLOWANCES - BEST PRACTICE	P3-RA-28	
7/801	STRUCTURAL SUBSTRATE COMPARISON MATRIX	P3-RA-29	
8/801	TIMBER FINISHING SIZES TABLE AND INSTALLATION	TD-FIB-TIM-01	
	INGROUND FLEETI POND WITH JET 3.5W	P1-WA-ROU-JET-27	
	WALL FOUNTAIN AND POND - LIMESTONE	P1-WA-WAL-FIGU-01	

SHEET INDEX

SHEET	DESCRIPTION
L000	COVER SHEET
L001	MASTER PLAN
L101	LANDSCAPE GENERAL ARRANGEMENT - GF
L102	LANDSCAPE GENERAL ARRANGEMENT - LVL 1
L200	PLANT & MATERIAL SELECTIONS
L800	DETAILS
L801	DETAILS - 2
L900	UNDER DEVELOPMENT

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ISSUE DATE		1st JULY 2026	
PROJECT STATUS	DESIGN DEVELOPMENT		
SCALE	1:300 @ A1	PAGE	1 of 7
ARCHITECT	--		
LANDSCAPE ARCHITECT	DA	CHECKED BY	--
CLIENT	WATSON 97 DRUMMOND ST, CARLTON, VIC		
PROJECT			
SITE INSPECTED	21.01.2026 & 16.03.2026		
CONTEXT AREA / LEVEL	260528		JOB NO.
L000 SHEET NO.	A		ISSUE

COVER SHEET

DRAWING TITLE

[NOT FOR CONSTRUCTION]

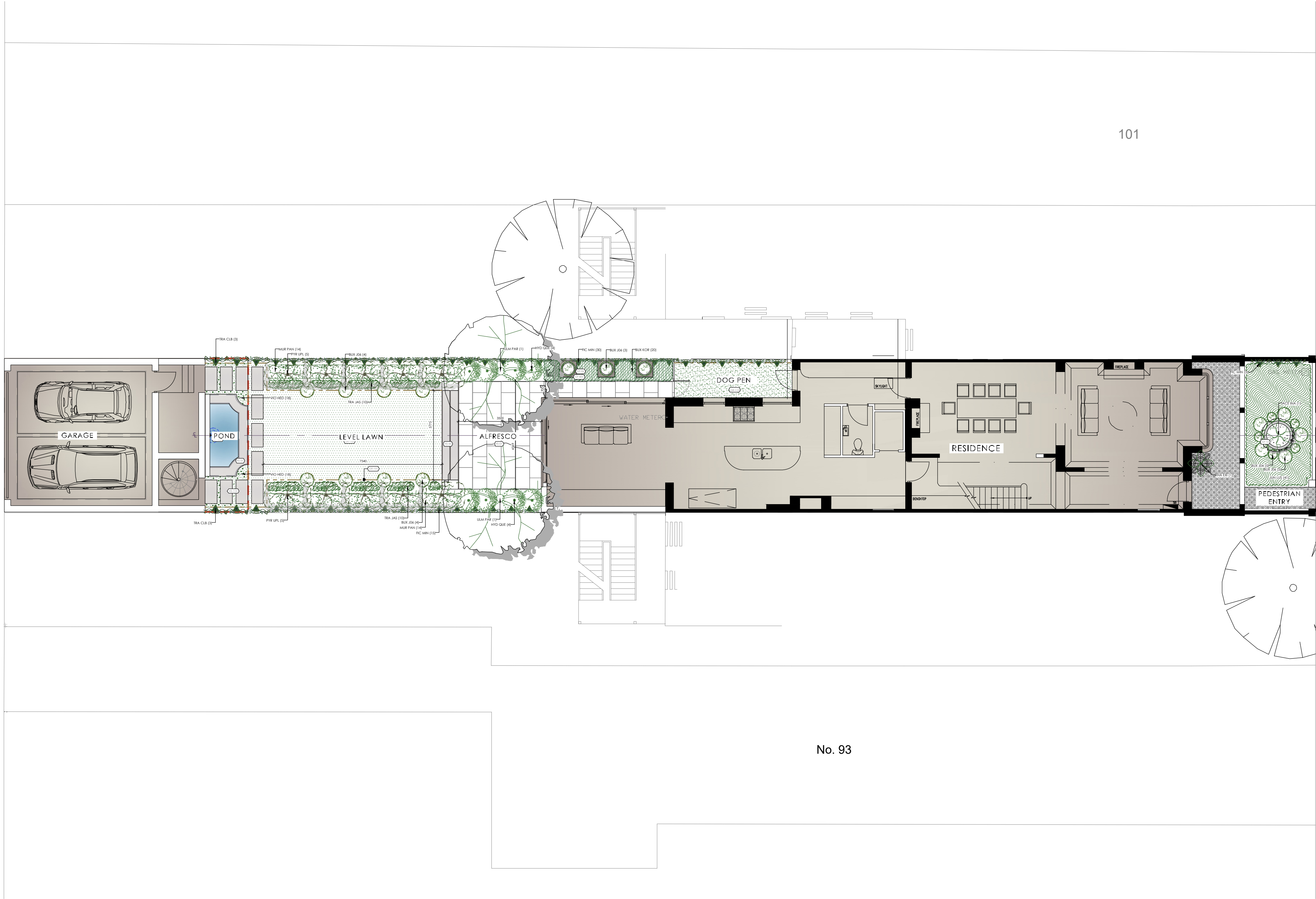
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MISSION PLACE



No. 93

101

DRUMMOND STREET

LEGEND

Proposed Tree

Proposed Shrub

Existing Tree
(retain and protect)

Remove Tree
(subject to Council approval)

Existing Vegetation
(retain and protect)

Proposed Level

Proposed Level, Natural
Ground Level, ± Cut/ Fill

Proposed Grade

Nominal Fall (TBC)

Stairs (up)

Detail Drawing No. / Sheet

Centreline

Garden Edging

Basement

Easement

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SCALE

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ARCHITECT

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LANDSCAPE ARCHITECT

DA

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CLIENT

WATSON
97 DRUMMOND ST,
CARLTON,
VIC

SITE INSPECTED

21.01.2026 & 16.03.2026

SITE AREA/ LEVEL

260528
JOB NO.

L001 SHEET NO.

