

25 July 2025

Mr Stephen Barry  
Planning Director  
Independent Planning Commission

Dear Stephen

**AMENDING CONCEPT SSD (SSD-68939460) & AMENDING  
DETAILED DESIGN SSD (SSD-68708456 AMENDMENT OF AN  
APPROVED MIXED USE DEVELOPMENT AT 242 -244  
BECCROFT ROAD, EPPING**


I refer to the above development and the Independent Planning Commissions Questions on Notice dated 25 July 2025 that follows a briefing with the applicant on 18 July 2025.

This letter states in part:

*Following the Commission's meeting with the Applicant on 18 July 2025, the Commission is seeking information from the Applicant on the following matter which was taken on notice:*

*1. Please provide the relevant architectural plan(s) for the basement levels demonstrating Heavy Rigid Vehicles can be accommodated in accordance with the letter prepared by Turner Architects dated 22 May 2025 and letter prepared by Think Planners dated 28 May 2025, including details demonstrating the requirements in Council's submission dated 16 May 2025 are satisfied.*

In accordance with this request, revised architectural plans have now been prepared for the lower ground level and the three basement levels of the project that illustrate how access for the HRV garbage truck will be facilitated and the location of the relocated car parking spaces following the design changed to accommodate the larger garbage truck.



The projects traffic consultant, JMT Consulting has reviewed these revised plans and confirms that:

- Swept path analysis, as overlaid on the architectural plans, indicates that A HRV waste collection vehicle can appropriately enter and exit the site in a forward direction; and
- The amended plans indicate no net loss of car parking, with parking bays identified elsewhere in the basement to offset the loss of spaces due to the revised loading arrangement.

### Conclusion

We again thank the Independent Planning Commission for the opportunity of a briefing on Friday 18 July 2025 and trust the above in conjunction with the attached additional information responds to the requested clarifications and allows the Commissions assessment of the application to be finalised.

Should you require any further information, I can be contacted on [REDACTED] or [REDACTED]

Brad Delapierre  
Planning Manager  
**Think Planners Pty Ltd**  
PO BOX W287  
PARRAMATTA NSW 2150

Independent Planning Commission

24 July 2025

Dear Sir/Madam

**242-244 Beecroft Road, Epping (SSD-68708456) | Traffic Statement**

This traffic statement has been prepared following design changes to the internal car park and loading dock for the proposal located at 242-244 Beecroft Road, Epping. I am an appropriately qualified and competent person in this area being a Chartered Professional Engineer listed in the National Professional Engineers Register (NPER).

I have worked closely with the project architects (Turner) to resolve traffic and parking matters raised by City of Parramatta Council in their recent correspondence to DPHI in relation to the proposal. Specifically the amended plans prepared by Turner respond to Council's feedback by accommodating a 10.8 long Council waste collection vehicle, with provision for a 4.5m height clearance. Refer Appendix A for details of Council's waste collection vehicle. By making provision for this longer vehicle the internal vehicle ramp has been amended and extended in order to comply with the relevant requirements of the Australian Standards (AS2890.1). Swept path analysis, as overlaid on the architectural plans, confirms that the waste collection vehicle can appropriately enter and exit the site in a forwards direction.

In relation to car parking the amended plans indicate no net loss of car parking, with parking bays identified elsewhere in the basement to offset the loss of spaces due to the revised loading arrangement.

I am able to confirm that the proposed vehicle access and circulation arrangements are suitable and appropriate for the purposes of this State Significant Development Application. Further design work will be required post development approval to ensure all vehicle internal circulation and manoeuvring remains appropriate – this is standard practice for a project of this nature. A traffic design certificate will be required and issued prior to any Construction Certificate confirming that the design complies with the relevant requirements of the Australian Standards.

Please do not hesitate to contact the undersigned should you have any questions in relation to this advice.

