

Landscaping

[...]

58 Except for planting on the spur landform, native riparian margin plantings, grapevine plantings, Wilding Tree Removal and Proposed Native Planting and the planting of retaining structures behind the studio buildings, the detailed Landscape Plans must be fully implemented by the consent holder within 12 months of the completion of any part of the development. This includes all trees, shrubs, grassed areas, native species, and any existing vegetation identified for retention.

Planting of the spur landform, native riparian margin plantings, grapevine plantings and the planting of the retaining structures behind the studio buildings must be fully implemented by the consent holder prior to the commencement of construction of buildings. This includes all trees, shrubs, grassed areas, native species, grapevine planting and any existing vegetation identified for retention.

All planting shall be maintained and irrigated in accordance with the detailed Landscape Plans in perpetuity. Any plant or tree that dies or becomes diseased shall be replaced within 12 months in accordance with the certified detailed Landscape Plans in Condition 56.

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59A The following obligations relate to the Wilding Tree Removal and Proposed Native Planting Plan and Phasing Plan (WT Plans) in the Ayrburn Screen Hub Design Report approved under Condition 1:

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- a. The obligations under this condition in respect of each of Areas A, B and C shown on the WT Plan are subject to the consent holder obtaining the written approval detailed in Condition 59B in respect of each Area (ie: the obligations in respect of each of Areas A, B and C apply separately in relation to each of Areas A, B and C).
- b. The consent holder shall:
 - i. remove all exotic vegetation (excluding grass) from each of Areas A, B and C shown on and in accordance with the WT Plans;
 - ii. replant each of Areas A, B and C in native vegetation in accordance with the directions detailed in the WT Plans;
 - iii. maintain on an ongoing basis, the native planting within Areas A, B and C shown on the WT Plans in accordance with the Ayrburn Screen Hub – Southern Boundary Bank Planting Specification and Maintenance Plan.
- c. Vegetation removal and planting required under this condition shall be completed for Phase 2 (Top Area) prior to the occupation of any buildings authorised under this consent.

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- d. Conditions 55-59 apply to the native planting required under this condition provided that, in the event of any inconsistency between Conditions 55-59 and this condition, this condition shall prevail.