

# EXPANDING MARKETS



MAIN CONSTRUCTION COMPANY : Hansen Yuncken Pty Ltd  
ARCHITECT : Watson Young Architects Pty Ltd  
ENGINEER : Costin Roe Pty Ltd  
PROJECT VALUE : \$100 Million

The \$100M Melbourne Markets provide warehousing facilities that cater for roughly 110 tenants for the handling and marketing of fresh produce, with common hardstand access for trucks and forklifts.

## Relocating Melbourne's iconic wholesale fruit, vegetable and flower market from Footscray Road to Epping has been a huge and challenging but highly-rewarding project for Hansen Yuncken.

Hansen Yuncken design manager, Aaron Croft, has been working on this massive community infrastructure project since January 2014. The new wholesale market provides four times the warehousing space of the old Footscray Road site. "A few of the design challenges that we had were spatial involvement according to tenant needs," says Croft. "Some tenants run a logistics or transport business and then there are others who deal in more large scale supermarket preparing fruit and vegetables for sale, others are fumigation and ripening tenants. Trying to get the base right for suiting all those needs was quite a challenge," he says.

Hansen Yuncken is responsible for the design of around 90,000m<sup>2</sup> of wholesale tenancy space across seven warehouses. The existing trading floor at the new Epping site was built by Lend Lease.

Part A of the Hansen Yuncken project was to design and construct two warehouses, consisting of 14,000m<sup>2</sup> of tenancy space. This part of the project houses smaller tenants ranging in size from 100 square metres to 600m<sup>2</sup>. Larger tenants will start moving into the other five warehouses which have a combined floor space of 76,000m<sup>2</sup>. Tenancies start from a minimum area of 1000m<sup>2</sup>.

The Victorian State Government instructed Hansen Yuncken to fit out the works for Part A of the development. "We basically created their tenancy spaces for them; however, the tenants would then come in and fit out their space when it came to refrigeration, racking and shelving and any communication needs," Croft says. "With Part B we have performed some base building upgrades on behalf of tenants but then tenants will come in and do their own operation, cool rooms, fumigation, ripening rooms, office fit out, etc."

The key to getting the tenancy space right was all about the base building, according to Croft. For instance, if a tenant wanted to upgrade from a normal warehouse facility to an insulated space or with recessed loading docks – any specific fit out requirements relating to their commercial arrangements – Hansen Yuncken ensured those specific needs were integrated into the design and construction.

"The site, from a design point of view, was based around getting those individual pads right, ensuring clear loading and unloading spaces and interaction between the warehouse space and the existing trading floor," he says. Pads had to be designed to interact with the site's inner and outer ring roads and common areas had to be integrated to accommodate forklifts and other logistics. Hansen Yuncken had to upgrade the high voltage infrastructure for the warehouse precinct "but part of our contract for each of the pad sites was to install high voltage infrastructure and then convert it into low voltage for tenant requirements."

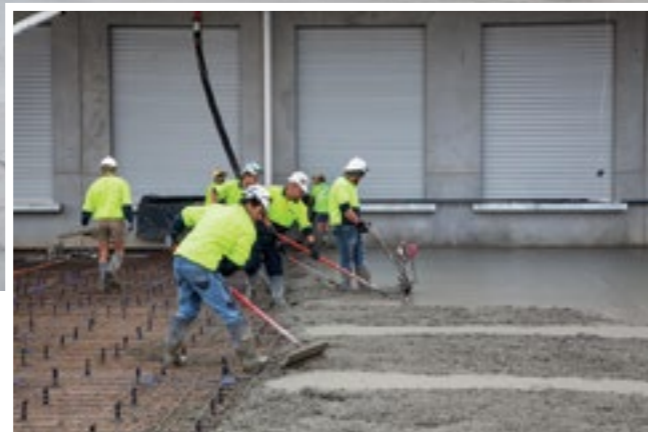
Hansen Yuncken has had five key stakeholders to negotiate with throughout the project. The principal body driving the market relocation was the Department of State Development, Business and Innovation.

Other stakeholders were Major Projects Victoria, Department of Treasury and Finance, Melbourne Markets Authority and the entire Melbourne Wholesale Fruit, Vegetable and Flower market community.

