



Vaughan Constructions  
Head Office, Victoria



Australian National Construction Review spoke with Andrew Noble, Director of Vaughan Constructions, to discuss the past, present and future direction of the 60 year old national construction company.

**HOW DID VAUGHAN CONSTRUCTIONS BEGIN?**

There are few national construction companies that can point to an iconic building such as Melbourne's Shrine of Remembrance and count it as a part of their heritage. But, we can do just that. The classic landmark was built in a Joint Venture with the Lodge Brothers.

Considered as one of the pioneers of 'Design and Construct' K.A. Vaughan established Vaughan Constructions in 1955. Current joint Managing Directors, Ken and Matthew started with Vaughan in 1981 and 1982. Ken aged 20, Matthew aged 18.

**HOW LONG HAVE YOU BEEN IN THE INDUSTRY?**

I started out in 1988 at Vaughan, 28 years ago now and worked my way from there.

**WHAT ARE THE INGREDIENTS TO BEING SUCCESSFUL?**

Surround yourself with people that are great at what they do, and develop those that have potential to get there. And always have a fully charged iPhone!

**WHAT DO YOU CONSIDER VAUGHAN CONSTRUCTIONS PROUDEST ACHIEVEMENTS AND MOST NOTABLE PROJECTS?**

Building highly specialised distribution facilities for the three largest retailers in Australia; Woolworths, Coles and Aldi, all at the same time.

Other notable projects include 32m high, fully automated high-bay warehouses for Coca-Cola Amatil (NSW), PepsiCo (SA) and Diageo

(NSW). Currently under construction is Woolworths' Melbourne South Regional Distribution Centre which will operate 24 hours without limitation.

**HOW DOES VAUGHAN CONSTRUCTIONS UTILISE TECHNOLOGY WITHIN DAY TO DAY BUSINESS?**

I love the efficiency that technology can bring. Some technologies offer some amazing things or tricks but aren't exactly what you need. You've got to start with the question: What do you need?

*'Building Customers for Life' is the essence of everything we do – it has been for years, and will continue for years to come.*

About 10 years ago we found our needs couldn't be answered by the software market. We had seen many companies buy existing technology and shape their business around it, which made absolutely no sense to us at Vaughan.

So, we wrote a detailed brief, sought out the best software developers from around the world and got to it. We now have SOS which is a complete project management, procurement and financial suite, which has automated most of our labour draining processes. SOS beats everything off-the-shelf and simply makes us more efficient – just one of our competitive advantages and we're always seeking to create more. We continue to invest in our software year on year.

**DO YOU CONSIDER YOUR MANAGEMENT STYLE DIFFERENT TO THE VAUGHAN FAMILY FORBEARERS?**

Fundamentally, our management styles are the same. Matthew, Ken (Vaughan) and myself are all driven by our commitment

to outperform customer's expectations, every time. As a result, this focus is instilled within our company's culture. Our team will do anything to make our customers lives easier. We call it the "Vaughan Way."

We understand that any building is a major capital expenditure for any business. Whether the business is emerging private or an ASX listed company, each build is just as important to the end user. At the end of the day, their business relies on our success. We ensure each project is delivered on time, to allow our customers a smooth transition between facilities and un-interrupted operations.

**VAUGHAN CONSTRUCTIONS IS NOW 60 YEARS OLD. HOW AND WHY DO YOU THINK YOU HAVE REMAINED SO SUCCESSFUL?**

'Building Customers for Life' is the essence of everything we do – it has been for years, and will continue for years to come. We are very proud that two out of every three projects comes from a returning customer.

Like us, some of our customers are now multi-generational and continue to support Vaughan. But it's not just our commitment to our customers that has allowed us to remain so successful, it is also our wider team, dedicated staff, suppliers, subcontractors and consultants. Many, having been part of our team for decades, with numerous subcontractors having grown from humble beginnings along the way with Vaughan.

Conservative financial gearing has allowed us to securely operate in challenging economic times as well as in times of economic

prosperity. This has allowed for sustainable long term growth and reliability in tough times.