Regards



**Josh Milston**

Director | JMT Consulting

MIEAust CPEng

## **Appendix A: Council Waste Collection Vehicle**

A4

SHEET

1 / 2

LAST REVISED

01/07/2022

REVISED BY

SP

APP

MLP

CHK

MLP

DWN

SP

TITLE:

SPECIFICATIONS

DRAWING No:

RL222241064908

REV

A

CHASSIS MODEL

MERCEDES ECONIC 2630 LL RHS (HIGH CAB) ACTUAL 6X4 EURO 6 (RFS FUPS)

BODY MODEL AND SIZE

REAR LOADER 24m3 COLLECTOR SERIES III CS RP HARD

SUB FRAME SPEC

N/A

AVERAGE PACK DENSITY (Kg/m3)

292

TOTAL (Kg)

FRONT AXLE (Kg)

REAR AXLE (Kg)

CAB CHASSIS MASS

7770

4485

3285

BODY INSTALLATION MASS

6880

843

6037

BODY SUBFRAME MASS

234

64

170

DRIVER MASS

100

105

-5

FUEL MASS

166

75

91

ADDITIONAL OPTIONS MASS

250

-147

397

TOTAL TARE MASS

15400

5426

9975

NHVR GML, NT AND WA COMPLIANCE

7000

1069

5931

TOTAL VEHICLE MASS ESTIMATE LOADED

22400

6494

15906

LEGAL AXLE LOADS

23000

6500

16500

NHVR CML & HML, NT WITH RFS AND WA AMMS 1 & 2 COMPLIANCE

7000

1069

5931

TOTAL VEHICLE MASS ESTIMATE LOADED

22400

6494

15906

LEGAL AXLE LOADS

23500

6500

17000

8100

OPTIMISED FOR BEST PAYLOAD WITH MOST SUITABLE STD WB.

(TABLE V11.7)

15/07/2020

ADDITIONAL OPTIONS INCL.: RL SII TUCKAWAY LIFTER, 75mm SUB FRAME, 6mm FLAT BAR.. REAR LOADER VOLUME INCL.: BODY & DOOR

TOTAL (Kg)

FRONT AXLE (Kg)

REAR AXLE (Kg)

40

20

20

RL SII BIN STOP FRAME (BASIC)

39

-22

61

RL SII BIN STOP FRAME (PNEUMATIC)

45

-26

71

RL SII CANOPY

116

-58

174

RL SI/SII BIN STOP FRAME (FOR HEAVY DOOR ONLY)

18

-10

28

1034

7821

700

1882

5475 WHEELBASE (STD WHEELBASES 4875/5175/5475)

10737 OVERALL

1491 AF

3380 = 61.7% OF WB

2672 BODY HT.

75

926 CHASSIS HT.

3674 OVERALL HT.

SUBFRAME SIZE TO BE CONFIRMED

HAND WASH SIDE

600X500X400 TOOL BOX SIDE

HAND WASH AND TOOL BOX ARE OPTIONS FOR POSITIONAL REFERENCE ONLY

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NOTES

1

WEIGHTS AND MEASUREMENTS ARE THEORETICAL / ESTIMATED ONLY AND ARE SUBJECT TO MANUFACTURING TOLERANCES.

2

THE LOAD CENTRE OF MASS IS AN ESTIMATE ONLY. THIS WILL VARY THROUGHOUT THE LOADING CYCLE AND WILL BE ENTIRELY DEPENDENT ON THE MAKE UP OF THE LOAD STREAM.

3

CALCULATIONS INCLUDE 200 LITRES OF FUEL AND A 100 DRIVER.

4

THE FRONT LEGAL AXLE LOAD IS BASED ON THE VEHICLE BEING FITTED WITH AN ECE R93 FUPS BAR AND A CAB COMPLYING WITH ECE R29. VEHICLE OWNER TO CONFIRM AXLE WEIGHTS WITH STATE AUTHORITIES AND VEHICLE SPECIFICATION WITH THE MANUFACTURER.

5.\*\*

MAXIMUM POTENTIAL PAYLOAD CAN OCCUR ONLY WHEN THE AXLE LOADS ARE FULLY EXPLOITED. THEREFORE ESTIMATED PAYLOAD DUE TO DISTRIBUTED MASS IS A MORE CONSERVATIVE ESTIMATE.

6

THE VOLUME BREAK DOWN IS AS FOLLOWS:

BODY (EX BLADE)

=

21.64 m3

HOPPER/REAR DOOR

=

03.00 m3

TOTAL

=

24.64 m3

7

THE ADDITION OF OPTIONS OVER AND ABOVE THE STANDARD SPECIFICATIONS MAY IMPACT ON THE MAXIMUM PAYLOAD THAT THE VEHICLE CAN LEGALLY CARRY.

