



21st January 2026

GEOSCAPES Reference: # 200827_MOD3_LET_RTC01

To: **Department of Planning Industry and Environment**

Via email: amurr@projectstrategy.com.au

Re. ACCESS Industrial Estate (SSD-176471859)

Dear Sir/Madam,

This letter has been prepared to outline the key changes proposed under SSD Modification 3 in comparison to the previously approved modification.

The updates included in SSD Modification 3 are summarised as follows:

- Trees previously proposed along Lot 3 have been removed due to the presence of a high-voltage (HV) power line running along the extent of this area. In lieu of trees, low-level grasses and groundcover planting are still proposed to maintain landscape treatment while complying with safety and clearance requirements.
- Tree species across the site have been updated to align with Penrith City Council's Draft Street Tree Master Plan, ensuring consistency with Council's current strategic planting objectives.
- The location and spacing of trees have been amended to comply with Penrith City Council's recommended planting distances and to respond to the Sightline Assessment prepared by MU Group, ensuring appropriate visibility and safety outcomes are achieved.
- Trees have been removed beyond the defined construction boundary due to a lack of control over these areas. These areas fall under the authority of Transport for NSW (TfNSW). Turf has been proposed within these zones to avoid the risk of sacrificial planting works occurring in areas outside the project's control.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B. Gluszkowski'.

Ben Gluszkowski Grad Dip LA, Registered Landscape Architect #5868

Director

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