



DEVELOPER : Commercial & Industrial Property
 ARCHITECTS : Michael Carr Architects
 STRUCTURAL ENGINEER : WSP
 CONSTRUCTION VALUE : \$76 million

HITTING THE MARK

The \$76M Target Distribution Facility has consolidated and replaced the existing Victorian distribution network. Property Development Group Commercial & Industrial Property (CIP) recently completed the mammoth distribution facility on a 13 hectare site for Target, west of Melbourne.

The project creates 60,000m² of storage space, including an automated distribution facility. It will have about 2,500m² of office space, plus about four hectares of external concrete pavement. The site consolidates Target's existing Victorian distribution facilities and is in the Wyndham City Council area.

"CIP is the development manager for the Drystone Estate on which this property is located. We were also the property developer for this project and with our partner, Charter Hall, we negotiated the long term lease with the client, Target, and undertook the planning, design and construction of the facility for the investor in the estate being Charter Hall," said Andrzej Masztak, Director of Infrastructure and Estates.

CIP was set up in 2003 and now employs more than 150 staff. Many of the diverse skill sets within the company were involved in the Target project.

"As with any new estate, delivering on promises made to clients in securing the facility is always a challenge. However, this was achieved through a focused and skilled team, strong relationships with the local council, statutory authorities and working closely with the client and investor in achieving the end goal," said Andrzej.

"We have a strong relationship with local councils' economic development team, the investor who owns the land and the other statutory authorities. We were able to utilise those relationships and the vast skill sets of CIP to convert the site for the client. We were involved with the negotiation of the long term lease through to delivery. We don't own the asset, but we're providing a full spectrum of development services including delivery whereas most others use third party builders."

"It's a new estate, so we had to deliver all of the infrastructure as well as delivering the properties and operating facilities. That's what development is about, taking raw land and converting it into an income producing business park. The Drystone Estate is a showcase for CIP and our partner and together we have also secured The Reject Shop and Laverton Cold Storage as well as Rand Refrigeration Logistics.

CIP offers end-to-end service for identifying commercial and industrial development sites and realising their high quality and value potential for investors. They have completed more than \$2 billion worth of projects for its investment partners and these include from small distribution facilities to the most technically advanced, integrated business parks and industrial facilities across all sectors of the Australian market.

Its business model has as its core property development, design, construction, consulting and advisory services. The approach ensures CIP can engage with a breadth of clients for different engagements to accommodate changing markets.

"There's a misconception in the construction industry that CIP is mainly a property developer or builder. This is not the case as we provide a unique end-to-end development service for our clients and investors," said Andrzej. "We partner with some of Australia's leading property groups helping them achieve their investment objectives.

We value the long term relationships we have developed with them and continue to maintain these strong relationships by continually delivering market leading developments such as the Target Distribution Facility.

Our skilled and experienced team of professionals includes development managers, planners, estimators and construction staff for both design and delivery skills. We also source a design team of external consultants and subcontractors during construction," he said. The company has offices in Sydney, Melbourne, Brisbane, Adelaide and Perth.

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CHILLED TO PERFECTION

Creating and delivering prefabricated industrial sized plant room packages, installing ice skating rinks plus ongoing maintenance contracts for food and beverage manufacturers, Murray Goulburn and Fontera, are what Tri Tech Refrigeration does in a normal day's work.

For the Target Distribution Facility in Victoria, they did something quite different, they built and installed a 125kW freon chiller to provide chilled water to the fan coil units to heat or cool the confectionary room as needed.

"This was a tiny job for us," said Chris Garcia, Operations Manager. Three of the company's 60 staff worked on the project from about August until its commissioning in December 2016. "We have Australia's largest service department. Another strength is our engineering knowledge. Our staff have more than 80 years experience."

Founded more than 25 years ago as a three man operation, it now employs staff across Victoria, South Australia, New South Wales and

Tasmania. They have expertise in delivering industrial and commercial refrigeration and air conditioning systems. Tri Tech Refrigeration's offerings include design and engineering, construction, service and maintenance, refrigeration equipment leasing and second hand refrigeration equipment.

They have experience in designing, building, installing and maintaining systems for industries such as; meat production and processing; dairy; beverage; winery water and brine system; smallgoods production; bakeries; farming; industrial and residential air conditioning; cold storage and logistics; fishing; marine; recreation (ice skating rinks and specialised animal enclosures); printing; packaging; pharmaceutical; chemical and petro chemical; energy management; and co regeneration.

"We're about delivering cost effective projects of excellence, fostering great partnerships with our clients and ensuring a safe and engaging work environment for our people. Innovation and extensive industry research is how we ensure we're up with the times on technology and knowhow," he said.

Tri Tech Refrigeration has built a penguin enclosure in Melbourne, large meat processing facilities for Coles, Melbourne Docklands' ice skating rink and Snow Planet, an indoor snowfield in New Zealand.

For more information contact Tri Tech Refrigeration, 43-47 Northgate Drive, Thomastown VIC 3074, phone 03 9465 0099, fax 03 9464 1327, email info@ttrefrig.com.au, website www.ttrefrig.com.au



ON POINT DESIGN

Michael Carr Architects (MCA) created the architectural working drawings for the warehouse and offices of the new Target Distribution Facility in Melbourne. According to Managing Director, Michael Carr, they also coordinated the structure and services, internal Target racking plan and Target office layouts in a tight program and for a staged building permit.

MCA kicked off work on the project with a design meeting in December 2015 and produced the construction drawings within four months.

"It is an extremely complex project designed at a time when Target was undergoing changes within their organisation. As a result, some of the decisions and information that were required to progress the design was sometimes difficult to confirm and so consequently we allowed more time to have these items finalised," said Michael.

"However, this is not uncommon in our industry so we accepted this from the outset and managed the issues as we went. We raised these issues at the earliest opportunity at the design and client meetings and often cover off many of the matters to reduce the impact on our project delivery."

Michael's decade old company has 14 staff and a team of three, led by Alicia Duggan, who worked on the Target project.

"While we are known for our work in the commercial and industrial sector, our team has a range of experience from residential interior

design to public cultural projects and pro bono work. This all forms an interesting cross pollination of ideas in our practice and enables us to confidently take on a variety of projects," said Michael. "We also enjoyed working with the builder CIP and their team, to deliver the project ahead of time and on budget to exceed all client expectations."

MCA has worked on large format buildings for Bunnings, Coles and Target across Australia and for the worldwide Bounce Inc Trampoline Group designing their fitouts nationally and overseas.

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