8

NHVR COVERS EVERYWHERE EXCEPT FOR NT AND WA WHICH HAVE SEPARATE COMPLIANCE LAWS

PTO NOTES

REFER TO THE LATEST "SPK-ENG-56-020 RL PTO SPEC" ON THE PORTAL

ADDITIONAL NOTES

BODY POSITION = 1034 (NO STD AVAILABLE) / OVERHANG = 61.7% (AU) / WHEELBASE = 5475 (AU) ACTUAL

INCREASED LEGAL AXLE LOADS MAY BE AVAILABLE, CONFIRM WITH VEHICLE MANUFACTURER AND STATE AUTHORITIES

REFERENCE ONLY

(UNSUITABLE CONFIGURATION - CUSTOMER TO ENSURE REAR OVERHANG EXEMPTION PERMIT CAN BE OBTAINED FOR THIS CONFIGURATION)



BEECROFT ROAD

SITE BOUNDARY

STORAGE CAGES /  
RESIDENTIAL BICYCLE  
PARKING  
25 CAGES

LOWER GROUND PARKING  
94 Parking Spaces Total  
(81 Standard  
13 Accessible)  
40 Storage Cages  
RL 82.160

STORAGE CAGES /  
RESIDENTIAL BICYCLE  
PARKING  
25 CAGES

DEVILINS CREEK

RAY ROAD

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**CLIENT**  
Dasco Property Development Services Pty Ltd

**LEGEND**  
Colour denotes key design changes to approved SSDA  
Black & White denotes minimal to no changes to approved SSDA  
— Outline of approved SSDA  
Loss of car spaces to accommodate required HRV truck  
(Draft Conditions of Consent SSD-4870456 Condition 8b)  
Reallocated car spaces

Rev	Date	Approved by	Revision Notes
C	24/07/25	TK	For Amending SSDA Submission
B	08/11/24	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title  
**BEECROFT ROAD**  
242-244 Beecroft Road, Epping

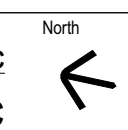
Drawing Title  
**GA Plans**  
Lower Ground

Scale	1:200 @A1, 50% @A3	Project No.	21044	Drawn by	CC	North
Status	For Amending SSDA Submission	Dwg No.	DA-110-008	Rev	C	