**WHAT IS YOUR LONG TERM VISION AND STRATEGY?**

We aim to remain flexible in everything we do. Moving forward, we will organically grow our existing National Business Platforms including highly specialised facilities for the food/beverage, transport/logistics and manufacturing sectors as well as residential, commercial, and retail facilities. We will continue to service our national customers developing broad acreage and key located infill sites around Australia.

**WHAT ARE YOU PROJECTIONS FOR THE CONSTRUCTION INDUSTRY NATIONALLY?**

Currently, we have projects in all States around the country (excluding Tasmania) and we're noticing a distinct upward trend line for our long-term growth objectives. Businesses are thinking beyond the first lease term or their immediate requirements and ensuring their longevity is not constrained by poorly designed or inflexible facilities.

This logic, whilst not ground-breaking, shows confidence in the mid to long-term economic outlook. Vaughan has supported our customers across Australia and will continue to grow as our customers grow.

*Our team will do anything to make our customers lives easier. We call it the "Vaughan Way."*

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1. Interactive Data Centre, VIC
2. Asciano Linfox, WA
3. Aldi Distribution Centre, NSW
4. Argyle and Bravo Apartments, VIC
5. Diageo High-Bay Warehouse, NSW
6. Woolworths Meat Company, VIC
7. Smiths High-Bay Warehouse, SA



### IN FOR THE LONG HAUL

For more than six decades, Vaughan Constructions has been leaving its mark on Australian architecture and buildings. Its work spans Victoria, New South Wales, Western Australia, South Australia, Queensland and the Northern Territory and includes some of the largest structures in the Southern Hemisphere.

It is proven to be one of the most respected and customer-focused construction companies in the industry with its main drawcards being design and innovation. Vaughan Constructions have an impressive client list including the big brands of Coles, Woolworths, ALDI, Coca-

Cola Amatil, Sakata, Cadbury, Parmalat, Linfox, Bunnings, Toll and Dulux to name a few.

### DIVERSE SERVICES

The company's services include feasibility analysis, site acquisition, pre-leasing, land and building packages and development management. Vaughan's process is straight forward, Consult, Plan, Design and Construct. Underpinning that are well-honed approaches highlighting efficiency, cost-saving, innovative solutions, functionality and enhancing seamless communications between all parties.

As Vaughan own and manage significant land holdings, they can also act as an adviser on

all aspects of land transaction. The service includes sourcing the best sites to suit client's projects and offering advice on site selection, planning, zoning needs and what services are available. This reduces planning delays as well as enabling efficient design and construction costs.

### GREEN CREDENTIALS

Vaughan has Environment ISO 14001 certification and has worked with the Green Building Council of Australia to help set up the Green Star rating system for industrial buildings.

The company has completed many five-star green-star-rated projects. Most striking was transforming a resource-hungry and water-

thirsty industrial laundry into an environmentally responsible operation notching the 4 Star Green Star – Industrial Design v1 ranking. That laundry was the largest industrial user of recycled water in the Southern Hemisphere.

### FINISHING TOUCHES AND PROJECTS

In May, Vaughan Constructions was putting finishing touches on refurbishments works to the iconic hotel, the Sheraton Mirage Port Douglas, Queensland.

Very soon, Vaughan will be "breaking dirt" on the \$200 million rail infrastructure and business parks across Ettamogah and Widgelli Rail Hubs in the NSW Riverina.



Melbourne-based structural and civil engineering consultancy Wayne Spencer & Partners has built its enviable reputation on 23 years of demonstrated capability and reliability.

Employing nine professional engineers and a supporting staff of specialist CAD draftspeople, Wayne Spencer & Partners offer high quality engineering services Australia-wide.

Wayne Spencer & Partners has delivered solutions across most facets of structural and civil engineering with over 4,000 completed projects to its name. Firmly focused on maintaining a leading industry position, the company remains at the forefront of developing advances for large industrial complexes, warehouses and manufacturing plants.

