

Fruit & Vegetable Wholesalers Advisory Committee

MMA Boardroom, Epping

27th June 2017

In attendance: Shane Schnitzler, Brett Collins, Mark Maskiell, David Whitchelo, Matthew Elliott, Jenna Patan (Minute Taker)

Apologies: Harry Kapiris (Chair), Joseph Manariti, Grant Nichol, Gisela Marven

QUORUM NOT MET

Confirmation of Minutes from Previous Meeting: The Advisory CONFIRMED the Minutes from 8 December 2016 were a true and accurate record of the meeting. Quorum was not met on 22 March 2017 and no meeting was held.

MATTERS ARISING

- **Office Skylights:** The MMA have considered the options available and cannot void the warranty of the roof structure by installing skylights. Other alternatives will continue to be investigated. The advisory NOTED that this must remain a priority for the MMA.
- **Glycol Portal:** Testing in tenancy 88 has been completed. The data is only for the current month and does not provide a comparison to the prior month as expected. The MMA are working with two other software providers over the coming weeks. The advisory REQUESTED that all Glycol bills should be issued with a 30 day usage graph.
- **Temperature Monitoring:** New temperature alarms are also being trialled in Tenancy 88. The device sends an alert to a mobile phone and are approximately \$450 per unit, plus installation costs and a notification fee. The MMA will provide the full proposal to Fresh State and tenants once the trial has been completed.
- **Condensation in Stores:** The expert report indicates there are atmospheric factors that are causing the condensation. The MMA have made changes to the rapid roller doors and some tenants have resealed their floors and made changes to internal temperature settings.
- **Store Cracks:** Rectification works have been completed. The MMA will continue to monitor.
- **Door Seals:** New pin locks are being installed during the scheduled tenancy maintenance.
- **Roller Door Maintenance / PIR Panels & Tenancy Inspections:** The roller door maintenance and PIR Panel maintenance schedule has now been complete. Tenants have been very corporative with accommodating inspections.
- **Early Access:** The advisory NOTED that there was some improvement for a month and now it's reverted back with the same behaviour. The MMA will continue to monitor.
- **Junk Mail:** Junk Mail in the market mailboxes has decreased significantly.
- **Site Cleaning (including upstairs bathrooms):** The Bathroom cleaning schedule has been increased since complaints were received. The advisory NOTED that all toilets would benefit from a fragrance and many male cubicles are locked during trade with no one using them. The MMA advised that there may be water discolouration in the recycled water outlets (toilets) whilst the storage tanks undergo scheduled maintenance. This will not affect drinking water.
- **Infringement Process:** As previously requested the additional information (pink slip) is now issued with the infringement notices.
- **Misuse of Parking Bays:** The MMA is continuing to reallocate bays where tenants are not using them as they are intended and are monitoring produce left in the bays.

Marketing

- **Green Grocer National Brand Program:** The working group between the facilitator and the CMAA / FMA representatives are currently finalising what the deliverables and timeframes are for year 1. Initial logo and brand concepts have also been developed. This is to be presented back to the Markets and Chambers next month.
- **Green Grocer Skills Training:** The steering committee met during May to finalise the course content. It has now been submitted to the Victorian Registration & Qualifications Authority and they will provide the recommendation for endorsement. It is anticipated the course will be available for enrolments by December 2017.



- **Student Placement Program:** Northlink in conjunction with La Trobe and RMIT are offering to place students into local businesses where they can provide project support (ie: introduction of a new accounting package. Further details can be provided by Matt to any tenants that are interested.
- **Pathways to Export Forum:** The forum has been postponed until further notice from Austrade and Horticulture Innovation Australia. A process flow chart has been developed and will be distributed. It helps business that are interested in export identify key opportunities and steps to consider.
- **Drug & Alcohol Education Program:** In conjunction with Melbourne Polytechnic, the MMA will host a Drug & Alcohol education session aimed at business owners and HR Managers. The topics that will be covered include legal obligations, policy implantation and strategies to help encourage discussion about drug and alcohol in the workplace.
- **Advisory Committee Promotion:** The advisory SUGGESTED that one meeting a year is held in an open forum at one of the cafes. The MMA can also utilise the Fresh State members meetings to further increase the profile of the advisory committees.

