



**242 -244 Beecroft Road, Epping –
Modification to SSD-68708456
Transport Statement**

1 October 2025

Department of Planning, Housing & Infrastructure

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Dear Sir/Madam

242 -244 Beecroft Road, Epping | Modification to Existing Approval | Transport Statement

INTRODUCTION

JMT Consulting was engaged by Dasco Australia Pty Ltd to prepare a transport statement in support of a modification to the approval under SSD-68708456 for the site at 242 -244 Beecroft Road, Epping ('the site'). The purpose of this document is to describe the traffic and transport implications of the modified proposal with reference to the approved development on the site, including:

- Vehicle site access arrangements
- On-site servicing provision
- Car parking numbers
- Traffic generation and road network impacts

TRANSPORT ASSESSMENT

(i) Vehicle site access

Access arrangements for vehicles into and out of the site remains the same as the current approval under SSD-68708456. This includes provision of a combined entry / exit driveway for cars and trucks from Ray Road as well as an entry and exit for cars via Beecroft Road.

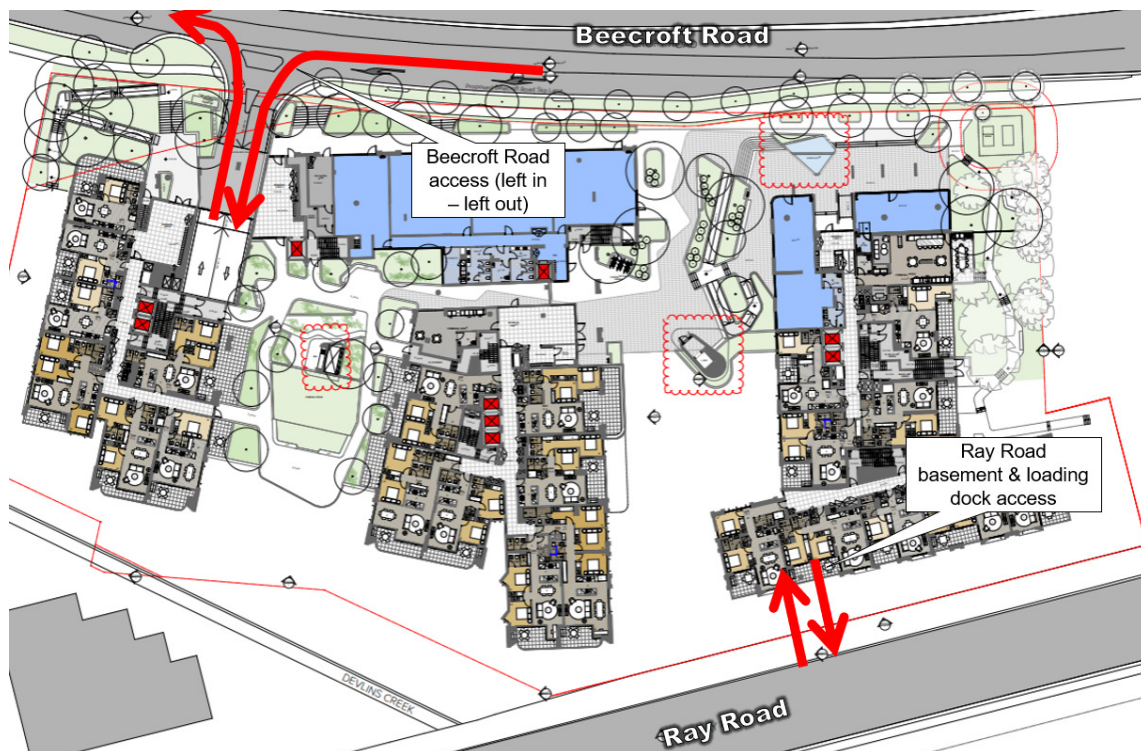


Figure 1 Proposed vehicle site access strategy

(ii) Car park design

Consistent with the development consent, the car park has been designed in accordance with AS2890.1 with respect to ramp gradients, circulation aisle widths and car space dimensions. A review of the plans has found that the car park layout complies with the requirements of AS2890.1-2004, specifically:

- Minimum 2.4m wide and 5.4m long parking spaces provided for typical parking spaces
- Minimum 5.8m wide parking aisles
- All columns and other structure outside of parking space envelope as prescribed in Figure 5.2 of AS2890.1
- Minimum 1m blind aisle extension from the edge of parking spaces to a structure for 'end parking spaces' as per Figure 2.3 of AS2890.1
- All accessible parking spaces are compliant with the relevant Australian Standard (AS2890.6) with the provision of a 2.4m wide 'shared area' adjacent to parking spaces.
- All parking spaces for the adaptable parking units are compliant with AS4299 with the provision of 3.8m wide bays

Swept path analysis showing appropriate internal vehicle circulation between basement levels is provided as Figure 2 below.