Current logistical warehousing projects include CEVA Logistics Warehouse (VIC), Target Distribution Centre (VIC) and Kmart Distribution Centre (WA). The firm also possesses the expertise to deliver high quality results for large, open planned retail and shopping centre developments with completed projects including Coburg North Shopping Centre (VIC), The Links (VIC) and Mango Hill Retail Development (QLD). On projects of varying sizes and complexity, Wayne Spencer & Partners has also completed work across the health

and aged care, manufacturing, educational, food and cold storage, commercial, hospitality, community and residential sectors.

Clients seeking significant cost savings often engage Wayne Spencer & Partners to re-document projects originally designed and tendered by others. This was the case with the new Vaughan Constructions Epping Distribution Centre where the firm was brought in after a previous tender design was too expensive. "Our design was more cost effective," explains Michael Spencer, Associate, Wayne Spencer & Partners. Within the more economical design, Wayne Spencer & Partners provided expert solutions for the project's most challenging aspects including an elevated mezzanine.

Delivering more than innovative design, Wayne Spencer & Partners provide the best outcomes for clients via clear communication throughout a project's duration. The firm's high volume of returning clients has proven the success of its outstanding customer service.

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Watson Young Architects, experts in the master planning and design of industrial, commercial and residential developments, has displayed its strength in overcoming significant challenges on the Vaughan Constructions Epping Distribution Centre project.

John Harvey, Brona Reel, Aaron Scicluna and Marc Raffaele completed the design and documentation for the Epping Distribution Centre. John Harvey, Associate at Watson Young Architects, identifies the scale of the project as its most challenging aspect. "It's a massive new warehouse development with extensive offices," John describes. With the enormity of the project influencing the types of building materials and construction processes used, Watson Young Architects had multiple flow-on challenges to overcome in a short time frame.

"It was a fairly tight build in terms of time allowed to construct it," says John. "One warehouse was occupied while the other was being completed. We worked with the builder to program the documentation and building works so the move was integrated into the program."

An impressive feature of the new Epping Distribution Centre is an elevated walkway showcasing a sign with the Mainfreight logo. "It is an elevated walkway between two offices – three levels in the air, 40m in

