

**Property Address:** 38 Garema Circuit, Kingsgrove NSW 2208

**Zoning:** E4 General Industrial (formerly IN2 Light Industrial)

**Applicant:** Mario Transport

**Prepared by:** Ibrahim Haynes

**Date:** 25/05/2025

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## 1. Introduction

This Statement of Environmental Effects has been prepared to accompany a Development Application (DA) to Canterbury-Bankstown Council. The proposed development seeks approval for the overnight parking of four (4) 14-seater vans and one (1) 23-seater minibus at the premises. The land use is consistent with the definition of a **Transport Depot** under the Canterbury-Bankstown LEP 2023.

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## 2. Site Description

The subject site is located at 38 Garema Circuit, Kingsgrove, within the E4 General Industrial. The area is characterised by a mix of light industrial and commercial uses. The site contains a sealed hardstand area suitable for vehicle parking and has existing access to the local road network.

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## 3. Proposed Development

The proposed development involves the use of the site to park and store the following vehicles:

- Four (4) 14-seater passenger vans
- One (1) 23-seater minibus

These vehicles will be used for charter, tourist and long-distance services.

Key operational details:

- **Vehicle movement times:** Between 6:00am and 6:00pm, Monday to Sunday, for dispatch and return only. Vehicles are stored overnight on-site; no daytime operations occur on the premises.
  - **No overnight mechanical servicing** will occur on site
  - No modifications to the existing building or site are proposed
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## **4. Planning Controls Compliance**

### **Zoning**

The land is zoned E4 General Industrial under the Canterbury Bankstown Local Environmental Plan (LEP) 2023. The proposed use is consistent with the objectives of the zone, including:

- Providing suitable areas for light industrial and supporting transport uses
- Encouraging employment-generating activities
- Minimising adverse impact on surrounding development

### **Permissibility**

The proposed vehicle parking use is considered permissible with development consent and consistent with uses typically found in the E4 General Industrial zone.

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## **5. Environmental Impacts**

### **Traffic & Access**

The proposed use will generate low to moderate traffic volumes. Vehicle movement is limited to five vehicles total, mostly during morning and afternoon peak periods. The site has sufficient access from Garema Circuit and can accommodate turning paths for vans and minibuses.

A Traffic and Parking Impact Statement (if required by Council) can be provided to confirm minimal impact on local roads.

### **Noise**

Noise impacts are expected to be minimal, with operations restricted to standard business hours. Engine warm-up times will be brief and managed onsite. A Noise Management Plan can be provided if required.

### **Visual Impact**

Vehicles will be parked behind existing fencing or on a sealed area that is not visible from the public road. There are no visual or aesthetic modifications proposed to the site.

### **Waste Management**

There is no additional waste expected to be generated by the proposed use.

### **Stormwater & Environment**

There will be no changes to impervious surfaces or stormwater infrastructure. No environmental impacts to surrounding areas are anticipated.

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## **6. Suitability of the Site**

The site is already used for industrial purposes and is well suited to the proposed low-scale vehicle parking use. It is located in an area with compatible land uses and adequate road infrastructure. No construction works are proposed.

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## **7. Public Interest**

The proposal supports local employment and the provision of safe passenger transport services. The low-impact nature of the use, coupled with appropriate management, ensures it is in the public interest.

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## **8. Conclusion**

The proposed development is appropriate for the site and zoning, has minimal environmental impacts, and aligns with the planning objectives of the Canterbury Bankstown LEP 2023. Accordingly, development consent is respectfully sought.