

Maintenance of Approved Landscaping

12. The owner of the premises at 37 Bay View Street is to maintain the landscaping approved by this consent generally in accordance with landscape plan identified by Condition A1 as modified by **Condition C28**.

Any replacement plants required shall be advanced in growth and be selected to maintain the anticipated mature height, canopy density and nature of those plant species as originally approved.

Should it be desired to substitute plants which are not of the same mature height, canopy density and nature (particularly flowering for non-flowering, native for exotic, deciduous for nondeciduous or the reverse of any these) a modification to this consent will be required.

(Reason: To ensure maintenance of the amenity, solar access and views of adjoining properties)