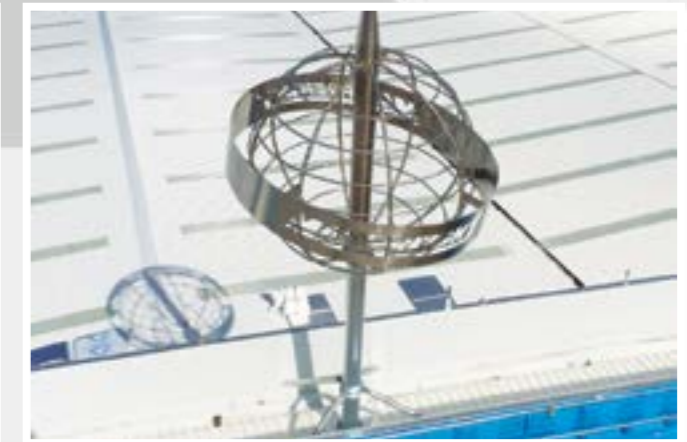
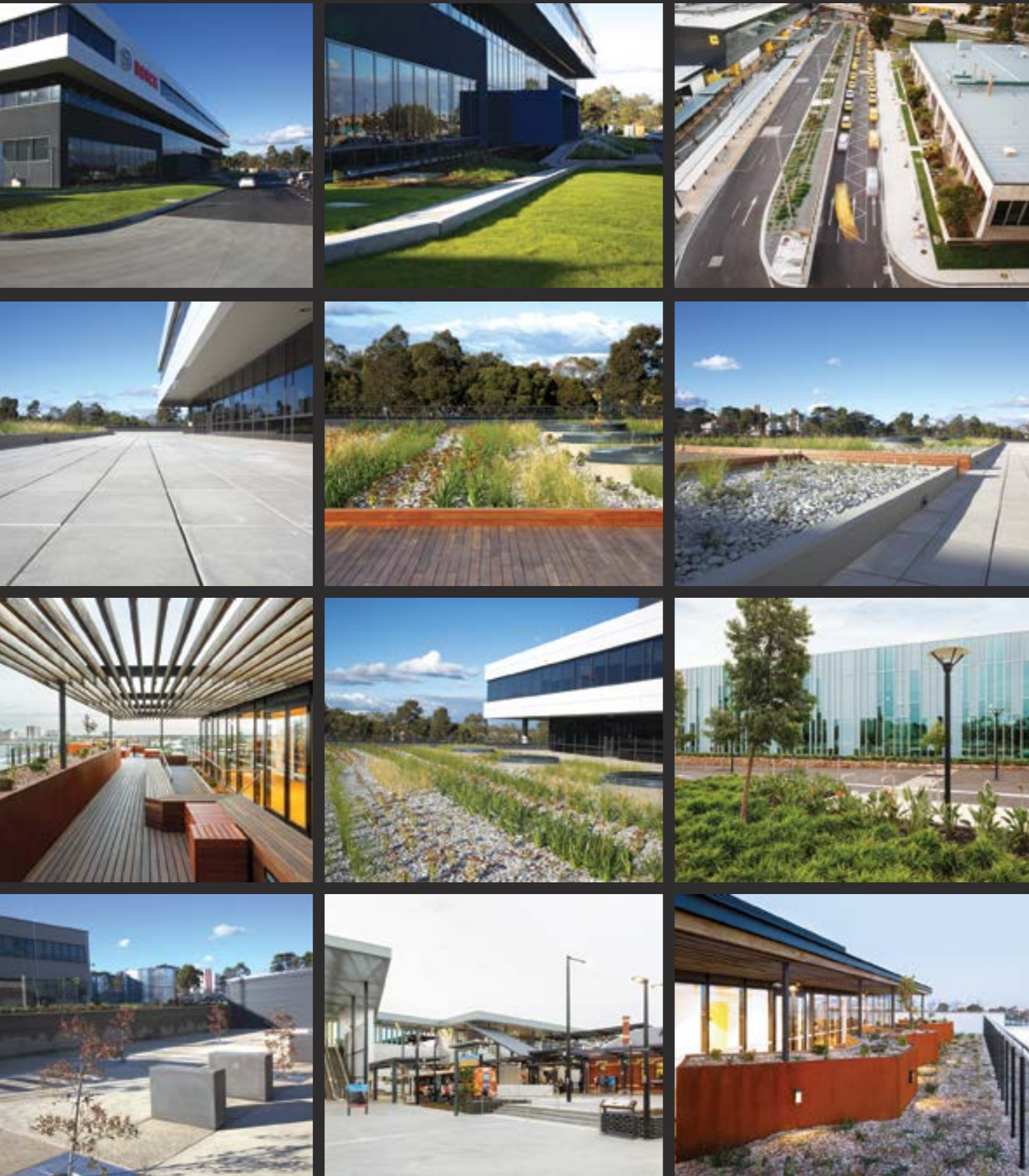
length – spanning the breezeway," John describes. "It is to get staff from one office to the other so they don't have to interact with the traffic."

Rapidly expanding, Watson Young Architects is renowned for exceptional service and delivery that is reflected in the high volume of repeat business. Committed to meeting and exceeding client expectations, Watson Young Architects prides itself on nurturing a close and communicative relationship between parties. "We make sure our clients receive the information they need in an efficient and quick manner," John says.

Watson Young Architects' current projects include warehouses, several high rise apartments and suburban office buildings. The company has also commenced work on Stage 3 of the Bay Road Apartments (Victoria), having already completed the first two stages.



