



DESIGN + CONSTRUCT SOLUTIONS



# COLD STORAGE SOLUTIONS

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CASE STUDIES



# INTRODUCTION

We've built our reputation by delivering facilities that perform in demanding environments.

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Working alongside clients through the transportation, refrigerated warehousing and cold storage sectors, the Spaceframe team understands the importance of efficiency, temperature integrity and future-proof design.

Spaceframe partners with sister specialist companies Sencova\* Steel Fabricators and Scantec Refrigeration. These companies supply advanced capabilities to ensure the delivery of innovative, powerful and integrated solutions. Spaceframe has everything under one roof to deliver better, faster, smarter solutions.

Whether it's a new cold storage facility, distribution centre or food processing hub, we deliver practical solutions tailored to the needs of the Australian cold chain.



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## OUR CLIENTS

Our reputation in the market has been achieved through our absolute commitment to our clients and their project objectives.

We have a highly adaptable approach and work in total collaboration, regardless of the type of commercial or industrial building required. Referee contact numbers from a cross section of our past, present and longterm clients can be supplied.

Here are some clients we've created #bettereverything with:











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# PROJECT PROFILE



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## KILCOY GLOBAL FOODS VALUE ADD

### Corbould Park, Queensland

For over a decade and a half, the Spaceframe team have forged a robust and trusted partnership with the client and tenant, marked by numerous successful projects spanning across Australia.

This 15-year partnership is a testament to the persistence and unwavering commitment to excellence by the extended project team, continuously embodying the company ethos of Better Everything.

Purpose built to service the growing local and export markets, the facility includes the first automated beef scribing system in Australia – powered by AI-driven robots to improve production accuracy, labour efficiency and safety. Purpose built to service the growing local and export markets, the facility includes the first automated beef scribing system in Australia – powered by AI-driven robots to improve production accuracy, labour efficiency and safety.

Introducing Kilcoy Global Foods' Value Add Facility – a 12,504m<sup>2</sup> full-service processing facility delivering multi-protein food solutions for both raw and cooked meat products.



Proud Member

In collaboration with Scantec Refrigeration Technologies, this facility features a custom low-charge ammonia system, with a comprehensive construction of:

- Five 16-cylinder compressors
- 28 Glycol air coolers
- Three trolley blast chillers
- Specialised washdown system for a 27,000m<sup>3</sup> room
- Direct expansion (DX) freezer
- And a dual-purpose ammonia DX Freezer/Chiller

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# PROJECT PROFILE



## BIDFOODS AUSTRALIA

### Richlands, Australia

Bidfood Australia's new Brisbane facility in Richlands is a full design and construct project. The ninth Bidfood facility delivered by Spaceframe Buildings.

The facility consists of an award-winning centralised low-charge ammonia system for the Freezer, Chiller, Anteroom, Finishing and Produce spaces design and installed by Scantec Refrigeration Technologies. The facility also includes an ambient warehouse section and utility areas. It also includes truck wash bays, battery charging area, a plant room and a dock office. The warehouse has expansive roller doors and sunken docks for ease of moving stock. Included in the design and construct project is the external car parking area, fully concreted for vehicle access around the building and completely landscaped.

Another energy efficient project successfully delivered to Bidfood Australia.

Good communication and understanding, efficient service and quality delivery, builds strong client relationships.

## PROJECT STATISTICS

|               |               |               |   |
|---------------|---------------|---------------|---|
| <b>LENGTH</b> | 149.30 metres | <b>LEVELS</b> |   |
| <b>SPAN</b>   | 75.80 metres  | Office        | 1 |
| <b>HEIGHT</b> | 13.70 metres  | Cold Store    | 1 |
|               |               | Dry Store     | 1 |



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# PROJECT PROFILE



## LAHRS ROAD

### Ormeau, Australia

31 Lahrs Road is a dual tenancy office and cold storage logistics space developed in partnership with a private, long standing Spaceframe client.

This cold storage project was another compete design and construction project for the Spaceframe team, with all electrical, mechanical, hydraulic, fire and refrigeration services completed and managed inhouse.

In collaboration with Scantec Refrigeration Technologies, this facility features a centralised low-charge ammonia system servicing the freezer, chiller, and anteroom. Low-charge ammonia refrigeration systems have several advantages over traditional pumped recirculated systems. Low-charge systems are designed to operate with much less ammonia than conventional ones, reducing environmental, operational, and safety risks.

Furthermore, the long-term energy performance benefits by leveraging reductions in power consumption result in a return on investment within three years, providing a sustainable and balanced environmental refrigeration system.

Designed with future flexibility in mind, with the incoming tenant able to operate the facility either as a chiller, freezer or combination of both.