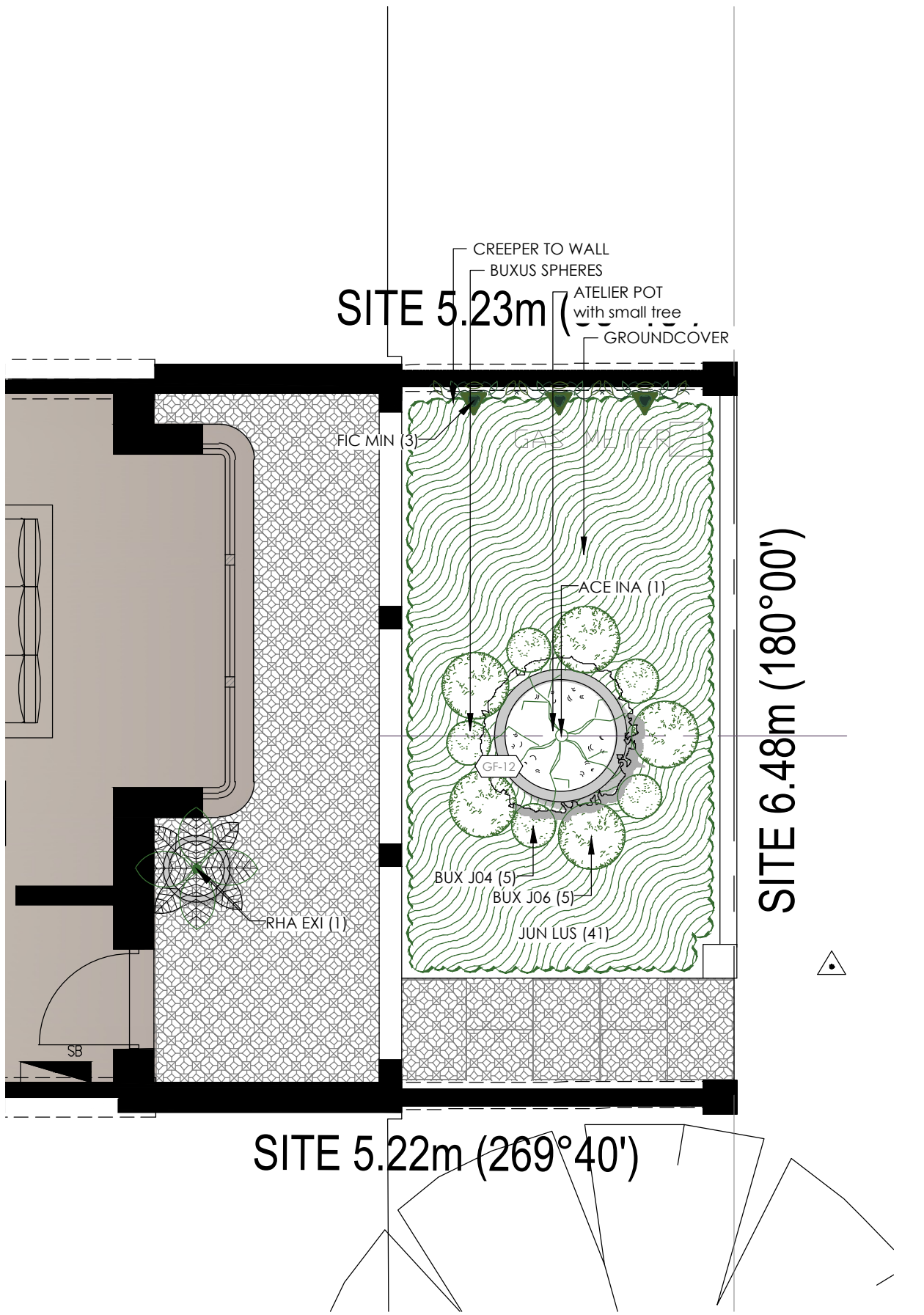
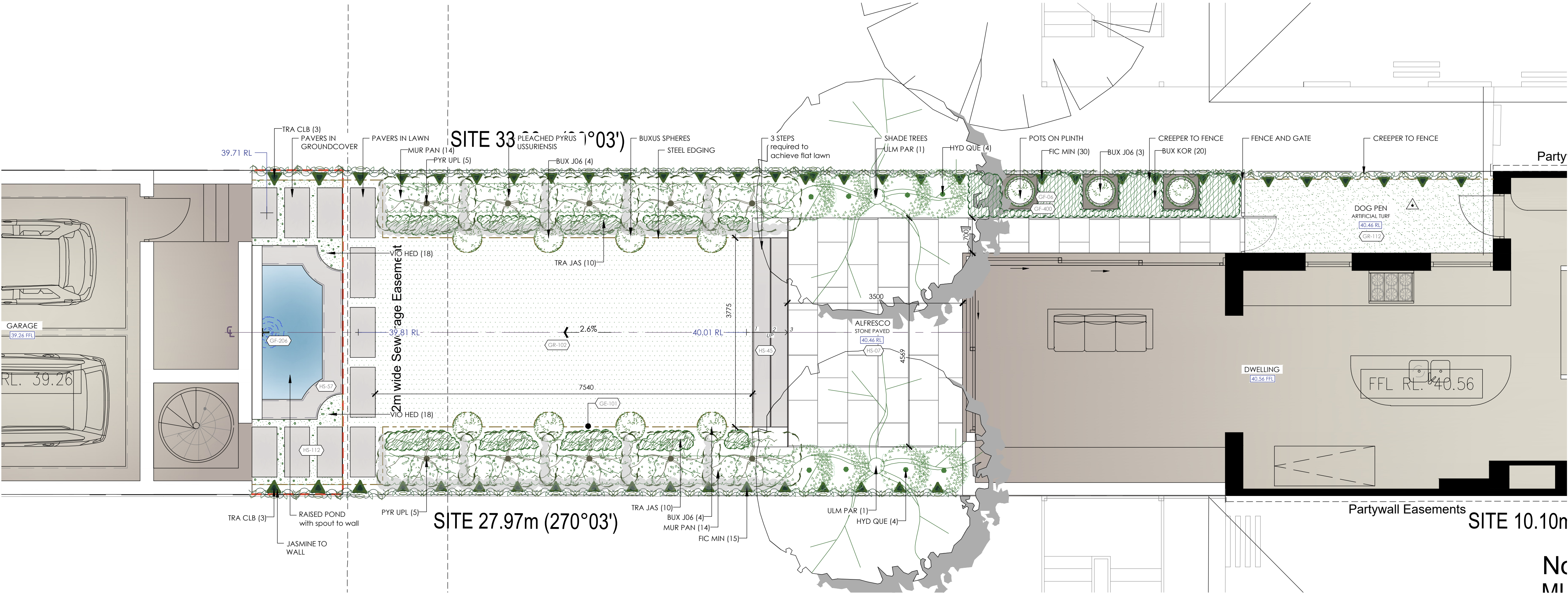
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MASTER PLAN

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PLANT SCHEDULE SITE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	SIZE (MATURE HXW)	EX/NV, EVG/DEC	QTY
TREES							
ACE INA	Acer pal. dissectum 'Inaba Shidare'	Weeping Red Japanese Maple	200L	1.8m+	1.6x1.6m	Ex. Dec	1
PYR UPL	Pyrus ussuriensis (pleached)	Pleached Manchurian Pear	150L	3m+	5x2m	Ex. Dec	10
ULM PAR	*bare stem to 1m Ulmus parvifolia	Chinese Elm	200L	4m+	1.3x1.0m	Ex. Dec	2
SHRUBS							
BUX J04	Buxus microphylla japonica	Japanese Box Sphere	400mm dia.	As Shown	0.4x0.4m	Ex. Evg	5
BUX J06	Buxus microphylla japonica	Japanese Box Sphere	600mm dia.	As Shown	0.6x0.6m	Ex. Evg	16
HYD QUE	Hydrangea quercifolia	Oakleaf Hydrangea	20cm Pot	1000mm	1.8x2.5m	Ex. Dec	8
CLIMBERS							
FIC MIN	Ficus pumila 'Minima'	Small Leaf Creeping Fig	14cm Pot	800mm	climbs to 6m	Ex. Evg	48
TRA CLB	Trachelospermum jasminoides	Star Jasmine Climber	20cm Pot	As Shown to Trellis/ Wire	climbs to 3m	Ex. Evg	6
INDOOR							
RHA EX1	Rhapis excelsa	Lady Palm	40cm Pot	As Shown	3.5x1.5m	Ex. Evg	1
HEDGES							
MUR PAN	Murraya paniculata *clip to hedge	Orange Jessamine	25cm Pot	600mm	2.5x1.2m	Ex. Evg	28
MASS PLANTINGS							
BUX KOR	Buxus microphylla var. microphylla	Korean Boxwood (unclipped)	20cm Pot	400mm	0.5x0.5m	Ex. Evg	20
GROUND COVERS							
JUN LUS	Juniperus taxifolia lutchuensis	Lutchuensis Juniper	20cm Pot	600mm	0.2x3m	Ex. Evg	41
TRA JAS	Trachelospermum jasminoides *remove trellis frames if present. Pin vines to ground	Star Jasmine	20cm Pot	500mm	0.5x2m	Ex. Evg	20
VIO HED	Viola hederacea	Native Violet	7cm Tube	250mm	0.1x0.5m	Nv. Evg	36

