

# Brisbane Markets Limited

## New 'Fresh Centre'

BML owns and manages Queensland's largest centre for the marketing and distribution of fresh fruit and vegetables. More than 7,000 growers supply produce for sale at the Brisbane Markets.

Since 2007, BML have committed to investing in master planning their 130,000m<sup>2</sup> market precinct. This project evolved from BML's ongoing commitment to providing world-class infrastructure and services, whilst responding to stakeholder and industry needs.

📍 Rocklea, Queensland  
📐 Advisory services, design and construction

### Project scope

Wiley delivered a facility solution to accommodate commercial tenancies for growers and traders, open public spaces, a café and fast-food outlet, a service centre and a commercial test and training kitchen.

### Business value to client

BML's investment in upgrading a disused building provided a critical piece of centralised infrastructure for market trading, resulting in increased floor space and rental returns for BML stakeholders.

The modern, human-centred design supports BML's vision of creating a unified workplace culture, while streamlining processes and communication lines between staff and tenants.

Wiley applied in-depth brownfield experience, ensuring the markets remained 100% operational throughout the upgrades.

The innovative design would provide ongoing cost savings and environmentally sustainable solutions for BML, including:

- 394t of building materials being removed and 81% (321t) of this being recycled, meeting BML's brief of creating a sustainable solution.
- Being situated in a flood-prone area, the ground floor was fitted with impervious materials to reduce the risk of damage from a flood event. Combined with an existing atrium-style void in the centre of the building, this area could easily have become a large echo chamber. 2,900m<sup>2</sup> of laser-cut acoustic panels were installed in all ceilings and bulkheads, providing a noise reduction solution for BML staff and visitors.
- The cost-saving and innovative design solution of cutting two large light shafts through the second floor and the roof, allowed access for natural light across all floors and the new ventilation system to cool the ground floor area naturally.
- Motorised louvres installed at the top of these shafts were connected to a sensory system, allowing the louvres to respond to rain, temperature and fire automatically. The air conditioning was also connected to this system and programmed to shut down while the louvres are open, saving ongoing power costs for BML.

### Partners and consultants

Veolia | EBSA | Seed (Sustainability by Engineering, Environment by Design) | Abbey Aluminium

### Award winning project

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



Sustainability



Live environment



Cost savings



Brownfield project