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# PROJECT PROFILE



## Minus 1

### Minchinbury, Australia

The project features modern office spaces, 19 recessed loading docks, and a mix of chilled, ambient, and freezer storage, all supported by a 10m awning for convenient all-weather loading.

Featuring over 2,500m<sup>2</sup> of cross dock space for efficient inbound/outbound freight operations, this facility has been custom crafted to match Minus 1's growing operations, and to support their "seamless end-to-end" refrigerated transport and storage services.

Introducing Minus 1's brand new Sydney hub - A state of the art facility spanning nearly 20,000m<sup>2</sup>.

## PROJECT STATISTICS

|          |                      |         |          |
|----------|----------------------|---------|----------|
| GLA      | 11,029m <sup>2</sup> | AWNING  | 10m wide |
| ANTEROOM | 2,036m <sup>2</sup>  |         |          |
| FREEZER  | 4,946m <sup>2</sup>  | LOADING | 19       |
| CHILLER  | 1,440m <sup>2</sup>  | DOCKS   |          |

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# PROJECT PROFILE



## MARKWELL FOODS

**Ormeau, Australia**

**Markwell Foods facility at Ormeau is a purpose-built frozen food processing and distribution facility.**

Spaceframe Buildings fully design and constructed this 9,487m<sup>2</sup> facility from the tailored, environmentally sustainable and economically efficient ammonia refrigeration system, the structural, mechanical and fire services design, all council approvals to the coordination and managing of the construction process.

The freezer section spans an immense 6,000m<sup>2</sup> and the remainder being office space, amenities and other utility areas. 7 dock levellers are installed with direct access to the freezer area and a high-hazard, early suppression fast response sprinkler and alarm system.

An economically efficient ammonia refrigeration system was included in the full design and construct package.

## PROJECT STATISTICS

|               |               |               |   |
|---------------|---------------|---------------|---|
| <b>LENGTH</b> | 136.00 metres | <b>LEVELS</b> |   |
| <b>SPAN</b>   | 75.00 metres  | Office        | 2 |
| <b>HEIGHT</b> | 15.50 metres  | Warehouse     | 1 |



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# PROJECT PROFILE



## MITCHELLS QUALITY FOOD

**Canningvale, Western Australia**

**Mitchells Quality Foods produce the lifestyle food product, "Lite n' Easy".**

Spaceframe has built facilities for Mitchells in almost every state and has worked with Mitchells to progressively stage, extend and refurbish operating facilities around Australia.

The site is a state of the art facility for cutting edge production and freezing techniques enabling the production of fresh repackaged food products. Part of the fitout included the refrigeration design and installation undertaken by Scantec Refrigeration, Spaceframes sister company, and enabling a complete turnkey solution.

The fitout includes a high-end office and amenities for staff to facilitate production, distribution and storage and administration and we continue to plan for the future with one of our longest standing clients.

A strong business partnership was established in 1998 with their first facility at Banyo in Queensland.

## PROJECT STATISTICS

|               |              |
|---------------|--------------|
| <b>LENGTH</b> | 82.00 metres |
| <b>SPAN</b>   | 65.00 metres |
| <b>HEIGHT</b> | 13.00 metres |
| <b>LEVELS</b> | 3            |

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## MITCHELLS QUALITY FOODS

### Banyo, Australia

Producers of lifestyle food products 'Lite 'n Easy', Mitchells Quality Foods, commenced work with Spaceframe in 1997 to produce a master plan that would ensure their operating facility could be progressively expanded and refurbished to accommodate business growth.

This foresight has proved invaluable as stage one was completed in 1998 with stage six commencing in 2009 to further develop their process and distribution facilities. The site now includes 3 buildings which include production, distribution, storage, head office and administration. A complete turnkey solution was also evidenced with Scantec Refrigeration, Spaceframe's sister company fully designing and managing the refrigeration.

The site has grown to become a state-of-the-art facility that includes cutting edge production and freezing techniques to enable the production of fresh pre-packaged food products.

This project evidences a strong business partnership spanning more than a decade.

## PROJECT STATISTICS

|                 |   |        |   |
|-----------------|---|--------|---|
| NO OF BUILDINGS | 3 | LEVELS | 2 |
| CAR PARKING     |   |        |   |

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## WEIS FROZEN FOODS

**Toowoomba, Australia**

Weis Frozen Foods is an extension and an upgrade to Weis' existing facilities in Toowoomba.

The extension includes a 2,200m<sup>2</sup> of new food processing areas and an upgrade to their existing plant and workshop facilities. The works included refrigeration and process fit out to food grade requirements.

Their head office and administrative process office was also part of the upgrade, creating 250m<sup>2</sup> of open plan office area.

Overall, the integration of the new and old structures was technically successful and the fit out finishes were also of a high standard.