GARDEN EDGING SCHEDULE SITE

CODE	DESCRIPTION	QTY	Type	Specification
GE-101	Steel Edge (typical)	31.6 m	Mild Steel	75x5mm, Grade 300, staked @ 1m centres

GRASS SURFACES SITE

CODE	DESCRIPTION	QTY	Type	Installation	Supplier
GR-102	*Tall Fescue RTF	29.1 m²	Tall Fescue blend	Disperse Lawn Starter mix over prepared area, Refer detail.	HG Turf, or approved equivalent
GR-112	Synthetic Turf (pet grass)	7.3 m²	*Pet Premium Super	over gso-tak wrapped drainage cell and sand layer	APT Asia Pacific

HARDSTAND SCHEDULE SITE

CODE	DESCRIPTION	QTY	Material	Unit Size	Notes	Colour/ Description	Pattern
HS-07	Unit Paving (stretch) 9x6	22.7 m²	Bluestone	900 x 600mm	Apply penetrating sealer	Bluestone	Stretcher-Bond
HS-45	Stair Treads (length) - type 1	12.1 m	To match paving	TBC	Non-Slip	Bluestone	
HS-57	Pond Capping	6.3 m	To match paving	custom, 60mm thick	Sawn top and sides		
HS-112	Paver Stepper 10x5	11	To match paving	1000 x 500mm		Bluestone	

NOTE: Contractor to allow for 21+ week lead time for orders. Where scheduled selections are not being used, a sample of the proposed product must be provided to Bangay Studio for approval prior to ordering. It is the Contractor's responsibility to ensure that the specified product is available before pouring any slabs. Should a supply issue arise PRB Design is to be contacted immediately for approval of change.

GROUT: To be fit for purpose and suited to site conditions. Pigment to match darker/ warmer tones of pavers. Provide photos of 3+ dried samples (with selected stone/ tile) for PRB Design to make final selection.

INDICATIVE QUANTITIES: Contractor must verify all quantities from site measure prior to ordering stock. No allowances for wastage included in scheduled quantities.

GARDEN FEATURES/ORNAMENTS SCHEDULE SITE

CODE	DESCRIPTION	QTY	Size/ Code	Dimensions	Finish/ Colour	Material	Supplier	Notes
GF-09	Striated Urn	4	Medium	≈600mm dia.	Green Glazed	Stone Composite		Connect irrigation & drainage
GF-12	Atelier Vierkant Bowl	1	O120	≈1.2m dia.				Connect irrigation & drainage
GF-204	Water Spout (mounted)	1		T,8,C	Bronze		PRB Design	Allow for pump and installation
GF-400	Plinth 700	3		700x 700x 150mm H	Stone-clad to match Paving	Concrete or Block core	Contractor	

NOTE: Contractor to allow 21 week lead time for domestic orders, 44 weeks for international.
If items unselected please contact PRB Design Studio for selections or to arrange a shopping day with Paul Bangay.

Proposed Tree

Proposed Shrub

Existing Tree (retain and protect)

Remove Tree (subject to Council approval)

Existing Vegetation (retain and protect)

Proposed Level

Proposed Level, Natural Ground Level, ± Cut/ Fill

Proposed Grade

Nominal Fall (TBC)

Stairs (up)

Detail Drawing No. / Sheet

Centreline

Garden Edging

Basement

Easement

LEGEND

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Proposed Shrub

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1st JULY 2026

PROJECT STATUS

DESIGN DEVELOPMENT

SCALE

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ARCHITECT

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LANDSCAPE ARCHITECT

DA

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CLIENT

WATSON

97 DRUMMOND ST,
CARLTON,
VIC

PROJECT

SITE INSPECTED

21.01.2026 & 16.03.2026

SITE AREA/ LEVEL

260528
JOB NO.

L100 SHEET NO.

