

Building Refurbishment brings a fresh start for Brisbane Markets



CLIENT

Brisbane Markets Limited (BML) owns, manages and runs Queensland's largest centre for the marketing and distribution of fresh fruit and vegetables. This complex incorporates the Brisbane Produce Market, Brisbane Flower Market, Brisbane MarketPlace retail markets precinct, Brisbane Markets South Gate industrial estate and the Brisbane Markets Commercial Centre.

WILEY MASTER PLANNING AND DESIGN

In 2007, BML engaged Wiley to perform master planning for their 130,000 m² site at Rocklea, Brisbane. This involved design workshops with both BML management and the wholesalers.

In 2008, Wiley was also engaged to provide design and construction services for the refurbishment of Building F.

OBJECTIVES

Built in 1964, Building F was originally used as office and warehouse space. The new brief required the ground floor to function as a multifunctional space that could be fitted out with commercial tenancies for growers and traders, open public spaces, cafe, fast food outlet, service centre and fully equipped commercial test and training kitchen. The first floor would house tenancies with the second floor allocated as commercial office space for BML.

With an eye on delivering a modern high quality fit-out which would comply with stringent building code requirements, Wiley decided to strip the building back to its core structure and redevelop it using state of the art equipment and services.

SAFETY

Personnel safety has been enhanced in and around the building with the installation of leading edge fire early warning system and fire fighting equipment.

The existing access control system was also extended to include the Fresh Centre which enables the management and monitoring of personnel and vehicular movements in and around the building respectively. The CCTV system has also been extended to play a role in the management of safety and protection of property.

ENVIRONMENTAL

- A natural ventilation system has been installed which cools the ground floor concourse area naturally when external conditions are suitable. This was achieved by cutting two large light shafts through the second floor and the roof allowing access for natural light across all floors of the building.
- Motorised louvers installed at the tops of these shafts were connected to a sensory system that allows the louvers to respond to rain, temperature and fire accordingly.
- The air conditioning system is also connected to this system and is programmed to shut down while the louvers are open; saving power and prolonging the life cycle of the equipment.
- All external windows were replaced with high performance laminated glass to control heat loads and significantly reduce the external noise levels from trucks and forklifts running in close proximity to the building.
- New roofing and insulation also boosted the buildings' thermal efficiency and noise reduction during rain events.

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- The site was flood affected in 2011 which required all major plant, mechanical equipment, main switchboard and standby generator to be raised to higher levels, with the transformer building being redesigned to incorporate a second level.
- 22,000 litre in-ground storage tanks were installed to capture roof rainwater for toilet flushing and irrigation of several newly planted, mature trees.
- Wiley took great care to recycle the maximum amount of building materials. This resulted in 81% of removed materials being recycled; that's 321 tonnes out of the total 394 tonnes removed. Certain hazardous materials like asbestos could not be recycled, so all remaining asbestos was removed from the building and an asbestos free certificate issued.

STATISTICS

- 2,600m of water and fire service pipe-work
- 1,000m of drainage pipe-work
- 14,560m² of new wall linings
- 2,900m² of acoustic ceiling tiles

RESULTS

The Fresh Centre provides a highly anticipated and essential area for the markets to thrive. The project satisfies BML's brief by delivering a multifunctional space that will accommodate interaction between traders, growers and consumers alike. This is maximized by the design allowing the public space to extend onto the ground floor concourse.

Wiley is now performing Stage 3 works.

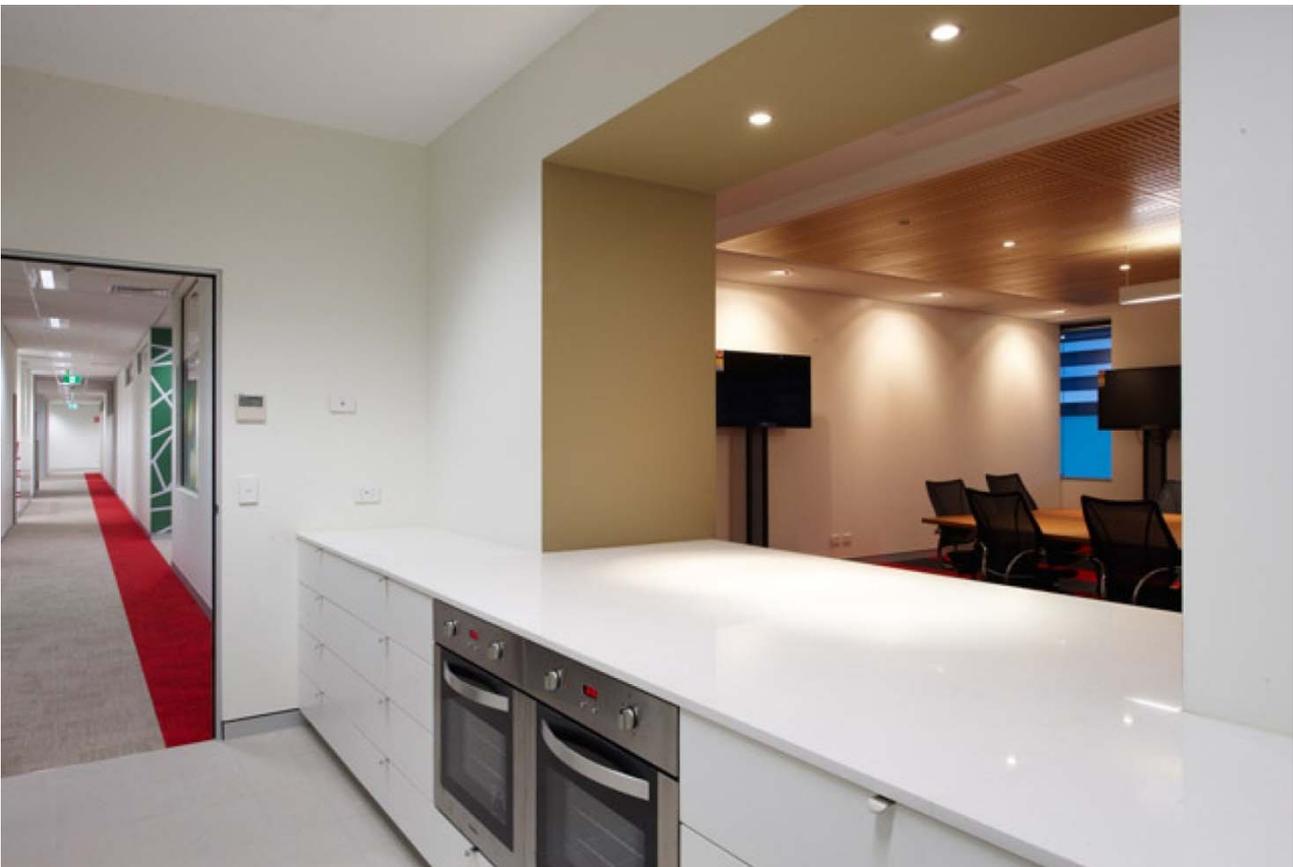
This project was awarded the 2012 Master Builders Association Brisbane Housing and Construction Award for Excellence in Sustainable Building.



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