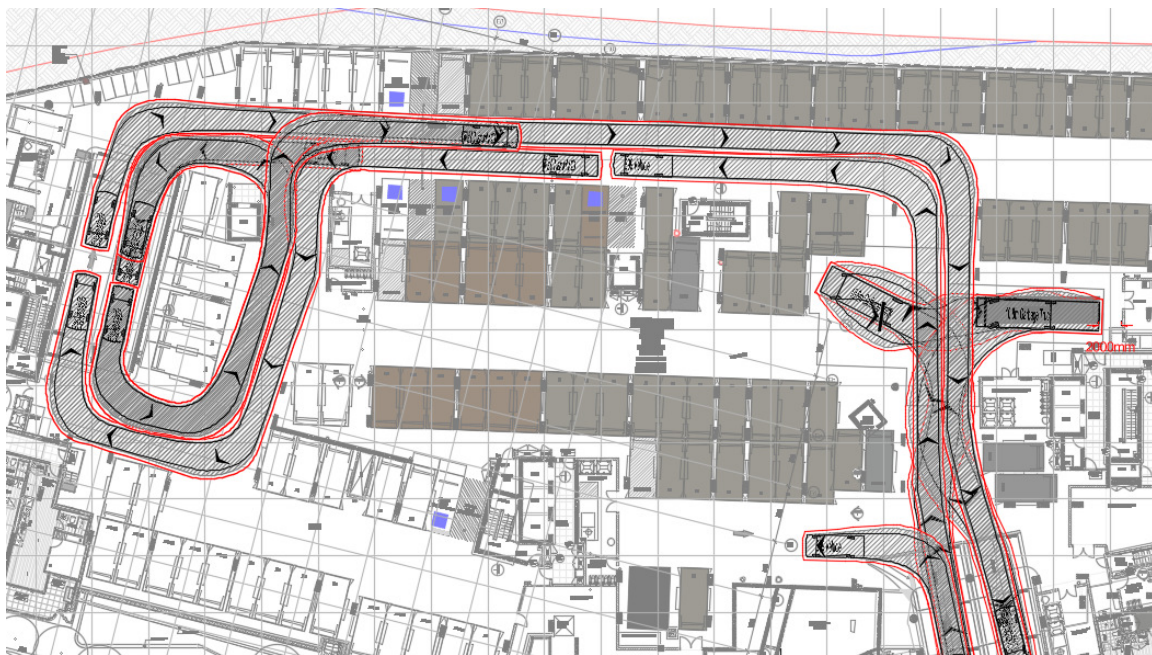


Figure 2 Swept path analysis

(iii) Site servicing

The modified application maintains an on-site loading dock suitable to accommodate a 10.8 long Council waste collection vehicle, with provision for a 4.5m height clearance. The proposal also maintains provision for access via a Small Rigid Vehicle (SRV) as well as two trades vehicles. All service vehicles would continue to access the site via the Ray Road driveway.

Swept path analysis demonstrating service vehicles can adequately access the various loading bays within the site are provided in Figure 3 below.