A

ISSUE

LANDSCAPE GENERAL ARRANGEMENT

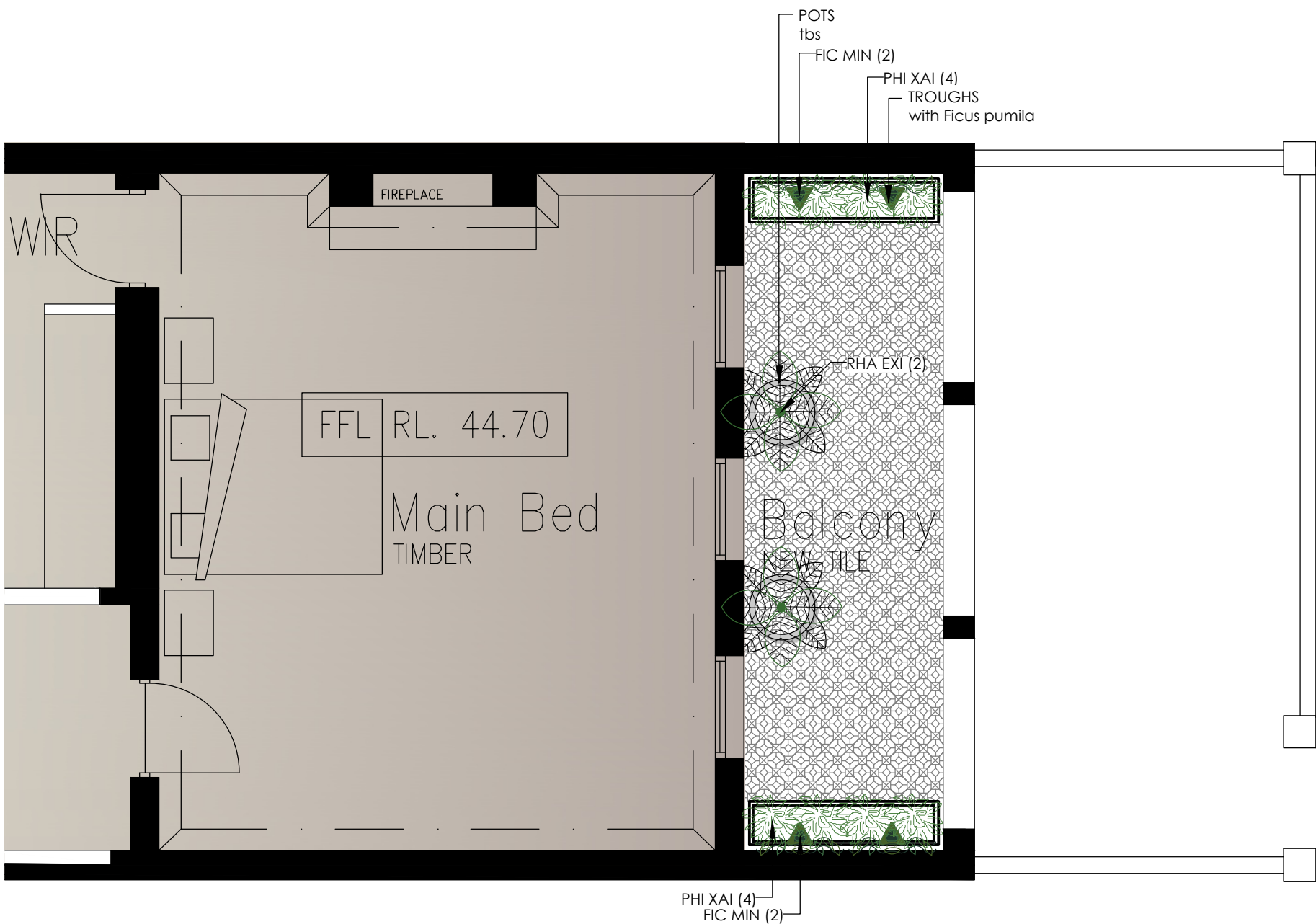
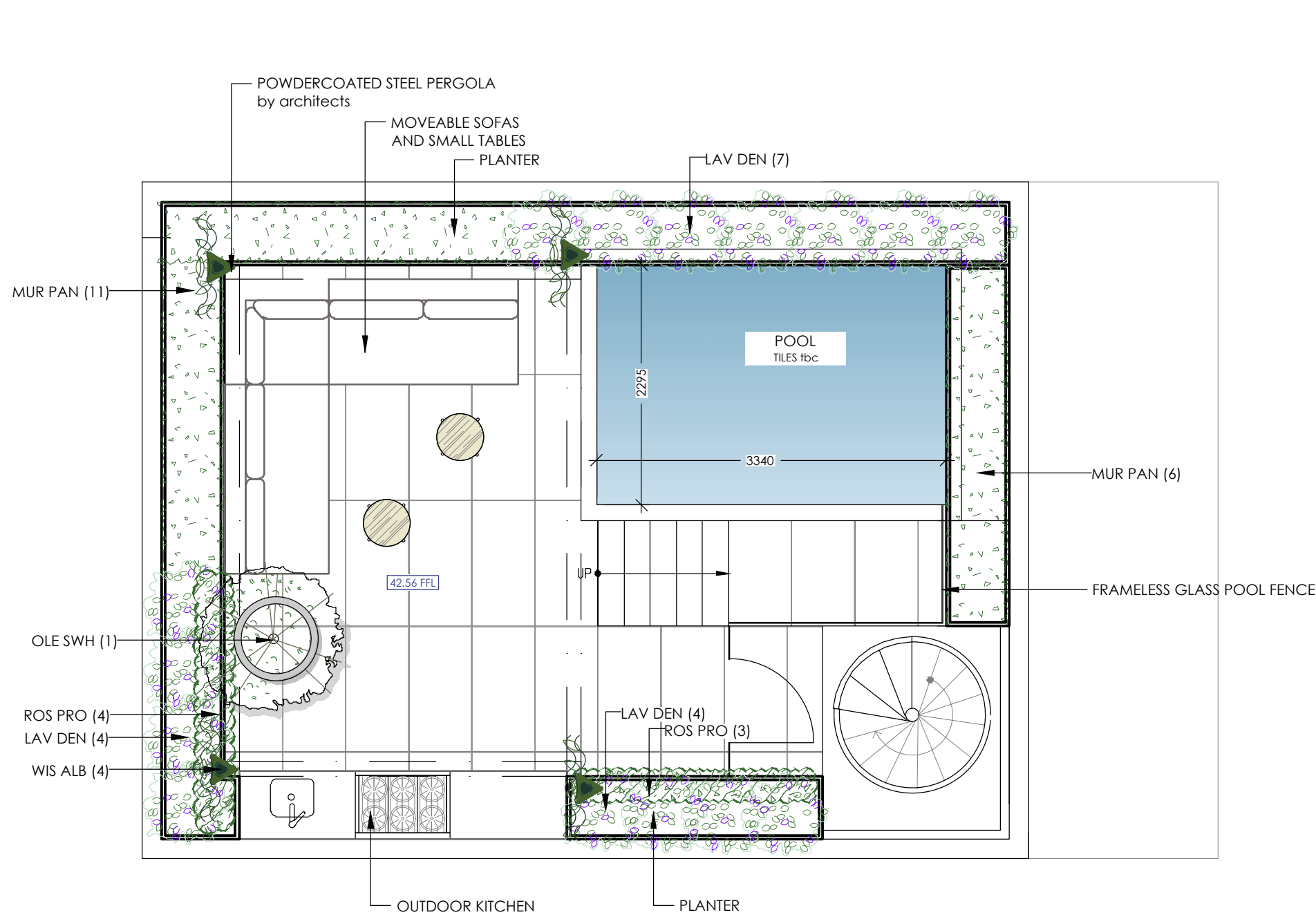
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PLANT SCHEDULE LEVEL 1

CODE	BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	SIZE (MATURE HXW)	EX/NV, EVG/DEC	QTY
TREES							
OLE SWH	Olea europaea 'Swan Hill'	Low Fruiting Olive	75L	2m+	8x6m	Ex, Evg	1
CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SIZE (MATURE HXW)	NV/EX, EVG/DEC	QTY
SHRUBS							
LAV DEN	Lavandula dentata	French Lavender	14cm Pot	800mm	1x1.2m	Ex, Evg	15
CLIMBERS							
FIC MIN	Ficus pumila 'Minima'	Small Leaf Creeping Fig	14cm Pot	800mm	climbs to 6m	Ex, Evg	4
WIS ALB	Wisteria floribunda 'Longissima Alba'	White Japanese Wisteria	25cm Pot	As Shown to Trellis/ Wire	climbs to 5m	Ex, Dec	4
INDOOR							
PHI XAI	Philodendron selloum 'Xanadu'	Split Leaf Philodendron	25cm Pot	500mm	0.8x1m	Ex, Evg	8
RHA EXI	Rhapis excelsa	Lady Palm	40cm Pot	As Shown	3.5x1.5m	Ex, Evg	2
HEDGES							
MUR PAN	Murraya paniculata 'clip to hedge	Orange Jessamine	25cm Pot	600mm	2.5x1.2m	Ex, Evg	17
GROUND COVERS							
ROS PRO	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	14cm Pot	500mm	0.5x2.5m	Ex, Evg	7

REFERENCE NOTES SCHEDULE LEVEL 1

CODE	DESCRIPTION	QTY	Size/ Code	Dimensions	Finish/ Colour	Material	Notes			
GARDEN FEATURES/ORNAMENTS										
	Striated Um	2	Medium	~600mm dia.	Green Glazed	Stone Composite	Connect irrigation & drainage			
	Pot (0.8m)	1		~800mm dia.			Connect irrigation & drainage			
CODE	DESCRIPTION	QTY	Material	Unit Size	Notes	Colour/ Description	Pattern	Supplier	Supplier Contact	Finish
HARDSTAND										
	Cast Stone Paving (12x6)	22.1 m²	Technifirma (low silica)	1200x 600x 20mm	to proprietary pedestal support	TBS	Stack Bond	ECO OUTDOOR	Rob Lutton (Ph: 0412 066 446)	As supplied