For more information contact Watson Young Architects, 8 Grattan Street, Prahran VIC 3181, phone 03 9516 8555, email [info@watsonyoung.com.au](mailto:info@watsonyoung.com.au), website [www.watsonyoung.com.au](http://www.watsonyoung.com.au)



The dazzling showpiece of Vaughan Constructions Epping Distribution Centre is a giant stainless steel globe towering above the breezeway. Architectural engineers Ivanoff Design Consultants and its team of subcontractors designed and constructed the globe as well as achieving its successful installation.

Signifying Mainfreight's business of global logistics, the structure consists of a stainless steel and galvanised column supporting a globe of stainless steel tube and pipe. "It's a big ball on top of a column," describes Peter Ivanoff, Principal, Ivanoff Design Consultants.

The hollow stainless steel tubes curved to create latitudes and longitudes, contain LED lights to illuminate the globe at night while the equator of the globe consists of inclined stainless steel bands laser cut to read "Mainfreight" when lit.

"It was most interesting to design and erect," says Peter who, along with a team of subcontractors, designed, fabricated and installed the globe.

The primary subcontractors engaged by Ivanoff Design Consultants included structural engineers Lambert and Rehbein, Advanced Fuel Tanks for fabrication of the ball, Future Steel for base structure and

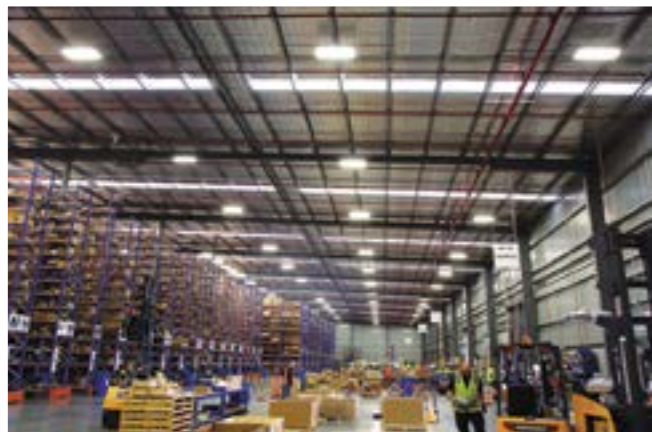
site fabrication, Smithwell for section rolling and bending, and Custom Cut Metals for laser cutting.

With an overall height of 9.5m, the globe itself measures 3.3m in diameter with a band diameter of 4m. The longitudes feature 50mm diameter tube, the latitudes 32mm diameter and the central column measures 324mm diameter. Completing the effect are 72 LED lights custom made in New Zealand by Virtualight, Auckland.

Due to the globe's size, installation was coordinated between Ivanoff Design Consultants and the project engineers. "Our engineers worked with the engineers who designed the building to ensure they weren't overstressing the structure."

We specialise in the complex and out-of-the-ordinary, and apply engineering principles and technology to building design and construction. "All our projects are one-off, different and challenging."

For more information contact Ivanoff Design Consultants, PO Box 6007, North Collingwood VIC 3066, mobile 0412 969 430, phone 03 9419 9733, email peter@ivanoffdesign.com, website www.ivanoffdesign.com



**PacifiCO Structural Steel has proven its capabilities by delivering complex projects with ease.** The Epping Distribution Centre is the latest project showcasing PacifiCO's expertise for meeting extraordinary requirements. They provided shop-detailing, fabrication, surface preparation and corrosion protection, delivery and installation of all structural steel components for the freight building and office plus all ancillary buildings.

The facility's size required, unusually long "spine beams" to support the roof. "These spine beams span 33m over three bays," explains Ovi Constantin, Director, PacifiCO. "We have not manufactured such long and large beams before."

PacifiCO fabricate structural steel for projects across a number of different sectors. "We are a medium-sized fabricator, however some of our projects are quite large," says Ovi. "We work smartly and efficiently and because of this, we can compete with companies several times our size." PacifiCO is currently completing Dulux's 20,000m<sup>2</sup> manufacturing facility, which will be the largest coatings plant in Australia and New Zealand.

