

22<sup>nd</sup> September 2020

Challenger Investment Partners  
C/- Macroplan  
**Attn: Martin Abell**  
Level 10, 580 George Street  
Sydney NSW 2000

**RE: Lennox Village Shopping -  
Addendum to Arboricultural Impact Assessment (dated 3<sup>rd</sup> July 2020, Rev C)**

This Addendum was prepared in relation to Lennox Village Shopping Centre, Great Western Highway & Pyramid Street, Emu Plains. As background, treeiQ prepared an Arboricultural Impact Assessment & Tree Protection Specification in relation to a proposal which included an extension to the existing supermarket, truck service lane and condenser enclosure. Penrith City Council have undertaken a preliminary assessment of the Development Application (Doc ID 9297157, dated 15.09.2020) and have determined that the application, particularly the proposed landscape treatment along Pyramid Street, does not address the relevant provisions within Chapters C1 and C2 of the *Penrith Development Control Plan (2014)*.

The proposal will require the removal of seven (7) trees along Pyramid Street. Of these, Trees 54, 56, 57 and 58 have been allocated a Retention Value of *Consider for Retention*. However, Trees 56 and 57 were identified as late-mature specimens of *Eucalyptus nicholii* (Narrow Leaf Peppermint). These trees have a short Useful Life Expectancy and this species is anecdotally known to be relatively short lived in the Sydney region with an increased likelihood of failure at the root plate.

Trees 59 and 60 have been allocated a Retention Value of *Priority for Removal* and are listed as exempt species in the *Penrith City Council Tree & Vegetation Removal – Protected & Exempt Vegetation Factsheet*. This species is also listed as a controlled weed under the *NSW Biosecurity Act (2015)* and identified in the *Greater Sydney Regional Strategic Weed Management Plan (2017– 2022)*.

Tree 61 has been allocated a Retention Value of *Consider for Removal* and has developed a poor crown form due to powerline clearance works.

TreeiQ have been provided within an updated Landscape Plan which has been prepared in response to Council comments. The updated Landscape Plan shows new landscaping is proposed along the Pyramid Street frontage including the planting of 7x *Melaleuca linarifolia* (Snow in Summer) supplied as 75 litre specimens which will provide immediate amenity to the area and help off-set the loss of canopy cover from tree removal. An additional 3x *Melaleuca linarifolia* (Snow in Summer) are also proposed in the eastern corner of the site to further address Council's concerns with regards to canopy cover loss.

*Melaleuca linarifolia* (Snow in Summer) is a locally indigenous species which is included in Table E3.6: Suggested Species List in the *Penrith Development Controls Plan (2014)*. The species reaches an approximate height of 10m, and most importantly, is decurrent in habit which is the best shape for planting under powerlines as it lends itself to early training and directional pruning.

The updated Landscape Plan now shows the service truck access lane to be constructed using a permeable pavement surface to address Council's concerns regarding soil volumes available to the new trees which are to be planted within the adjacent garden bed. This section of pavement should be laid on a no-fines, gap graded sub-base with only minimal compaction of the underlying soil surface to allow for water infiltration and gaseous exchange.

In summary, given the short ULE lifespan of Trees 56 and 57, the weed status of Trees 59 and 60 and the poor form of Tree 61, the new landscape treatment on Pyramid Street with the inclusion of seven (7) new *Melaleuca linarifolia* (Snow in Summer) and shrub underplanting will create a dense, stratified canopy which is well for the site conditions.

Please do not hesitate to contact me if require any additional information or have any questions.

Yours sincerely



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