Croft describes the Footscray markets site as "organised chaos" and says the advantages of the new site are its size, increased safety and control. No more forklifts, trucks and pedestrians attempting to share space. "It has been a challenging project given the amount of stakeholder involvement," Croft says. "It is significant for Melbourne given its history in fruit, vegie and flower trade. It is a significant development for not just Melbourne but Victoria and it has been challenging but great to be involved with." He says tenants are now making the trip out on a daily basis to inspect the new site "and the feedback is the site has been well received when they look back at their existing base. Some people are challenged by change but when they actually come out and look at the space they are quietly impressed."

*For more information contact Hansen Yuncken Pty Ltd, Level 3, 479 St Kilda Road, Melbourne VIC 3004, phone 03 9831 6500, fax 03 9831 6599, email [melbourne@hansenyuncken.com.au](mailto:melbourne@hansenyuncken.com.au), website [www.hansenyuncken.com.au](http://www.hansenyuncken.com.au)*





## CEMENTING THEIR PLACE

Melbourne's wholesale fruit and vegetable market is being relocated from its current location in West Melbourne to a new site in Epping. It will be redeveloped into a modern, innovative and efficient fresh produce trading and distribution precinct. With an annual turnover in excess of \$1bn, relocating the Melbourne Market is expected to provide substantial economic benefits to the State through a more efficient market precinct.

V & G Concrete Constructions were contracted to the \$90m project to supply and place all internal and external pavements to both Buildings D and E. With V & G's specialty being in SuperFlat Warehouse Flooring, this project was a relatively straightforward one for the Victorian business who have clients nationally. They have completed many large warehouse facilities and distribution centres for companies such as Aldi, Woolworths, Kmart and various other distributors and warehouse complexes.

V & G Concrete Constructions were also engaged by Lend Lease to supply, place and finish all concrete internal and external floors to Stage 1 of the Melbourne Markets Relocation Program several years ago. Their future looks bright with a number of projects already started or in the

pipeline. The company concretes floors to both Bunnings and Masters stores throughout Melbourne and some of their work takes them interstate. Current projects also include the Toll/IPEC Distribution Centre in Tullamarine, the Fisher & Paykel Distribution Centre in both Truganina VIC and Eastern Creek NSW, the Pepsico/Smiths Snack Food Company in Regency Park SA, Northline Distribution Centre Darwin and the LIEBHERR Facility in Para Hills SA.

Operating for over 30 years, V & G Concrete Constructions is a family owned and operated business and has grown to be a leader in their industry.

V & G Concrete Constructions is also a leader in the technological side of their industry. They are the first company to develop processes in concrete laying, that have provided speed advantages in which buildings are able to be completed.

*For more information contact V & G Concrete Constructions (VIC) Pty Ltd, Upper Ground Floor, 253 – 269 Wellington Road, Mulgrave VIC 3170, phone 03 9566 3500, fax 03 9786 6866, email [michaele@vgconcrete.com.au](mailto:michaele@vgconcrete.com.au)*

## ALL IN THE DETAIL

With the Melbourne Markets relocating from the inner-Melbourne suburb of West Melbourne to Epping, the \$90M project consists of two parts. Part A comprises of a 14,000m<sup>2</sup> base building warehouse which will allow tenants to have warehousing on site to reduce transport costs. Part B of the project includes 5 warehouse buildings with a total 76,000m<sup>2</sup> of lettable space which will provide warehousing for about 50 tenants plus common hardstand access for trucks and forklifts.

The State Government of Victoria is facilitating the delivery of warehousing at the new market site in Epping to provide the necessary logistical capability to complement and interface with the trading floor complex.

Watson Young Architects were the architect of choice for the masterplanning, detailed design and planning for the Melbourne Market Project Proximity Warehousing Part A and B as well as completed the construction documentation for Part A.

The main challenge for the architectural firm was around the requirement for complete flexibility in tenancy sizes, locations and uses. The size and nature of large industrial warehouses creates design solution complexities in being able to achieve the brief requirement of the flexibility but the outcome was achieved by the dedicated project team.

Watson Young Architects was established in 2004 by Colin Watson and Adrian Young, based on 18 years of professional experience gained in the industry. Their staff has grown over the years from just the duo in the beginning to 28 staff. Their portfolio is quite expansive, which sees their designs spread out amongst the Industrial, Commercial, Educational, Residential, Retail, Masterplanning and Interior Design industries.