*For more information contact PacifiCO Structural Steel, Factory 2, 7A Kitchen Road, Dandenong South VIC 3175, phone 03 9768 2878, email admin@pacificosteel.com.au, website www.pacificosteel.com.au*



**Solar energy systems increasingly feature in the scoping stage of new builds.** Solgen Energy Group leads the delivery of tailored solar energy solutions across the commercial, industrial and government sectors. Most recently, Solgen provided its exceptional customer service and high performance products to the Vaughan Constructions Epping Distribution Centre project.

"We designed and constructed a 100kW solar power system capable of producing a large portion of the warehouse's energy needs," explains David Naismith, Executive General Manager Commercial, Industrial and Government.

Solgen's project management team and on site team coordinated their work throughout the build to consistently deliver to the project's specifications. "As a new build, there was a lot of communication with the main contractor to ensure we were working in with their program in parallel with the construction of the building. The luxury of a new build allowed us to assure all cabling was hidden during the design stage of the solar power system," says David.

Again satisfying requirements, Solgen provided the cable tray for the rooftop panels in Mainfreight's signature blue. As David describes, the

installation of the inverter station was kept as compact as possible. "We used the latest SMA solar inverters which convert power from the panels to the building," David says. "They run at 98% efficiency." In addition, Solgen fixed the system without the need for new penetrations to the building. "The solar panels were secured on the roof using a clamping method specifically made for its roof type," David explains.

Solgen's specialist CEC accredited engineers and installers ensure every project receives its ideal system. "Our engineers create a bespoke design specific to the site we're dealing with and ensure it is rolled out according to the specifications," David says. "Once we have designed and installed the solar power system we complete maintenance and ongoing service on every project."

Recently achieving South Australia's largest rooftop installation with a 1.2MW system at Adelaide Airport, Solgen is currently completing major works for Uniting Care and Gosford City Council.

*For more information contact Solgen Energy Group, Level 1, 33 Herbert Street, St Leonards NSW 2065, phone 1300 660 704, fax 1300 660 370, email info@solgen.com.au, website www.solgen.com.au*



Woolworths Merinda Village Shopping Centre Under Construction, Victoria



EBS's range of industrial doors set the benchmark for performance, thermal efficiency, reliability and durability. Committed to meeting the needs of individual project requirements, EBS brought its client focused approach to the Vaughan Constructions Epping Distribution Centre project.

"We installed two of our THERMOspeed insulated rapid roller doors for the cool room; the THERMOspeed was specifically designed to operate in extreme temperature environments. In addition, we also installed three FASTfold rapid rise doors for the warehouse entrances," explains Darren Zimsen, Managing Director of EBS.

The Epping Distribution Centre was a straight-forward project for EBS and presented no particular challenges. Only one aspect of the installation differed from the usual and this point of difference will contribute to the ongoing safe operation of the new warehouse. "We implemented extra traffic lights on all of the doors we installed," says Darren. "This ensures forklift drivers in reach trucks can tell the doors are fully opened and won't hit them with the masts."

Since 2007, the Australian manufacturer has been producing, supplying and maintaining German quality industrial doors all across Australia.

Unlike some of its competitors who only service the bigger regions, EBS guarantees after-sales support in every area. "There is nowhere we don't go," Darren explains. "We install where our customers need them and service them when required." Second to none after-sales support is only matched by the outstanding quality of its products.

Alongside the THERMOspeed, Australia's most thermal efficient rapid roller door for cold stores and freezer applications, EBS has door solutions to suit any industrial or commercial situation. Across its range of insulated high speed roll-up doors, high speed aluminium roller-shutters and sectional panel doors, EBS prides itself on safety, cost effectiveness and low maintenance.

EBS is currently working on the new Martin Brower distribution centre in New South Wales, retrofitting doors for Swire Cold Storage and installing doors for DB Schenker.

For more information contact Envisage Systems Pty Ltd, 4/83 Boundary Road, Carrum Downs VIC 3201, phone 03 8787 7877, fax 03 8787 7899, email [service@ebdoors.com](mailto:service@ebdoors.com), website [www.ebdoors.com](http://www.ebdoors.com)