



Ordinary Meeting of Council

SUPPLEMENTARY

AGENDA

25 June 2025

Commencing at 5.30pm

**WB Freebody Chambers
Nellie Hamilton Centre
257 Crawford Street, Queanbeyan**

Presentations for items listed on the Agenda can be made in writing, via Zoom or in person. A live stream of the meeting can be viewed at: <http://webcast.qprc.nsw.gov.au/>

Statement of Ethical Obligations

The Mayor and Councillors are reminded that they remain bound by the Oath/Affirmation of Office made at the start of the council term to undertake their civic duties in the best interests of the people of Queanbeyan-Palerang Regional Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act, to the best of their skill and judgement.

The Mayor and Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with the Code of Conduct and Code of Meeting Practice.

On-site Inspections - Nil

SUPPLEMENTARY REPORT

- 10.5 Site inspection - DA.2024.0416 - Light Industry and Construction of a
Warehouse or Distribution Centre with Ancillary Office - 1 & 5 Marland Court,
Environs.....2

LIST OF ATTACHMENTS

Open Attachments

Nil

Closed Attachments

Nil

REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.5 Site inspection - DA.2024.0416 - Light Industry and Construction of a Warehouse or Distribution Centre with Ancillary Office - 1 & 5 Marland Court, Envirova (Author: Ormella/Stakelum)

File Reference: DA.2024.0064

Recommendation

That the report be received for information.

Report

At the Council meeting to be held on 25 June 2025, Council will consider a report on DA.2024.0416. This application relates to a proposal for Light Industry and Construction of a Warehouse or Distribution Centre with Ancillary Office - 1 & 5 Marland Court, Envirova (Formerly known as 137 Envirova Drive Envirova).

It is recommended that the application be granted conditional consent subject to the imposition of the recommended conditions of consent.

A site inspection was arranged at the existing premises of the business at Silva Avenue Queanbeyan East. This was to allow Councillors the opportunity to see in person how the business operates. This took place at 4.30pm on Monday, 23 June 2025.

Meeting Start: 4:35pm

Present and Apologies:

Councillors and QPRC staff: Cr Winchester, Cr Willis, Ruth Ormella (Director, Development and Environment) Tim Reich (New Release Coordinator) and Jane Stakelum (Minute Taker)

Applicant and representatives: Trent Morrissey (General Manager), Shannon (ACT Branch Manager)

Apologies: Cr Broadbent, Cr Grundy, Cr Macdonald and Cr Preston

Conflicts of Interest: Nil

Site Inspection Summary:

The meeting started on the street frontage outside 29 Silva Lane Queanbeyan East. The Director chaired the site visit. The Director addressed all present of the purpose of the site visit at the business existing premises. The site visit was to showcase how the steel business operates.

Councillors and QPRC staff then moved to inside of the business premises. The applicant addressed all present with a history on the business.

- The business has been operating in the ACT and NSW region for the last 6-7 years.
- The existing facility is an interim facility as the business has developed and is now seeking a new facility in Marland Court.

All present progressed through the building passing the warehouse and distribution racks with materials all associated with the roofing. The distribution shelving is set up in rows. The warehouse was noted to be clean, tidy and items stored neatly away on shelves.

- The shelving store items such as roofing accessories, fixings, pipes etc.
- The company store items for residential and commercial roofing purposes.

**10.5 Site inspection - DA.2024.0416 - Light Industry and Construction of a Warehouse or Distribution Centre with Ancillary Office - 1 & 5 Marland Court, Envirova
(Author: Ormella/Stakelum) (Continued)**

Councillors, QPRC staff and the applicant representatives then moved across the warehouse to get a better vantage point of the machinery used in the facility. The Applicant explained the following key points:

- There are two types of machinery used in the facility. A Rolling machine and a folding machine.
- The Colourbond coils come in 1-2 tonne rolls. They are stored on designated shelving at the rear of the warehouse.
- The Colourbond coils come in a range of colours. The more colours the store offers the more storage that will be necessary.
- The Colourbond coils are loaded onto the first machine which is the rolling machine. The machine is computer aided and the worker can safely operate by putting the correct dimensions needed.
- The guillotine then slices the coil to the correct dimension. The identification sticker is then places on the Colourbond sheet.
- The newly cut coil sheet then moves to the folding machine.
- The machine is computer aided and the blades are adjusted to get the correct width (girth).
- The machine then automatically folds the sheeting into the correct dimensions required.
- The machines do not run consistently.

Questions that were raised at the site meeting were:

- What is the investment cost of the machines? The applicant responded that the machines cost runs over \$100,000.00.
- What happens in the process now that the sheets have been correctly cut and folded? The applicant responded that depending on how many items are in the order, the order is packaged and can be stored on a rack for a few days before the delivery truck arrives or delivered straight away.

The Director concluded the site inspection at 4.50pm.

Attachments

Nil