LEGEND

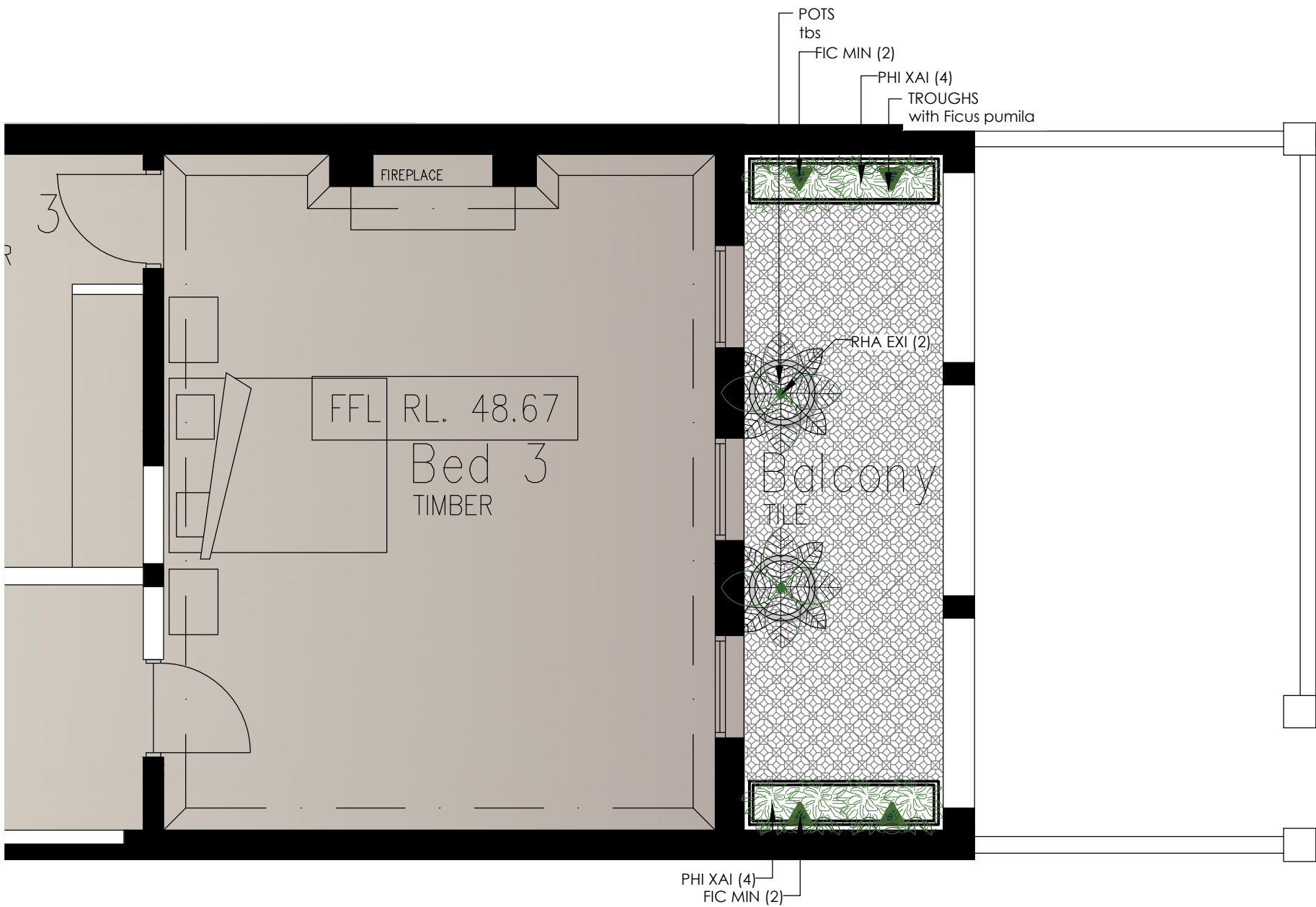
- Proposed Tree
- Proposed Shrub
- Existing Tree (retain and protect)
- Remove Tree (subject to Council approval)
- Existing Vegetation (retain and protect)
- Proposed Level
- Proposed Level, Natural Ground Level, ± Cut/ Fill
- Proposed Grade
- Nominal Fall (TBC)
- Stairs (up)
- Detail Drawing No. / Sheet
- Centreline
- Garden Edging
- Basement
- Easement

PLANT SCHEDULE LEVEL 2

CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SIZE (MATURE HXW)	NV/EX, EVG/DEC	QTY
CLIMBERS							
FIC MIN	Ficus pumila 'Minima'	Small Leaf Creeping Fig	14cm Pot	800mm	climbs to 6m	Ex, Evg	4
INDOOR							
PHI XAI	Philodendron selloum 'Xanadu'	Split Leaf Philodendron	25cm Pot	500mm	0.8x1m	Ex, Evg	8
RHA EXI	Rhapis excelsa	Lady Palm	40cm Pot	As Shown	3.5x1.5m	Ex, Evg	2

REFERENCE NOTES SCHEDULE LEVEL 2

CODE	DESCRIPTION	QTY	Size/ Code	Dimensions	Finish/ Colour	Material	Notes
GARDEN FEATURES/ORNAMENTS							
GF-06	Striated Um	2	Medium	~600mm dia.	Green Glazed	Stone Composite	Connect irrigation & drainage



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ISSUE DATE 1st JULY 2026

PROJECT STATUS DESIGN DEVELOPMENT

SCALE 1:50 @ A1 PAGE 4 of 7

ARCHITECT --

LANDSCAPE ARCHITECT DA CHECKED BY --

CLIENT WATSON
97 DRUMMOND ST,
CARLTON,
VIC

PROJECT

SITE INSPECTED 21.01.2026 & 16.03.2026

LEVEL 1 & 2 260528
AREA/ LEVEL JOB NO.

L102 A
SHEET NO. ISSUE

LANDSCAPE GENERAL ARRANGEMENT

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PLANT SCHEDULE SITE

PHOTO	BOTANICAL NAME	COMMON NAME
TREES		
	Acer pal. dissectum 'Inaba Shidare'	Weeping Red Japanese Maple
	Pyrus ussuriensis (pleached) *bare stem to 1m	Pleached Manchurian Pear
	Ulmus parvifolia	Chinese Elm
SHRUBS		
	Buxus microphylla japonica	Japanese Box Sphere
	Buxus microphylla japonica	Japanese Box Sphere
	Hydrangea quercifolia	Oakleaf Hydrangea
CLIMBERS		
	Ficus pumila 'Minima'	Small Leaf Creeping Fig
	Trachelospermum jasminoides	Star Jasmine Climber
INDOOR		
	Rhapis excelsa	Lady Palm
HEDGES		
	Murraya paniculata *clip to hedge	Orange Jessamine
MASS PLANTINGS		
	Buxus microphylla var. microphylla	Korean Boxwood (unclipped)
GROUND COVERS		
	Juniperus taxifolia lutchuensis	Lutchuensis Juniper
	Trachelospermum jasminoides *remove trellis frames if present. Pin vines to ground	Star Jasmine
	Viola hederacea	Native Violet

PLANT SCHEDULE LEVEL 1

PHOTO	BOTANICAL NAME	COMMON NAME
TREES		
	Olea europaea 'Swan Hill'	Low Fruiting Olive
SHRUBS		
	Lavandula dentata	French Lavender
CLIMBERS		
	Ficus pumila 'Minima'	Small Leaf Creeping Fig
	Wisteria floribunda 'Longissima Alba'	White Japanese Wisteria
INDOOR		
	Philodendron selloum 'Xanadu'	Split Leaf Philodendron
	Rhapis excelsa	Lady Palm
HEDGES		
	Murraya paniculata *clip to hedge	Orange Jessamine
GROUND COVERS		
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary

PLANT SCHEDULE LEVEL 2

PHOTO	BOTANICAL NAME	COMMON NAME
CLIMBERS		
	Ficus pumila 'Minima'	Small Leaf Creeping Fig
INDOOR		
	Philodendron selloum 'Xanadu'	Split Leaf Philodendron
	Rhapis excelsa	Lady Palm

REFERENCE NOTES SCHEDULE SITE

PHOTO	DESCRIPTION	Type
GARDEN EDGING		
	Steel Edge (typical)	Mild Steel
GARDEN FEATURES/ORNAMENTS		
	Striated Urn	Medium
	Atelier Vierkant Bowl	O120
	Water Spout (mounted) Plinth 700	
GRASS SURFACES		
	Tall Fescue RTF	Tall Fescue blend
	Synthetic Turf (pet grass)	'Pet Premium Super'
HARDSTAND		
	Unit Paving (stretch) 9x6	Bluestone
	Stair Treads (length) - type 1 Pond Capping Paver Stepper 10x5	To match paving To match paving To match paving

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THE STUDIO

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PRB DESIGN PTY LTD | ABN 20 068 281 078
PAULBANGAY.COM

ISSUE DATE

1st JULY 2026

PROJECT STATUS

DESIGN DEVELOPMENT

SCALE

NTS @ A1

PAGE

5 of 7

ARCHITECT

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LANDSCAPE ARCHITECT

DA

CHECKED BY

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CLIENT

WATSON
97 DRUMMOND ST,
CARLTON,
VIC

SITE INSPECTED

21.01.2026 & 16.03.2026

AREA/ LEVEL

260528
JOB NO.

L200 SHEET NO.

