

## Fruit & Vegetable Growers Advisory Committee

MMA Boardroom, Epping

8<sup>th</sup> June 2016

**In attendance:** Ben Apted, Vince Doria, Alec Berias, Anthony Mould, Gis Marven, Mark Maskiell, David Whitcelo, Matthew Elliott, Jenna Patan (Minute Taker)

**Apologies:** David Wallace

### Actions Arising from Previous Meeting

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- **Music:** Music has been discontinued at the request of the advisory committees.
- **Parking:** There are a number of people on the waitlist, however quarterly white waitlist permits have been issued to limit any delay entering the site. The MMA will commence discussions with Retailers to determine if covered parking bays are being used appropriately.
- **Parking Public Holiday:** The MMA clarified that P1 parking is \$11 per day; casual parking inside the market is \$23 per day; and for permit holders that have their normal day disrupted by a public holiday, will be able to enter at no additional cost on the day after a public holiday.
- **Pooling Accounts:** The MMA has been working with the retailers to ensure compliance with the operating rules. Approx. 140 retailers have been identified, with lock out occurring early July.
- **Trading Floor Cleanliness:** The MMA are trialling a new concrete cleaning process, with the intent of conducting a deep clean in July. The MMA confirm that the trading floor is sealed with Ashford Formula which is an antimicrobial food safety penetrating formula that does not create a typical surface shine.
- **Truck Curfew:** The MMA have not been notified of any disruptions to the market. The 12 month trial is due to conclude early September, however the MMA have not been notified of any updates or future plans.
- **IAP Funds:** The State has advised the IAP funds are no longer accessible.

### Item 2: Stands

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- **Stand Reallocation:** The MMA confirmed that the process of reallocation has commenced. To date approx. 17 stands have been allocated and the MMA are continuing to receive request for current tenants wishing to take more stands and from new market entrants. There are approx. 5 single stands available for Casuals. All agree that working with businesses on a case by case basis is fair process and that the first right to the stand holder that currently occupies on alternative days and then to the adjoining stand holder should remain.
- **Right to Trade Stands:** The MMA confirm that at this stage the current policy is that stands come back to the MMA to reallocate. The Advisory **REQUESTED** the MMA are open to a consultation process where the MMA are involved and consent to the terms of a transfer arrangement.
- **Selling a business:** There are circumstances where stands are transferable with the consent of the MMA. This will be determined on a case by case basis.

### Item 3: Market Hours

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The MMA is currently in the process of engaging an independent consultant to undertake a review of Market hours. Management have been made aware that there is a group of tenants who represent that market which intend to submit a proposal for consideration regarding hours. The advisory indicated that a later market could work only if there was adequate infrastructure to minimise road congestion for the retailers. At this stage the current road network does not support this.

### Item 4: Rent Increases

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The advisory **REQUESTED** the MMA to hold any further rent increases for another 12 months due to the burden it places on smaller businesses within the market. The MMA have advised that the State have made a determination on the expected business model which includes the increased rent from 1 July 2016.

## Item 5: Market Operations

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**Recycling Transfer Centre (RTC):** The new centre opened on Monday 6<sup>th</sup> June 2016. MRO's have been placed on the Satellite stations for 2 weeks following the opening to help tenants achieve the best recycling outcomes and enforce the utilisation of the RTC. Detailed information about the separate and save campaign can be found online and via the customer service centre, including the process of signing up for bins and how to utilise the new facility.

There have been challenges over the past month with tenants dumping increased amounts into the Satellite station bins which has resulted in others not being able to use them for what they were designed for during and post trade.

## General Business

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- **Speed Limit:** The advisory **REQUESTED** that the speed limit on the ring road is reviewed to include a higher limit on the longer stretches and the reduced limit of 20kms in the high flow forklift crossover areas. The installation of flashing lights within the slower zones would be a good prompt too.
- **Warehouse 5&6:** The MMA advised that in Warehouses 5&6 (Part A Warehousing), 10 leases were entered into for a period of 12 months. All expect for 2 have renewed and will be vacant from 31 August 2016. Information will be released shortly on the EOI process to be undertaken.
- **Warehouse 7:** The MMA has engaged a company to conduct the design phase works, which will commence next month and will include a demand study.
- **Retailer support:** The advisory suggested there is still a perception that the market is hard to come to and that in most cases retailers are happy to pay more from larger Wholesalers to avoid the market. The growers would benefit from direct marketing support of showcase items available on a particular day / month. The MMA are working with the Retailers and Fresh State on a Green Grocer Support program that supports the industry. The new Marketfresh website will also launch next month which will enable retailers to search growers by product lines.