



## Case Study: Property and Construction Project Management

# Martin Brower: Cold-Store Facility with Sustainability Features

Designing a cold store distribution center with sustainability features.

### PROJECT SUMMARY

#### LOCATION

Oceania

#### INDUSTRY

Logistics,  
Freight &  
Parcel

# TMX's Property and Construction Project Management teams achieved the delivery of a new site for Martin Brower, with significant sustainability features.

## Client Challenges

Martin Brower required a complex, future-ready facility that could support both operational demands and corporate sustainability goals.

Significant power requirements driven by MHE battery charging, powered truck and trailer parking, and refrigeration loads added to the complexity.

In addition, their ANZ head office needed bespoke, premium-grade finishes beyond typical industrial standards, making site selection more challenging.

The project also needed to meet Green Star building standards, reinforcing Martin Brower's commitment to advancing its sustainability objectives and public pledges.

## Approach

In response to Martin Brower's challenges, TMX developed detailed project requirements, including:

- Developer tender and selection.
- Negotiation of Agreement for Lease and final Lease.
- Management of design and construction process through the developer and builder.
- Client fit-out tenders including racking and office fit-out.

## Solution

Over the course and upon completion of the project, TMX were able to deliver a number of significant results for Martin Brower:

- **6-star Green Star certification** achieved – the first refrigerated facility in Australia to receive such a rating.
- **770KW solar system** installed to the roof enabled Martin Brower to receive **instant returns on investment** as the annual savings on power exceeded the annual cost of the system.
- Explored **geothermal heating and cooling for the office** facility to understand whether the technology was a sustainable and effective inclusion.
- **Heat Stratification Modelling** completed for the ambient store, using only passive cooling techniques **significantly reducing operational expenses**.
- **Low flow/high efficiency ammonia refrigeration system**, delivering significant operational cost savings.
- **Full capture of roof water into tank systems** to be recycled for landscaping, amenities, truck washing, and refrigeration plant.
- **Full WELS review** of all fixtures and fittings within the facility to ensure maximized efficiency.
- Appointment of external interior designer and office architect to ensure **completely passive and progressive design of the office space**.

## Transform your supply chain

TMX Transform is an end-to-end supply chain consultancy, providing expert advice and practical, innovative solutions to businesses globally.