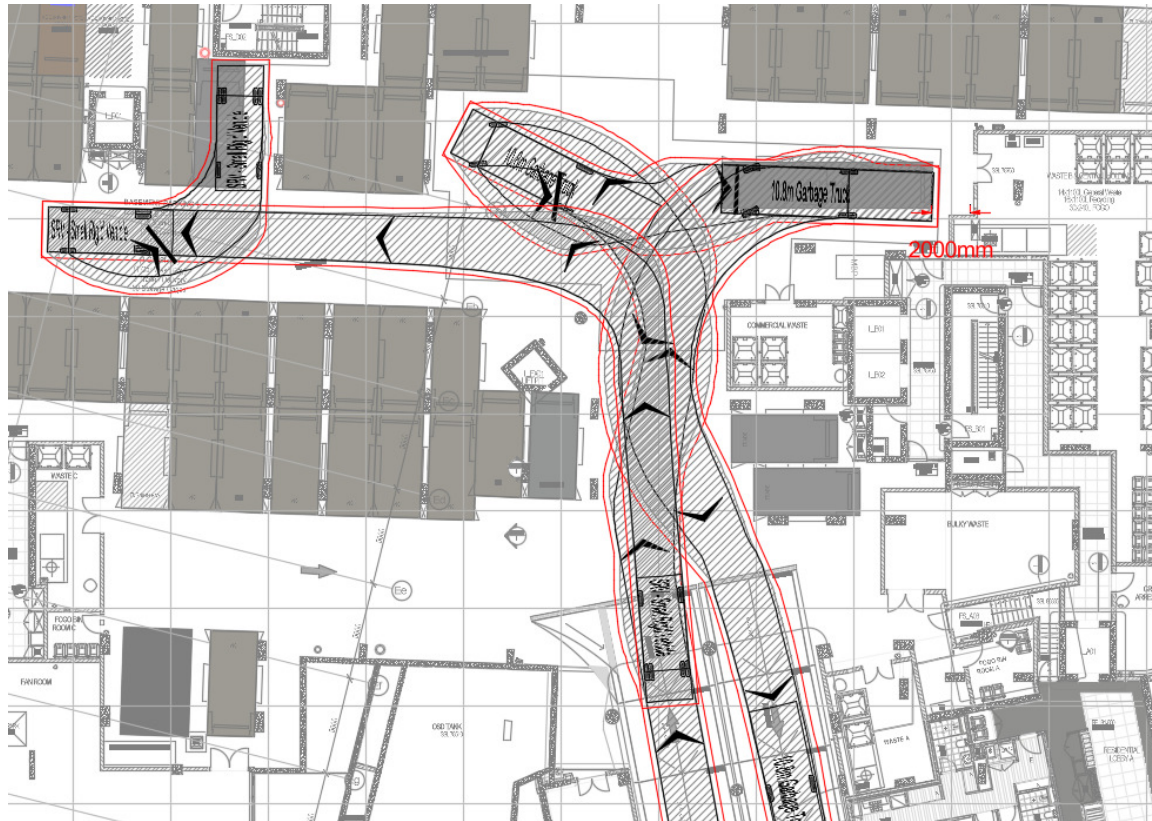


Figure 3 Swept path analysis – loading area

(iv) Car parking

The modified proposal maintains the same number of car parking spaces when compared to the current approval under SSD-68708456, including:

- 474 residential parking spaces
- 68 visitor parking spaces
- 12 commercial parking spaces
- 4 motorcycle spaces
- 1 car share space
- 1 car wash space.

Maintaining this level of car parking, consistent with the requirements of Condition B31 of the project approval, is considered appropriate given the scope of the proposed modification.

(v) Traffic impacts

The modified proposal will not adversely impact the operation of the surrounding road network, having regard to the approved development, given:

- The modification does not increase the total non-residential floor space nor the number of residential apartments;
- The modification does not increase the number of car parking spaces provided on the site; and
- Vehicular access driveways are maintained via Ray Road and Beecroft Road in the same location as per the current approval;

In the above context the modification would not trigger any additional traffic impacts compared to the current approval for the site.

SUMMARY

JMT Consulting has prepared this transport assessment to support a modified application for the site at 242 -244 Beecroft Road, Epping. Based on an assessment of the architectural scheme prepared for the modification, the transport impacts arising from the proposal are considered acceptable and would not trigger any additional impacts beyond that contemplated under the current approval for the site under SSD-68708456 given:

- Vehicle site access arrangements remain consistent with the current approval;
- The car parking layout and design remains suitable to accommodate vehicular movements;
- Adequate arrangements for on-site servicing will be maintained, including the ability for a vehicles to enter and exit the site in a forwards direction and vehicles to access each space within the dock independently;
- Appropriate levels of car parking continue to be provided for all uses of the site to meet anticipated demands; and
- The modification would not impact the operation of the surrounding road network having regard to the approved development.

Please do not hesitate to contact the undersigned should you require any further information.

Regards



Josh Milston

Director | JMT Consulting

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