A
ISSUE

PLANT & MATERIAL SELECTIONS

DRAWING TITLE:

[NOT FOR CONSTRUCTION]

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS/ ORDERING. DO NOT SCALE FROM REPRODUCED/ COPIED DRAWINGS. USE ORIGINAL. PLANT ONLY.
CONTRACTOR AND CLIENT TO OBTAIN ALL PERMITS/ APPROVALS. STRUCTURAL ELEMENTS DETAILED BY PRB DESIGN FOR AESTHETIC REFERENCE ONLY.
CHECK ALL DRAWINGS, QUANTITIES AND MATERIALS. REPORT ANY DISCREPANCIES/ ERRORS TO PRB DESIGN.

LANDSCAPE WORKS CERTIFICATION

PRB Design requests that throughout, and upon completion of landscape works, Landscape Architect certification of works be facilitated. Contractor shall also be asked to certify that all landscape works have been completed in accordance with the approved drawings, permits, Australian Standards and good industry practice.

INSPECTIONS: Regular inspections or review by Landscape Architect are required throughout the construction process. Contractor shall provide photographic evidence (at a minimum) of Witness Points noted below. Failure to do so will result in uncertified works, which client may request to be rectified at contractor's expense.

MARKETING TERMS: Usage of the Paul Bangay / PRB Design Pty Ltd. name and associated branding for marketing purposes is conditional on Landscape Works Certification, and specific involvement of Landscape Architect.

NOVATION TERMS: Contractor/ Entity to promptly issue sub-consultancy agreement to PRB Design, outlining commitment to landscape works certification (as outlined below). If this is not forth coming, PRB Design shall notify client that we have not been engaged and cannot certify the completed works - likely holding up their plan sealing/occupancy if certification is required by the approval, and removing their right to use the Bangay name and branding in marketing materials.

PRE-COMMENCEMENT MEETING: Landscape Contractor to give notice to allow PRB Design Landscape Architect to attend pre-commencement meeting, either physically or remotely.

HOLD POINTS & WITNESS POINTS

DEFINITIONS

Hold point: A mandatory verification position in the contract beyond which work cannot proceed without designated authorisation.

Witness point: A nominated position, in the different stages of the Contract, where the option of attendance may be exercised by the Superintendent, after notification of the requirement.

Non-conformance report (NCR): A mandatory (standard format) submission by the contractor that details the non-conforming work and the contractor's proposed disposition of the non-conformance.

Notice of non-conformance (NNC): Formal instruction to the contractor of product non-conformance to documented requirements. It automatically creates a Hold Point and requires a non-conformance report (NCR) from the contractor.

Corrective action request (CAR): A formal advice/instruction to the contractor requesting action to eliminate the cause of a detected nonconformity.

Disposition (of non-conformity): A remedial action to be taken concerning material, components or product about which a decision has been made. The resolution of a nonconformance, (This should not be confused with Corrective Action.)

HOLD POINTS: Hold points are usually assigned to those critical aspects of the work that cannot be inspected or corrected at a later stage because they will no longer be accessible. Specific hold points to be raised and discussed at pre-commencement meeting. Contractor to refer Superintendent / Project Manager for details. Note: Hold points shall automatically be created upon issuance of NNC.

PRB recommends using hold points sparingly as each potentially affects project duration and cost.

WITNESS POINTS: Inspection/ Review: To enable certification, give notice so that inspection may be made, (or provide photographic evidence for review to Superintendent and/or Client, and cc: info@paulbangay.com or project LA if known) of the following:

- Site Preparation
 - general site set out
 - soil/ bed preparation (including soil testing, amelioration, and mounding)
 - site grading
- Drainage
 - inspection of drainage trenches and pipe runs prior to backfilling
- Irrigation
 - submit irrigation design for approval prior to commencement of works
 - commissioning test once installed
- Plant Procurement
 - representative samples of all stock scheduled to establish conformity immediately before the acceptance of tender.
 - plant material at, as close as practical, 100% completion of stocking of species and numbers.
- Planting
 - set out of plants
 - inspection of excavated holes and planting technique
- Samples
 - substituted and unspecified materials (e.g. paving, pebble, fences, gates, screens, garden lighting fixtures, etc.)
- Shop Drawings
 - review all landscape related shop drawing
- Concrete Paths, Slabs & Footings
 - concrete sub-base (special note of fill compaction, if applicable)
 - form work, reinforcement (including bar chairs) and jointing in place
- Structures & Retaining Walls
 - ensure building works inspected by building surveyor and building permit in place
- Waterproofing
 - evidence of installer's acceptance of the flooring substrate before starting installation
 - membranes after installation and before concealment
 - floor testing, if applicable
- Completion
 - date of practical completion
 - three monthly intervals during the plant establishment period.
 - end of defects liability period.

CONCEALMENT: If notice of inspection is required for parts of the works that are to be concealed, give notice when the inspection can be made before concealment. Always provide photographic evidence for review prior to concealment.

CONTRACTOR'S ROLE: The contractor is responsible for satisfying the documented contract requirements and planning, developing and maintaining a system assuring the detection of non-conformances and control of their resolution. Issue photographic evidence for all Witness Points.

The issue of a Non-Conformance Report or a Notice of Non-Conformance automatically creates a Hold point. Contractor shall also be asked to self-certify that all landscape works have been completed in accordance with the approved drawings, permits, Australian Standards and good industry practice.

PLANT PROCUREMENT

PRB Design prioritises sourcing all plants and ornaments for our projects in-house. This approach ensures the highest quality stock and allows our office to carefully oversee all selections, substitutions and deliveries.

Upon request from the Superintendent or Client, the Contractor may be asked to provide a value-engineered supply quote. This is acceptable; however, the Contractor must seek approval for plant stock prior to tender acceptance, and delivery. Photographic samples should be provided to the Superintendent or Client and cc: info@paulbangay.com

PHOTOGRAPHIC RECORDS: Requirement: Submit photographic records as follows:

- Rates:
 - For more than 100 plants: Submit 1%.
 - For less than 100 plants: Submit 1 sample.
 - Plant species:
 - All palm species.
 - All 100L + plants.
 - All 'specimen' plant species.
- Identification: Submit photographs as follows:
- In colour.
 - With a clearly identifiable scale reference located in the same plane as the plant stem or trunk.
 - Labelled with plant species name.
- Clarity: Sufficient to be able to ascertain the species, size and quality of a single specimen of the subject plant.

Refer to PRB Construction Specifications chapter 0255b Landscape - Plant Procurement for more information.

CONSTRUCTION NOTES

GENERAL

PAINTING FENCE PAINTING: All nondescript paling fences (i.e. paling boundary fences) to be painted 'Bangay Green' consisting of 1 part Brunswick Green (33797), 1 Part Black (5G6G9) - 50/50 mix.