There were three key staff who worked on the Melbourne Markets project, who were Director Adrian Young, Associate Ralph Orlando and Project Architect Giuseppe Palumbo.

*For more information contact Watson Young Architects Pty Ltd, 8 Grattan Street, Prahran VIC 3181, phone 03 9516 8555, email [adrian.y@watsonyoung.com.au](mailto:adrian.y@watsonyoung.com.au), website [www.watsonyoung.com.au](http://www.watsonyoung.com.au)*





# COOL AND COLLECTED

Michael Ioakim, General Manager and Angelo Ioakim, C.E.O of Mega Refrigeration Services believe that even with a tight schedule, their quality of work and well-thought out logistics got them over the line with the Melbourne Markets project.

Mega Refrigeration started as a family business over 35 years ago, with the family still actively involved. Based in the Sydney Metro Area, Mega Refrigeration is one of the most advanced and experienced refrigeration companies in Australia with all the solutions and support the clients requires.

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lettable space which will provide warehouse for about 50 tenants plus common hardstand access for trucks and forklifts.

“It was a big project for us. We were extremely happy with what we achieved with so much work to do in a small timeframe and the high quality of our work,” stated Michael.

Mega Refrigeration spent about 3 months on site, fitting out the walls and insulating the 50 tenancies on site. This large scale of works included 20,000m<sup>2</sup> of insulated panel. They have 18 people on-staff, but for this project had 27 people working as a team. Mega Refrigeration joined forces with Coldmaster Industries, with Director Matthew Cowpar at the helm.

PIR panel was, installed for this project to suit the clients requirements which was installed with high quality extrusions and fixings.

“Our biggest challenge was to get all the works completed on time and we had to work around a number of other tradespeople, which came down to logistics and staying focused.”

*For more information contact Mega Refrigeration Services, 23 Arkley Street, Bankstown NSW 2200, phone 02 9709 5933, fax 02 9709 2480, email sales@megarefrigeration.com, website www.megarefrigeration.com.au*



## OPENING THE DOORS FOR AUSSIE INDUSTRY

Thompson's Roller Shutters, who have been in business since 1927 were an integral part of the \$90 million Melbourne Markets project in manufacturing, supplying and installing ventilated and non-ventilated Roller Shutters, Albany Rapid Roll Doors and insulated Maxdoors, which are an insulated-foam-filled-slat aluminium door. The entire manufacturing staff, as well as eight installers and electricians were seconded to work on this large project.

Thompson's Roller Shutters is a family owned company and employ over 35 experienced office, manufacturing, installation and service/repair employees.

The company has a proud history that has seen them in business for over 80 years, which saw them manufacturing roller shutters in an old sandstock building near Wolli Creek in Sydney's south. Over the years, this has been extended and the original building now forms only one quarter of the total factory area, the latest extension being completed in 1997.

Thompson's has cemented itself as a leader in the design and manufacture of quality steel products with a focus on Australian industry. They specialise in the design, manufacture, installation, service and repair of industrial and commercial steel and aluminium

roller shutters, fire rated shutters, window fire shutters, perforated (ventilated) shutters and sectional overhead doors, as well as the supply, installation, service and repair of bi-fold doors, rollerdoors, tilt doors and high speed doors. All of their fire rated shutters are CSIRO certified and are compliant with the Building Code of Australia.

The Melbourne Markets project was a milestone for the Sydney-based company as this was the first major project they completed in Victoria, and the first project in which they incorporated the new Maxdoor product.

Current projects for Thompson's include Lend Lease Barangaroo, Lend Lease Exhibition and Convention Centre, Australand Fisher & Paykel, and they have just completed works at Westfields Miranda, Hansen Yuncken Toll Huntingwood and CIP TNT, Erksine Park.

*For more information contact Thompson's Roller Shutters Pty Ltd, 6-8 Henderson Street, Turrella NSW 2205, phone 02 9567 0488, fax 02 9556 1508, email sales@thompsonsroller.com.au, website www.thompsonsroller.com.au*



# GOT IT COVERED

Meridian Roofing started its own business life in a portable shed and now they have been responsible for roofing and cladding Melbourne's biggest 'shed' – the wholesale site that is the new home of Melbourne's famous fruit, vegetable and fresh flower market.

Meridian's director, Craig Watson, says 2015 is the roofing company's 20th anniversary year and it has come a long way from its humble beginnings working out of the portable shed in one of the founder's back yards. "We started in domestic on the tools as roofers and we just grew from there," Watson says.