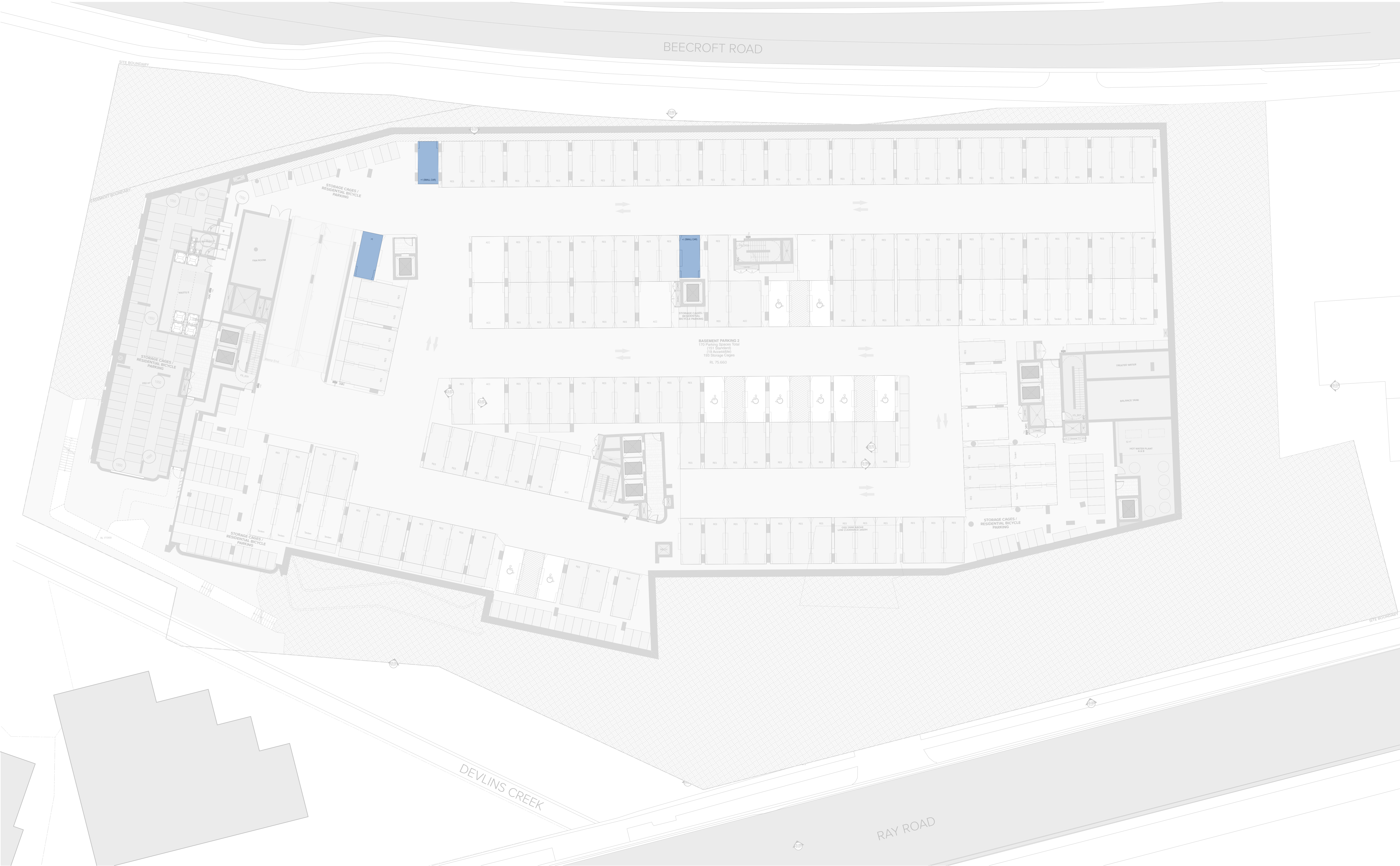
**TURNER**

Level 7 ONE Oxford Street  
Sydney NSW 2010  
AUSTRALIA  
T +61 2 8668 0000  
F +61 2 8668 0088  
turner@tda.com.au









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Dasco Property Development Services Pty Ltd

**LEGEND**  
Colour denotes key design changes to approved SSDA  
Black & White denotes minimal to no changes to approved SSDA  
Orange outline denotes minimal to no changes to approved SSDA  
Red outline denotes minimal to no changes to approved SSDA  
Blue outline denotes minimal to no changes to approved SSDA  
Loss of car spaces to accommodate required HRV truck  
(Draft Conditions of Consent SSD-4870456 Condition B6)  
Reallocated car spaces

Rev	Date	Approved by	Revision Notes
C	24/07/25	TK	For Amending SSDA Submission
B	08/11/24	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title  
**BEECROFT ROAD**  
**242-244 Beecroft Road, Epping**