WALLS: All walls (retaining, freestanding, etc.) not exempt from planning regulations and NCC to be specified by Engineer and approved by Local Government Authority.

FOOTINGS: For footings in close proximity to shrubs, creepers and ground covers, allow at least 300mm of topsoil over footings. Footings adjacent to proposed tree plantings require 700mm of topsoil cover. This is to ensure adequate soil exists for plantings adjacent to structures (i.e. walls, pergolas, decks, fences etc.), all footings to be set below finished ground level (GL).

STONE CLADDING:

- Provide mechanical fixing where cladding height exceeds 3m or stone weight exceeds 32 kg/m².
- Adhesive-only fixing permitted only where substrate capacity is compliant and stone weight is within limits.
- Substrates to be clean, sound, and prepared (remove laitance, release agents, contaminants).
- Blockwork/brick substrates to be rendered and core-filled prior to fixing cladding.
- Fibre-cement sheeting must be manufacturer-approved for tile loads: fixings must penetrate into framing.
- Use C2 polymer-modified or R-class epoxy adhesives where adhesive fixing is permitted.
- Ensure full adhesive contact to stone backs; remove excess resin or contaminants.
- Provide stainless steel support angles (min. 2 mm thick) where mechanical fixing is required.
- Coordinate anchor locations with structural substrate; anchors must not fix into sheathing alone.
- Maintain consistent joint alignment; stack stone installed with butt joints (no grout).
- Protect waterproofing membranes; do not bond cladding or fixings directly to membrane.
- All fixing systems and substrate suitability to be verified by a qualified engineer where required.

VEGETABLE/HERB GARDENS: Any edging or raised structure to house vegetable or herb gardens is strictly not to be constructed from treated pine. Paul Bangay to be consulted on type of material to be used if not specified on drawings.

JASMINE TO MESH: Install steel trellis mesh (50x 50mm powder-coated black) to location(s) indicated on drawings. Mesh to be fence/ wall mounted if suitable, otherwise freestanding with steel frame/ posts. Contractor to measure and quantify material on site.

WATER FEATURES: Maximum water depth to be <300mm unless otherwise stated on detail. Install aluminium mesh (powder coated black by manufacturer) with 70mm apertures, secured 50mm below water level for child safety for water deeper than 300mm as per detail. Concrete chisel of pond to be detailed by structural engineer. Pond internally waterproofed with fibreglass finish by onsite fibreglasser (from 'Wetseal' or similarly approved). Paint over with 2 coats of vinyl chloride rubber (colour : matt black). Allow for all services prior to waterproofing/tanking including, 12 volt lighting cable, pump cable & overflow pipe. Install PVC pipe as overflow pipe & connect to storm water system. Cut off pipe at water level & paint in block waterproof paint. It is advisable to install oversized pipes for cables to ensure future replacement is not hindered. A flexible pipe connection should be allowed for to the pump to allow access and servicing of the pump. There should be sufficient power cable length in the pond to allow for removal of the pump for servicing. Contractor to consult with Oz Watergardens Nursery as to required pump size, pipe requirements and water feature design/details. ADD: 100 Glen Rd, Silvan VIC 3795 PH: (03) 9337 9663.

PLANTING WORKS

PLANTING REQUIREMENT: Make sure the general appearance and presentation of the landscape and the quality of plant material at the date of practical completion is maintained for the planting establishment period.

EXISTING PLANT MATERIAL: Maintain existing planting and grass within the landscape contract area as documented for the matching classifications of new grassland or planting.

PLANT REPLACEMENT: Replace failed, dead and/or damaged plants at maximum 3 weekly intervals as necessary throughout the plant establishment period.

PLANT ESTABLISHMENT PERIOD: 13 weeks typical for domestic projects, 52 weeks for commercial (date of practical completion to the end of the defects liability period)

INSECT AND DISEASE CONTROL: Responsibility for insect and disease control: Contractor

Period for treatment: Until the problem has been eliminated.

STAKES AND TIES: Generally: If plants are not self-supporting or if stakes are damaged, stake or re-stake the plants as follows:

- Drive three hardwood stakes placed diagonally with the first stake on the opposite side to the prevailing winds.
- Removal: If plants are robust with well-developed systems and no longer require support, remove stakes and ties.

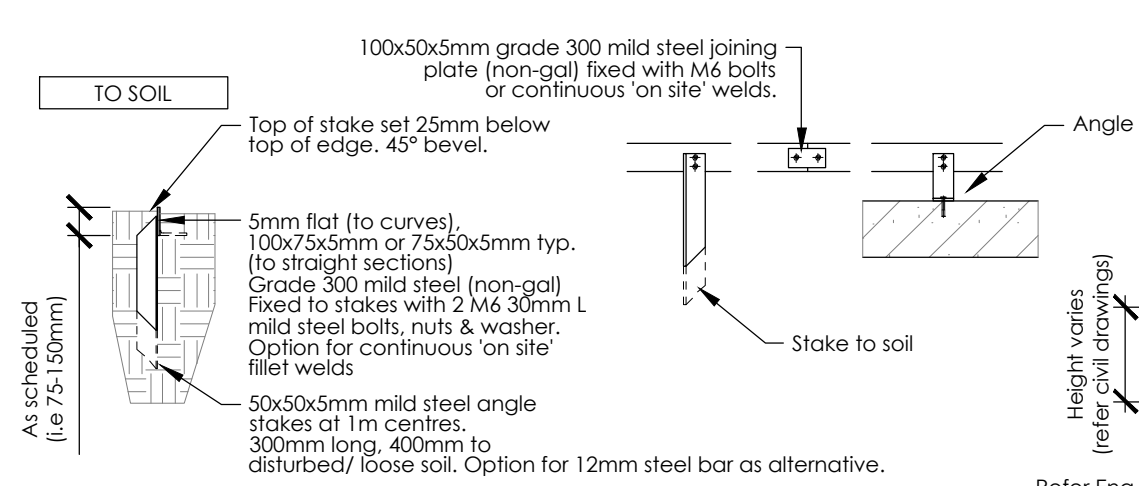
ESTABLISHMENT: Adhere to PRB Construction Specifications chapter 0256b Landscape - Establishment and 0259 Landscape - Maintenance.

IMPORTANT
IFT AND IFC PLANS ARE TO BE READ IN CONJUNCTION WITH THE
ACCOMPANYING **PRB DESIGN LANDSCAPE SPECIFICATIONS.**
BASED ON NATSPEC, THIS AUXILIARY A4 REPORT OUTLINES PREFERRED AND
BEST PRACTICE PROCEDURES FOR:

