

**Fruit & Vegetable Growers Advisory Committee**  
**MMA Boardroom, Epping**  
**22 August 2018**

**In Attendance:** David Wallace (Chair), Ben Apted, Alec Berias, Mark Maskiell, David Whitchelo, Bryan Coyne, Malcolm Lum, Matthew Elliott & Georgie Christerson (Minute Taker)

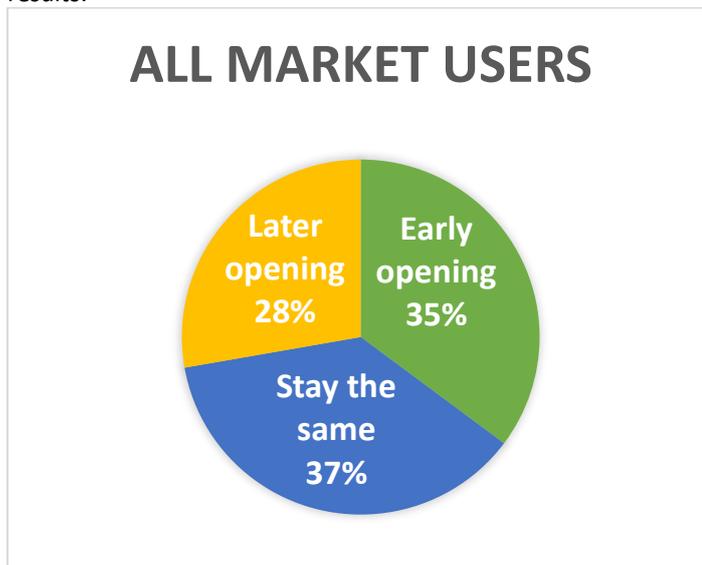
**Apologies:** Anthony Mould & Vince Doria

**Confirmation of Minutes from Previous Meeting:** The Advisory CONFIRMED the Minutes from 11 April 2018 are a true and accurate record of the meeting. There was also a Growers Advisory Meeting held specifically on Market Hours, although no minutes were recorded on 14 June 2018.

**MARKET HOURS**

- **Market Hours: Survey Findings:**

Matt Elliott, MMA Business and Commercial Manager presented the Market Hours findings from the survey issued to all market tenants, via a detailed PowerPoint presentation. Consistent opening times were suggested because of the feedback received from the survey. The response rate was well received in comparison to previous years. The overall response rate 54% stand holders, 57% store holders and 37% buyers. On average, these amounts washed out to 42% of the market users. Noting: the response rate was significantly better than in previous years, and greater representation from the market community. The findings were a 3-way split across the market. The graph below displays the survey results:



- **Committee Feedback/ Preferences:**

The Committee asked if consideration has been taken into account in relation to the impact that market congestion will have on the market when improved infrastructure occurs in the next few years. For example; the implementation of the North East Link. The committee agreed that at present later opening hours is not a viable option. Market unloaders was discussed and the MMA & Committee agreed that 2am is too early to commence trade. Overall, the suggestion of a 3:30am start 5 days per week, with a 90-day trial was agreed, as it was suggested there were no real consequences or impacts on the Grower Community. Having consistency and a more incremental change is more beneficial.

**MATTERS ARISING**

- **Breezeway/ Forklift Changes:** The breezeway between the Flower Market and Trading Floor now have an extended forklift area to avoid blind spots. There are now temporary scissor barricades in place to test and validate the changes to the traffic management plan. Barriers are now in place, and hand rails to be implemented. Very beneficial and well received.

## MARKETING

- **Green Grocer National Brand Program:** Each state has confirmed their commitment to the program and funding. The launch date occurred on 1 July 2018. Working at a National level and the MMA are currently working through the challenges of Fresh State deciding not to continue to contribute to the funding on this initiative.

## OPERATIONS

- **Ring Road Speed Limit:** The MRO's are continuing to monitor the increase of the speed limit on the ring road, however it is noted that anyone who exceeds the new limit will be issued an infringement. The MMA have removed all 20km zone signs and will notify tenants when any minor roadworks will be undertaken. The Committee agreed with the new speed limit, resulting in no issues or incidents. This action has been completed.
- **Line Marking:** The MMA confirmed that the line marking in the Trading Floor area has been completed. The overall positive feedback has been well received. The painting of the line marking has been decided to occur in Spring, as the paint won't stick in the colder climate.
- **Air Testing:** Air testing was installed in the week commencing 16 April, 2018.
- **Temperature Monitoring:** The MMA have installed air temperature equipment in the central roof area, and digital readings will be maintained over a 12-month period. Temperature gauge in the roof, complaints that it was getting to hot in Summer. We are constantly monitoring the temperature.
- **Stand allocation process:** The MMA's Property Team are currently working through this large piece of work, in the Stand allocation process. It is a timely exercise and their main priority at present, aiming to be completed by the end of October.

## GENERAL BUSINESS

- **Dandenong Market:** The Planning Minister's Advisory Committee hearing occurred in July. This process is slowly moving through the channels, and if the approval occurs they will then need commitment from enough tenants to make it viable to build. MMA will keep the Committee updated with any progress.
- **CBA ATM Removal:** The CBA have decided to remove their CBA ATM, deciding it wasn't feasible anymore due to online transactions being more lucrative. However, the Café's in the Market have ATM facilities.
- **Nick Patsuris** – The Committee requested if Nick Patsuris could attend the next Growers Advisory Committee Meeting in October. The Committee were advised that all members of the Community are able to attend as interested observers.
- **Land Tax:** A member of the Committee asked if the MMA pay land tax for our site. The MMA's General Counsel confirmed that tenants who have store leases and warehouses are required to pay land tax and other 'outgoings'. However, stand licence holders were not obliged to pay land tax. It was also confirmed that the SRO issue notice of assessments for land tax directly to tenants based on the market land which they lease.
- **Clearance Market (Epping site):** The idea was suggested to the Committee, of a potential clearance Market to be held on a Friday for 2 hours post trade, and a Saturday morning. The idea wasn't very well received. The discussion arose around running costs associated with this idea and would not be a feasible option, i.e, increased power costs, employee, staffing costs etc. The Committee agreed that although they did not find this a viable option, they could put a staff member on to sell instead. MMA confirmed that this is in very early stages of discussions and will keep the Committee updated as progress occurs.
- **Transshipping:** Transshipping was also discussed in the meeting, and the MMA confirmed that it is an issue that we are currently investigating to find a solution.
- **Electricity Costs:** The Committee discussed the increased electricity costs, and it was raised about the idea of adding solar panels to the roof of the market. The MMA advised that this is an active project the MMA is working on.
- **Steritech:** After a long period of discussion, Steritech have decided to locate their sterilisation facility away from the market as a result of wanting to own rather than lease land.