Drawing Title  
**GA Plans**  
**Basement 02**

Scale  
**1:200 @A1, 50% @A3**

Project No.  
**21044**

Drawn by  
**CC**

Rev  
**C**

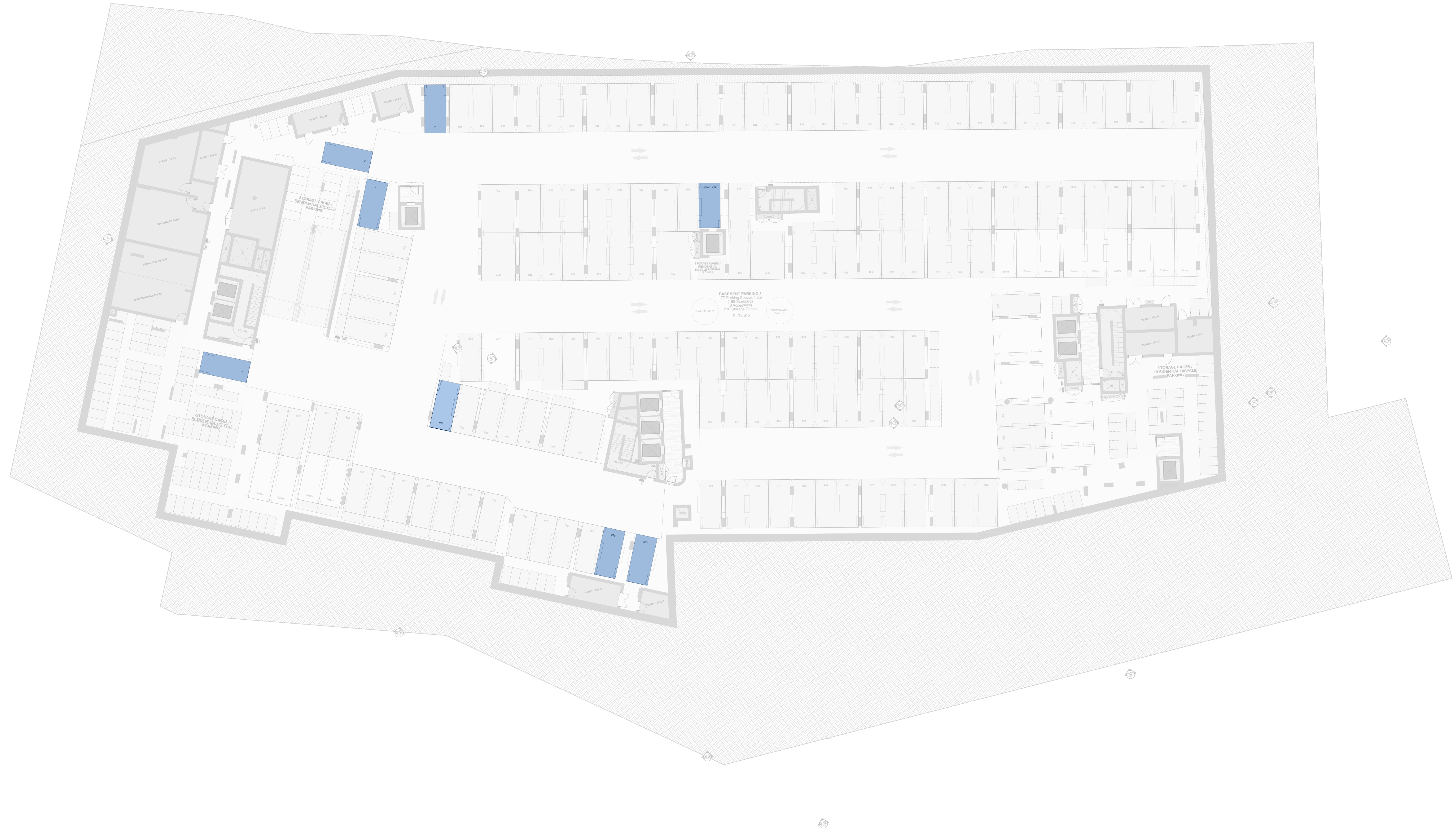
Status  
**For Amending SSDA Submission**

Dwg No.  
**DA-110-006**

**TURNER**

Level 7 ONE Oxford Street  
Sydney NSW 2100  
AUSTRALIA  
T +61 2 8668 0000  
F +61 2 8668 0068  
turnerstudio.com.au





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**LEGEND**  
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Black & White denotes minimal to no changes to approved SSDA  
Orange outline denotes approved SSDA  
Red outline denotes loss of car spaces to accommodate required HRV truck (Draft Conditions of Consent SSD-4878456 Condition 8b)  
Blue outline denotes reallocated car spaces

Rev	Date	Approved by	Revision Notes
C	24/07/25	TK	For Amending SSDA Submission
B	08/11/24	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title  
**BEECROFT ROAD**  
242-244 Beecroft Road, Epping  
Drawing Title  
**GA Plans**  
**Basement 03**

Scale  
**1:200 @A1, 50% @A3**  
Status  
**For Amending SSDA Submission**  
Project No.  
**21044**  
Drawing No.  
**DA-110-005**  
Drawn by  
**CC**  
Rev  
**C**  
North  
→

**TURNER**

Level 7 ONE Oxford Street  
Sydney NSW 2010  
AUSTRALIA  
T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au