The company usually runs with around 30 staff but the sheer scale of the Melbourne Markets relocation meant that had to be topped up to 40 with a full-time supervisor on the job since July of 2014. The supervisor Steve has been with Meridian since he was an apprentice 18 years ago so he knows the roofing and cladding trade inside out, particularly the bigger contracts that Meridian has earned a reputation for.

From that shed in Langwarrin, Meridian has moved and grown several times. It has its own sheet metal shop so quality control of fabrication and regularity of supply are personally guaranteed.

Craig Watson says reliability and price are the main reasons why Meridian is often chosen to work on major projects for Victoria's, and sometimes South Australia's, major design and construction builders. Meridian has taken care of all the roofing and exterior cladding for blocks A, B, C and F at the new Melbourne Markets site at Epping. Watson estimates that the job has encompassed over 60,000m<sup>2</sup> of roofing and that the exterior wall cladding is many more square metres on top of that.

He echoes the sentiment of all other contractors involved in this historic development. Stakeholder engagement has been a significant part of the work. "The paper trail has been massive," Watson says. He is also acutely aware that the traders have a sentimental attachment to the old Footscray site but is confident they won't know themselves when they move into their brand new, spacious and state-of-the-art home.

Insulation paneling for tenants with refrigeration requirements was a special feature of the job for Meridian Roofing, along with making sure the acoustic properties were right throughout the new market's breezeways.

For more information contact Meridian Roofing, 41 Lakewood Boulevard, Carrum Downs VIC 3201, phone 03 8773 0400, fax 03 9770 8711, email admin@meridianroofing.com.au, website www.meridianroofing.com.au



## SUPERIOR PANEL PERFORMANCE - THE ASKIN SOLUTION

**ASKIN Performance Panels have specialised in cold storage and clean environments since the early 1960's and are Australian owned with locations throughout Australia and New Zealand. ASKIN set the benchmark for high performance insulated panel systems.**

The \$90 million Melbourne Markets Project is one of the largest recent infrastructure projects undertaken in Victoria and managed by the Victorian State Government. ASKIN manufactured, supplied and installed 18,000m<sup>2</sup> of walls, ceilings, coolrooms, freezers, roofing and thermal barriers.

ASKIN's service excellence based on cutting edge panel technology is supported by a team of highly dedicated individuals who work closely with clients as specialists in their field, applying the most advanced panel technology to achieve exceptional results. This reliable performance has led to ASKIN being awarded Coles and Liquorland stores nationwide.

Coles Torquay was recently completed using a team of installers to construct rooms, walls and roofing using a range of XFLAM and EPS panel. ASKIN were able to deliver 22m sheets of XFLAM roofing. This was challenging, however longer lengths facilitate fast installation, saving money and equipment.

At Coles, ASKIN incorporate their enhanced pre-routed service voids in wall panels to provide concealed services. This is highly regarded and removes the need for chasing and flashing.

ASKIN's XFLAM is a market leading, insurer endorsed, fire resistant insulating panel with excellent mechanical properties, superior insulation, isocyanate free, and is completely recyclable. XFLAM's insulation performance does not deteriorate over its life and thermal resistance increases at lower temperatures.

XFLAM Panels were the first FM accredited in Australasia to all three standards for Insulated Panel which cover full scale fire, severe hail and hurricane conditions.

ASKIN XFLAM Panel is a pre-finished product that does not require finishing. ASKIN XFLAM Panels come with a variety of steel skins to suit most applications. Considerations such as corrosion resistance, aesthetics and durability are important to consider when selecting a high performance panel.

By manufacturing around Australia, ASKIN are able to produce and deliver panels to site to meet deadlines and maintain construction programs. This gives ASKIN the advantage of being the first trade on site to ensure a sealed thermal envelope with minimal cuts and flashings, saving time and complication.

ASKIN are the largest manufacturer and installer of Insulated, Fire Rated and Architectural Walls, Roofing and Temperature Controlled facilities in Australasia. ASKIN embrace a Customer first approach in delivering sustainable, lifetime value.

ASKIN | Performance Panels  
L3 Suite 3.01 150 Albert Road, South Melbourne, VIC 3205

PHONE 13 000 ASKIN | www.askin.net.au | www.xflam.com