



Fruit & Vegetable Wholesalers Advisory Committee

MMA Boardroom, Epping

8th December 2016

In attendance: Harry Kapisiris (Chair), Brett Collins, Grant Nichol, Shane Schnitzler, Mark Maskiell, David Whitchelo, Matthew Elliott, Kirsty Harvison (Minute Taker)

Apologies: Joseph Manariti

Confirmation of Minutes from Previous Meeting: The Advisory **CONFIRMED** the Minutes from 16th September 2016 and 19th October 2016 are a true and accurate record of the meeting

MATTERS ARISING

- **Office Skylights:** The MMA presented proposed plans from Workshop Architecture (based on a review of four tenancies). The size is restricted because of existing infrastructure and the key issue is that warranties on roof will be voided. The advisory will seek and EOI from Store Holders and the MMA will consider the warranty issue further.
- **Glycol Usage Portal & Temperature Monitoring:** The MMA has investigated a metering option, however the cost to install infrastructure is prohibitive. The MMA is currently testing a secure portal with trending graphs available at 30min intervals. The system includes an optional temperature and humidity monitor which reports variances to a mobile phone which store holders could purchase.
- **Dandenong Market:** There has been no further development. Council has sought further information from the applicant. The planning application is now required to be approved by the full council. At the recent elections 9 out of 12 councillors were re-elected.
- **Children in the Market Trial:** The trial was deemed a success. There was a robust registration process and additional MRO's were resourced to ensure the safety of those onsite. The next event will be held in the first term school holidays 2017.

MARKETING

- **Green Grocer Support Program:** Stage 1 interviews are complete. This involved consultation in each state with the Central Market and Fresh Markets Australia representatives and selected Green Grocers. Outcomes so far suggest that 100% see value in a national independent programme. Stage 2 is to conduct over 600 Consumer Surveys before the end of the year.
- **Green Grocer Skills Training:** The first reference group meeting with Melbourne Polytechnic is to be held on 9 December 2016, with 2 Retailer Advisory Members part of the group (8 Green Grocers in total).

OPERATIONS

- **Christmas Trading Hours:** The MMA confirmed that Christmas Eve is not a market trading day, however retailers will be permitted to enter to collect orders from 12am. The advisory **REQUESTED** that a trading window of 4am – 6am is implemented during the Christmas period next year.
- **Ring Road Speed Limit:** The MMA confirmed that the Ring Road Speed limit will be increased from 20km to 40km. The MMA are working with Cardno and Worksafe to ensure the implementation satisfies safety requirements where the current forklift crossovers exist. It is likely the design will reduce traffic flow to one lane in some areas.
- **Site Cleaning:** An impact clean has been completed on all amenities. The frequency of cleaning in common areas has also increased. The advisory **REQUESTED** that the upstairs bathroom schedules are increased.
- **Forklift Storage:** EFS buildings have been line marked and allocated therefore forklifts can no longer be kept at the rear of the stores. The MMA will issue communication to tenants that forklifts, counters pallets etc cannot be stored at the rear of the stores.
- **Condensation in Stores:** On 5 December 2016 issues were raised with pooling water at Produce Time, Coolabah Herbs and other stores. The MMA will investigate the tenancies identified.
- **Door Seals:** The MMA has installed new door seals in stores where doors were not fully closing. Adjustments that were included as part of preventative maintenance worked well and were well received by the tenants.

- **Dust Testing:** The MMA will continue discussions with Alex Fraser and COW. Alex Fraser will install additional wind breaks and monitoring on their site. The testing conducted by the MMA shows that it is currently within the Australian Standards.
- **Early Access:** The advisory reported that early access restrictions were effective initially, however the perception is that buyers are entering before trade again. The MMA will review access data and ensure MROs keep focusing on early buyers.
- **Infringement Process:** The advisory REQUESTED that the pink slip is attached to the infringement notice when it is issued to the nominee.
- **Pallet Dumping:** A trial for plain pallet racking outside T2 has been implemented and the first two weeks have been very successful. There are up to 45 pallets dumped around the site per day. It is anticipated an additional 14 locations will be added across the site. They can be used with or without a forklift.
- **Misuse of parking bays:** The advisory reported that this continues to be an issue and it creates unnecessary congestion. The MMA is to investigate and enforce proper use of parking bays so that retailers are able to utilise the undercover bays efficiently and as intended in market design.
- **Tenancy Inspections:** The MMA advised that current tenancy inspections have been completed. The inspections were quicker than expected. The MMA will issue a revised schedule of inspections next year to further streamline the process for tenants.
- **Traffic Management in Buyers Walk:** The MMA have lodged VCAT proceedings with Worksafe to challenge the improvement notice requiring the installation of physical barriers (bollards) on the Buyers' Walk. The MMA confirmed that correct use of Buyers' Walk continues to be a focus for MROs and these controls are working.

OTHER OPERATIONS

- **Undercover Area Extension:** The MMA is investigating the installation of 2 x 1.3ha roofing panels which will join to the existing roofline. The initial proposal includes a fully enclosed roof made from Solar panels.
- **LED Lighting Upgrade:** The MMA will tender works to install LED lighting across the site in all common areas (including the trading floor). The change to LED lighting will improve colour clarity and are 60% more efficient.
- **CCTV Upgrade:** The MMA has entered into a contract to increase and upgrade site wide CCTV coverage. Works have already commenced and will be complete before the end of February 2017. Cameras will be installed into areas that are fit for purpose and will help identify stock loss as well as other security benefits.

GENERAL BUSINESS

- **40 Years of Service:** The advisory APPROVED Paul George Patsuris for the service award.
- **Truck Curfew:** Consultation with VicRoads indicates that the curfew will be extended, however it will likely to be changed to limit certain vehicles types and those that do not use engine brakes.
- **Junk mail in market mail boxes:** The advisory reported that there is significant levels of junk mail coming into market boxes. SS to provide to the MMA for action.
- **Roller doors require maintenance:** The advisory reported that the roller doors at the rear of stores are starting to look misaligned. SS to provide further details and the MMA will investigate.
- **Cracks in store floors:** SS advised that there has been no progress on resolution of cracks in floor. The MMA to follow up with Lend Lease.
- **Lift Curtain:** BC raised that the curtain in the lift near Perfection Fresh store has been removed and requires replacement. The MMA will investigate.
- **Gate 3 Truck Movements:** There has been an increase in the number of trucks and semis trying to exit via Gate 3. The larger vehicles block off the 3 lanes and are creating a safety issue. The MMA will investigate.
- **Worksafe: inspections:** GN and SS advised that Worksafe officers have recently come to their premises unannounced.