

## Wiley delivers complete solution for Top Cut's premium new processing facility



### CLIENT

Simplot Australia was founded in 1995 when the J R Simplot Company acquired some of Australia's favourite food brand businesses including Edgell, Chiko, Birds Eye, Harvest and Leggo's.

Top Cut TMS Holdings Pty Ltd is part of Top Cut Foods, a national business with operations in most states, supplying food service and retail customers.

### OBJECTIVES

Wiley was initially contracted to undertake an upgrade of Top Cut's existing meat and fish portioning operations in support of their strong commitment to invest and grow their business in Western Australia.

The extensive discovery phase investigations proved that the existing site was unsuitable if Top Cut wished to fully realise their immediate goals and continue to expand and evolve into the future.

Wiley set about master planning a greenfield facility and also sourced the 6425m<sup>2</sup> showcase site it would be constructed on. This prime location was located on a corner block with high exposure to the entrance of a commercial park.

The predominant function of the new facility was the further processing of meat and fish, comprising of portioned controlled slicing, meal components, assembly for retail and the food service markets.

The project would also incorporate a modern administration office, car parking and amenities for 70 (approx.) staff members.

### CHALLENGES

Budget was a constant factor as the project had grown in scale and complexity from the initial brownfield upgrade into a completely new greenfield project.

- It was anticipated that the site would be built, commissioned and operational within a 12 month period.
- This project was managed remotely from Brisbane with a Site Manager employed locally in Western Australia.
- The new site at Bibra Lakes was sand filled and required the use of innovative stormwater solutions.
- The design had to comply with commercial park design guidelines.
- As Western Australia does not have private certification, all approvals had to be processed by local council.
- Comprehensive coordination and management of numerous trades people working simultaneously on a tight construction site.

## Wiley delivers complete solution for Top Cut's premium new processing facility



### SOLUTIONS

#### Advice

- A feasibility study was conducted to determine the best plan for the existing brownfield development. Though the study showed the upgrading plan was feasible for the client's current operational needs, it also highlighted how it was not the best solution for their future growth and overall strategy.
- Worked intimately with Top Cut to investigate options for the greenfield solution in a short, yet extensive discovery phase.
- Wiley sourced the premium, commercially visible new site at Bibra Lakes, Western Australia.

#### Design

- The new facility design brought the previously outsourced, blast freezing processes in-house, giving Top Cut complete control of their operations on one site.
- Ancillary to the meat portioning facility would be staff amenities, change rooms, production office, loading docks, truck manoeuvring areas, car parking and landscaping.
- The design had to make allowances for future stage two expansions. Including a freezer extension and process extension with basement car park to accommodate future staff requirements.

#### Engineering

- Coordination and supervision of all suppliers and subcontractors within a tight construction site. E.g. structural steel contractors working around concrete contractors who were forming and pouring panel on site.
- Coordination and supervision of services to process equipment.

- Being a sand filled site, all stormwater was collected in precast concrete tanks set below external pavement/gardens which filtered down into the sand beneath.

#### Construction

- 6425m<sup>2</sup> site area.
- 2,213 m<sup>2</sup> total building floor area.
- 725m<sup>2</sup> landscaping.
- 1981m<sup>2</sup> process, freezer, chiller, plant and ground floor amenities.
- 232m<sup>2</sup> first floor offices.
- 516 pallet freezer and 156 pallet chiller.

### RESULTS

This high class portioning facility is a prime example of the success Wiley can achieve when working closely with a client in the early discovery phase to explore and create maximum opportunities for innovation and realisation of the best fit solution which serves both their current and ongoing business requirements.

Wiley delivered a quality result far exceeding the original project scope and further strengthening Top Cut's strategic position in Western Australia, now and into the future.

