

Illawarra Meats - ASRS Freezer & Cool Room

Fairy Meadows, NSW

Construct new 1200 pallet
Automatic Storage &
Retrieval System (ASRS)
Freezer and Cool Room.
(Greenfield)



PROJECT DESCRIPTION

A new ASRS Freezer & Cool Room constructed on a greenfield site adjoining Illawarra Meats current facility located at Fairy Meadows, Illawarra.

The 917m2 building is a combination of Pre-Cast panel and Sandwich Panel on a suspended slab. The new build interconnects to Illawarra Meat's existing facility. The new freezer incorporates ASRS racking (by others). Refrigeration is a CO2 system (by others).

The desired outcome of the project was to provide maximum storage capacity without exceeding DA approved footprint. This was achieved by using pre-cast panels as the eastern support walls and removing the need for internal columns.

Overcoming Challenges:

An area of the site (250m3) was deemed to be contaminated with Recoverable Hydrocarbons (TRH) and needed to be remediated.

To maximise the internal usable area of the building, internal stairs were to be relocated externally. This require a Section 4.55 to be lodged with Council. Internal ceiling height was also be maximised by reducing the void above the freezer ceiling. While not increasing the overall height of the building it reduced the size of the required pelmet, thus changing the external appearance of the building. This also was included in the Section 4.55 lodged with Council.

To minimise delays due to Section 4.55 processing, building commenced on an early works CC.

Innovations:

- Maximising internal usable space by reduction in column requirements through design and increasing finished ceiling height.
- Minimisation of time through early works CC, whilst Section 4.55 submission was processed.

CLIENT

Illawarra Smallgoods Pty Ltd

PROJECT VALUE

\$5 million

CONTRACT

Construction Management
(Open Book)

COMPLETION

October 2020



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CONSTRUCTION