OPERATIONS

- **Children in the Market:** The MMA will continue to run registered days during the school holidays. Upcoming dates are Tuesday 4th and Wednesday 5th July. The MMA is expecting 100 registrations across both days.
- **Ring Road Speed Limit:** The MMA are undertaking work to ensure traffic management concerns with the forklift crossovers to the south of the site are appropriately managed. MRO's are closely monitoring the speeds of the ring road as the traffic modifications are made for the increase to 40km p/h.
- **Access Card Renewal /Parking Permits:** Approximately 9500 cards were renewed as part of the process. Classifications and Parking rights are continuing to be validated with new parking permits to be issued with the current invoice cycle. The advisory REQUESTED that when parking permits are issued can a list be generated with which employee is allocated to each bay.
- **Pallet Dumping / Incorrect produce delivery:** All pallet drop off locations (14 in total) have now been installed. Feedback from tenants has been positive and the number of pallets left behind after trade has decreased significantly. The advisory supported the collection of produce left in bays by Robinsons and SUGGESTED Robinsons to do a collection earlier than the current schedule to minimise stock loss.
- **Traffic Management in Buyers Walk:** Worksafe have issued a notice in relation to physical separation of the pedestrian walkway from the road in the buyers walk. The notice refers to the installation of bollards every 1.5m across the entire length of the buyers walk. The MMA are appealing this notice and have referred the matter to VCAT. We have provided witness statements and expert reports. Worksafe are due to respond by 30 June 2017 with the hearing due at the end July 2017.

OTHER OPERATIONS

- **LED Lighting:** In April the MMA Board approved the Business Case to upgrade all the common area lighting to LED lighting. It is currently with the Minister for sanctioning. We anticipate approval before the end of July and that works will commence immediately once we enter into contracts with the preferred supplier.
- **CCTV Upgrade:** This project has now been completed. The MMA anticipate 15-16 produce queries a day can now be tracked from start to finish which is a great result.

GENERAL BUSINESS

- **CHEP:** Fresh State (and FMA) are working with CHEP on a strategy to reduce the associated costs for the wholesalers nationally.
- **Gate Access:** The advisory REQUESTED that a dedicated lane is created for people who do not have an access card.
- **Truck Curfew:** The initial weight restriction of 4.5 tonnes was lifted as it limited the ability of many small local businesses to access the shortest and safest routes. The truck curfew trial has now ended and the curfew will remain from 10pm to 6am daily for trucks weighing more than 16.5 tonnes.
- **North East Link Authority:** The North East Link Authority is undertaking community consultation to help the Authority understand what people value in their local neighbourhood and gather information about how and when people travel around the North East Link study area and across the region. Consultation will help the Authority prepare the final Business Case for the North East Link due at the end of 2017.



A representative will be in the Market on Tuesday 4 July and the MMA encourage all market users to complete the survey or talk to the representatives about the impact it has on the site and its users. Mark and Matt also met with local MP Bronwyn Halfpenny and reiterated the importance of finishing the North East Link extension.

- **Dandenong Market:** The Planning Permit application for Dandy Fresh was put to council on 26 June 2017 and was approved with a vote of 8 in favour / 2 opposed. The MMA will seek further advice if there are grounds to challenge at VCAT. In the meantime the MMA will continue discussions with Defenders of Green Wedge representatives regarding their appeal.
- **Tattslotto:** The advisory NOTED that the new provider was handing out free tickets and undertaking unsolicited letter drops in the market boxes which contradicts the MMA's Anti-Gambling communication / messaging. The MMA should not be supporting this.
- **Cafes:** Four Cafes have issued a claim with the Small Business Commissioner against the MMA for misleading and deceptive conduct and unconscionable conduct. The MMA are working with the Small Business Commissioners Office and are providing relevant documentation for their consideration.
- **Warehousing - Concrete Floor Dilapidation:** The MMA will complete an inspection of all Warehouse tenancies as there are reports of exposed metal reinforcing filings (for the purpose of binding the concrete) appearing within the original surface.