Both internally and externally the integration of the new structure to their old facility was completed successfully.

## PROJECT STATISTICS

|               |              |               |   |
|---------------|--------------|---------------|---|
| <b>LENGTH</b> | 72.00 metres | <b>LEVELS</b> |   |
| <b>SPAN</b>   | 34.00 metres | Office        | 2 |
| <b>HEIGHT</b> | 10.00 metres | Cold Room     | 1 |
|               |              | Factory       | 1 |







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# PROJECT PROFILE



## SEABEST INTERNATIONAL

### Ormeau, Australia

Seabest is a 3,700m<sup>2</sup> facility designed to consolidate and improve Seabest's existing operations.

Part of the design and construction of Seabest's facility was the refrigeration component – a fully designed, installation and commissioning process undertaken by Scantec refrigeration, Spaceframe's sister company, enabling a complete turnkey solution to be provided to our client.

The coordinated design and services layout allowed maximum efficiency and use of the site and a long term cost effective solution to suit Seabest's requirements.

The combining the experience of Scantec and Spaceframe ensured a smooth design construction process.

## PROJECT STATISTICS

|               |              |               |   |
|---------------|--------------|---------------|---|
| <b>LENGTH</b> | 81.00 metres | <b>LEVELS</b> |   |
| <b>SPAN</b>   | 42.00 metres | Office        | 2 |
| <b>HEIGHT</b> | 9.00 metres  | Warehouse     | 1 |

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## KILCOY PASTORAL COMPANY **Kilcoy, Australia**

This facility included an ambitious long term master planned 8 stage redevelopment of the existing abattoir works within the Kilcoy Pastoral Company.

Stages one and two included a state of the art freezer tunnel and beef chillers. With the Freezer tunnel constructed using specialist equipment sourced from New Zealand, which was expertly coordinated and managed in unison by both Scantec Refrigeration (our sister company) and the Spaceframe construction team.

Spaceframe continues to add value through our ongoing business partnership, as the strategy for cost planning and design for the remaining stages is currently in progress in conjunction with the Kilcoy Pastoral Company

State-of-the-art freezer and chillers were installed using specialist equipment.

## PROJECT STATISTICS

|               |           |               |   |
|---------------|-----------|---------------|---|
| <b>LENGTH</b> | 38 metres | <b>LEVELS</b> | 2 |
| <b>SPAN</b>   | 60 metres |               |   |
| <b>HEIGHT</b> | 11 metres |               |   |







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## BIDVEST

### Bibra Lake, Western Australia

Bibra Lake is the fifth facility built by Spaceframe Buildings for the Bidvest group. Others include Tasmania, Rockhampton and Brisbane.

The facility comprises of 4,000m<sup>2</sup> of Cold Storage area consisting of a freezer, chiller and controlled temperature, a dry storage area of another 4,000m<sup>2</sup> and 1,000m<sup>2</sup> of administration office.

The Load-In / Load-Out facilities, plant rooms, battery rooms and wash bays are part of the design and construct delivery.

All facets of the delivery had been controlled and co-ordinated by Spaceframe from the Council Approval stage to the final colours and finishes of the facility.

Delivery was ahead of time, on budget and we are now looking at facility number six.

Bidvest and Spaceframe have developed a strong business partnership.

## PROJECT STATISTICS

|               |               |               |   |
|---------------|---------------|---------------|---|
| <b>LENGTH</b> | 155.00 metres | <b>LEVELS</b> |   |
| <b>SPAN</b>   | 55.00 metres  | Office        | 2 |
| <b>HEIGHT</b> | 12.00 metres  | Cold Storage  | 1 |

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## SWIRE COLD STORAGE

### Hemmant, Australia

The latest Hemmant facility is a 7,000m<sup>2</sup> extension of their existing facility.

The Swire facility extension is a large high-bay storage area which includes a racking system 9-bays high. The extension also included the upgrading of their existing services and plant to integrate both buildings.

Integrating the old structure with the new building was done successfully with a pleasant external appearance.

## PROJECT STATISTICS

|        |               |
|--------|---------------|
| LENGTH | 120.00 metres |
| SPAN   | 50.00 metres  |
| HEIGHT | 16.00 metres  |







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## CARLTON & UNITED BREWERIES **Yatala, Australia**

The Brewhouse extension for Carlton and United Breweries was carried out on a construction only basis at their Yatala Brewery, some 40km south of Brisbane.

The entire project was run on a strict program and needed to be coordinated with equipment contractors from England. The development included the Hop Store, Yeast Room, Mill Tower, Beer Transfer Room and Brewhouse and was constructed on a very restricted site.

The client's goal was to make a showcase of the Brewhouse and to this end, used coloured floor tiling and large areas of glazing in its design. The reason for this was the exposure to the M1 motorway. Working in close conjunction with the client, Spaceframe is pleased to have achieved the client's objectives and deliver an outstanding construct solution.