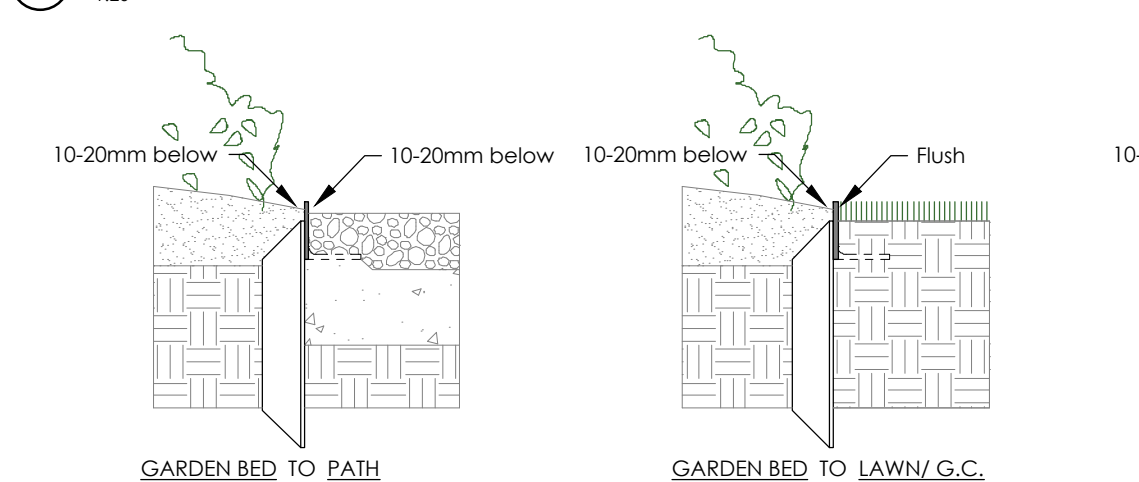
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|---|--|
| 0131 Preliminaries | 0276 Paving – sand bed |
| 0171 General requirements | 0277 Pavement ancillaries |
| 0172b Environmental management | 0278 Granular surfaces |
| 0181 Adhesives, sealants and fasteners | 0279 Paving – on pedestals |
| 0183b Metals and prefinishes | 0310 Concrete – combined |
| 0184 Termite management | 0312 Concrete reinforcement |
| 0185 Timber products, finishes and treatment | 0315 Concrete finishes |
| 0191 Sundry items | 0321 Precast concrete |
| 0195p TACTILE SYSTEMS TGSi and stair nosing | 0331b Brick and block construction |
| 0201 Demolition | 0332b Stone masonry |
| 0221 Site preparation | 0333 Stone repair |
| 0222 Earthwork | 0342 Light steel framing |
| 0223 Service trenching | 0344b Steel – hot-dip galvanized coatings |
| 0224 Stormwater – site | 0345b Steel – protective paint coatings |
| 0241 Landscape – walling and edging | 0382 Light timber framing |
| 0242b Landscape – fences and barriers | 0383 Decking, sheet and panel flooring |
| 0243 Landscape – water features | 0411b Waterproofing – external and tanking |
| 0251 Landscape – soils | 0421 Roofing – combined |
| 0252 Landscape – natural grass surfaces | 0431 Cladding – combined |
| 0253 Landscape – planting | 0433 Stone cladding |
| 0254 Irrigation | 0611 Rendering and plastering |
| 0255b Landscape – plant procurement | 0612b Cementitious toppings |
| 0256b Landscape – establishment | 0632 Stone and terrazzo tiling |
| 0259 Landscape – maintenance | 0641 Applied wall finishes |
| 0261 Landscape – furniture and fixtures | 0651 Resilient finishes |
| 0262 External sports and playground surfacing | 0671b Painting |
| 0271b Pavement base and subbase | 0673 Powder coatings |
| 0272 Asphalt | 0702 Mechanical design and install |
| 0273 Sprayed bituminous surfacing | 0802 Hydraulic design and install |
| 0274b Concrete pavement | 0902 Electrical design and install |
| 0275 Paving – mortar and adhesive bed | |

NOTE: Chapters not specifically relevant to this project will typically be omitted from the report

1 LANDSCAPE CONSTRUCTION SPECIFICATIONS



7 TYPICAL STEEL EDGING



8 SURFACE LEVELS TO TYPICAL STEEL EDGING



BANGAY STUDIO PREFERRED IRRIGATION SYSTEMS:

NB: Irrigation design should (where practicable) adhere to these specifications.
If changes are to be proposed (due to cost management or other reasons), contractor is advised to seek both client and Bangay approval.

Trees

- Dripline (consecutive rings x3 (min.) @ 40cm offsets) - for trees of all sizes and life stages, and medium-to-heavy soils. Should extend to width of tree canopy. May be used in tandem with RWS.
- Root Watering System (RWS) - for new plantings, small trees, and medium-to-heavy soils, dry climates with heavily compacted soil, street medians, and large planters (2 units per tree: Size 45 where rootball is <200L, Size 90 where rootball is >200L.)
- Multi-Stream Bubbliers - for new plantings, small-to-medium trees, and light-to-medium soils

NOTE: Best Practice is for both dripline rings & RWS to large new trees

Large Lawns (10m+ width)

- Pop-up Gear Rotors (e.g Hunter PGP Ultra / Rain Bird 5000 series)

Narrow/ Small Lawns

- Rotator Nozzles (e.g Hunter MP Rotator / Rain Bird R-VAN)

Large Garden Beds (2.5m+ width)

- Rotator Nozzles, pop-up (e.g Hunter MP Rotator / Rain Bird R-VAN)
 - Option for spray nozzles (lower cost per unit, but up to 30% less water efficient)

Note: In areas of high wind, rotator nozzles shall be used due to bigger droplet sizes

Narrow/ Small Garden Beds

- Rotator Nozzles or Spray Nozzles, pop-up (e.g Hunter MP Rotator / Pro-Spray / Rain Bird VAN Nozzles)

Screening Hedges

- Driplines (13-14mm) x two(parallel, with plants in centre) with alternating dripper spacing

Pots

- Pressure-Compensating Bubbliers
- Dripline (6mm) with 15cm dripper spacing / Dripline (13-14mm) with 30cm dripper spacing in ring(s)

Planter Boxes

- Trees: Root Zone Watering System / Multi-Stream Bubbliers / Dripline (consecutive rings)
- Shrubs and Groundcovers: Dripline (13-14mm, 2.0 l/hr) with 30cm dripper spacing.

Vegetable Gardens

- Dripline (13-14mm) with 30cm dripper spacing. 3.0 l/hr (high flow), or Rotator Nozzles (refer client).

Paver Steppers in G/C & 'Green Stairs'

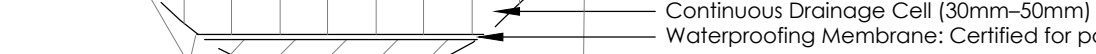
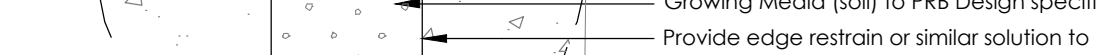
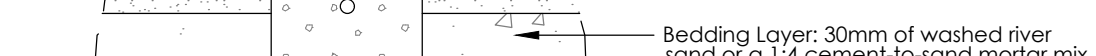
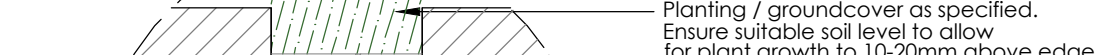
- Dripline (6mm) with 15cm dripper spacing. Weave line between plants and steppers, anchoring frequently with metal pins. Note: Dripline not suitable for lawn.

Final irrigation design by specialist. All other irrigation equipment to be fit for purpose, and of high quality (e.g. isolations valves, quick coupling valves, air valves, irrigation control wire (housed in PVC conduit)) & copper grounding plates, decoders, controller (Wi-Fi enabled), pump, automatic filter, water meter, flow sensors, and rain sensor).

RECLAIMED / RECYCLED / NON-POTABLE WATER SOURCE: Use of lilac coloured pipes and components required. Ensure Soleinoid Valves are suitable for unfiltered water (e.g. Hunter ICV Filter Sentry™ Valve)

PIPE CLASSIFICATION	DEPTH OF COVER FROM FINISHED GRADE	PREFERRED MATERIAL
Mainline and sub-mains (upstream of valves)	600mm	MDPE piping P.N 12.5
Laterals and sub-laterals (downstream of valves)	350mm	MDPE piping P.N 10
Drip laterals	75mm (below mulch)	proprietary LDPE system and fittings

2 PRB IRRIGATION NOTES



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