Specially selected fittings with colour tiling and large areas of glazing made a high impact showcase of the Brewhouse.

## PROJECT STATISTICS

|               |              |               |   |
|---------------|--------------|---------------|---|
| <b>LENGTH</b> | 72.85 metres | <b>LEVELS</b> |   |
| <b>SPAN</b>   | 24.00 metres | Brewhouse     | 2 |
| <b>HEIGHT</b> | 31.65 metres | Mill Tower    | 6 |

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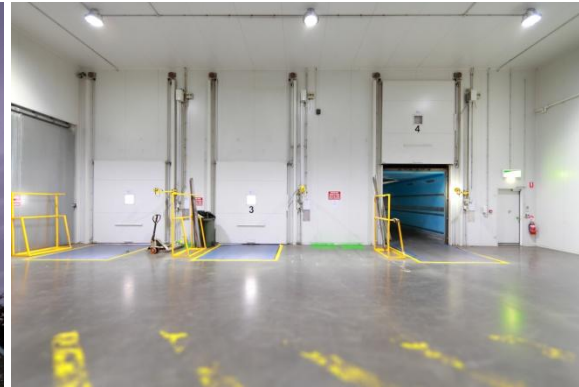
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## BLENNER TRANSPORT

**Wacol, Australia**

Blenner Transport is a purpose built design and construct facility that consists of a 3,500m<sup>2</sup> of cold storage including chiller and freezer component with multiple load out facilities.

This facility also includes 200m<sup>2</sup> for the administration office with an ancillary battery room and plant room components.

Blenner was the first install of LED light fittings complete with motion control sensors to the freezers.

## PROJECT STATISTICS

|        |              |           |   |
|--------|--------------|-----------|---|
| LENGTH | 54.00 metres | LEVELS    |   |
| SPAN   | 68.00 metres | Office    | 1 |
| HEIGHT | 11.00 metres | Warehouse | 1 |

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## JAT REFRIGERATED STORAGE **Lytton, Australia**

JAT Cold Storage facility in Brisbane represents cutting edge building design including fire engineered solutions, building compartmentalisation and CO<sub>2</sub> refrigeration systems.

The facility includes wash down operations and future expansion, the facilities drive around design also provides maximisation of operational space.

The CO<sub>2</sub> refrigeration system is one of only a handful in Australia and represent an investment in the long-term sustainability of JAT operations.

CO<sub>2</sub> refrigeration system was installed and is one of a handful in Australia

## PROJECT STATISTICS

**LENGTH** 54.0 metres  
**SPAN** 42.0 metres  
**HEIGHT** 13.0 metres

**LEVELS**  
Office 2  
Refrigeration 1





# PROJECT PROFILE

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## PFD Foods

### Lytton, Australia

PFD Food Services have engaged Spaceframe to deliver 4 facilities across Australia, all as part of a consolidation program designed to upgrade and modernise their existing facilities.

Forming part of the full fitout was the refrigeration design and installation undertaken by Scantec Refrigeration, Spaceframe's sister company, and enabling a complete turnkey solution, the state-of-the-art facilities. This has allowed efficiencies in operations and running costs that make the operations far more viable than operating in obsolete facilities.

A complete turnkey solution including the design and installation of refrigeration services.

## PROJECT STATISTICS

**LENGTH** 82 metres  
**SPAN** 72 metres  
**HEIGHT** 11metres

**LEVELS** 2

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# PROJECT PROFILE



## SCOTT'S REFRIGERATED FREIGHTWAYS

### Ormeau, Australia

Located 40 kilometres south of Brisbane on the M1 Motorway is the cold store facility for Scott's Refrigerated Freightways with the capacity to store 9,400 pallets, 7 high.

Design and constructed by the Spaceframe team, the roof trusses for this facility have a clear span of 66.2 metres. Two trusses with all purlins and refrigeration pipe were assembled together on the ground and these units lifted using four cranes. This innovative approach not only minimised the work for riggers at high levels but reduced the construction program by a substantial 3 weeks.

This project was constructed in two stages and planned to minimise disruption and increase productivity by allowing our client to fill the cold store in stages.

The roof trusses for this facility have a clearspan of 66.2 metres to optimize the cold storage area.

## PROJECT STATISTICS

|               |               |               |   |
|---------------|---------------|---------------|---|
| <b>LENGTH</b> | 95.500 metres | <b>LEVELS</b> |   |
| <b>SPAN</b>   | 66.20 metres  | Office        | 1 |
| <b>HEIGHT</b> | 16.00 metres  | Warehouse     | 1 |
| <b>APEX</b>   | 19.70 metres  |               |   |

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