



VAUGHAN
CONSTRUCTIONS



Melbourne

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Vaughan Constructions acknowledges the Traditional Custodians of Country throughout Australia and recognises their unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society. We pay our respects to Ancestors and Elders, past, present and emerging.





Vaughan Constructions
Head Office (VIC)



**Woolworths Heathwood Chilled &
Frozen Distribution Centre**

Heathwood, QLD

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Renowned as one of Australia's largest and most respected industrial and commercial builders, Vaughan's approach is to focus on **building customers for life.**

"Vaughan Constructions have delivered everything required in a seamless way, delivering a well-managed and high quality project ahead of schedule and with ease."

Peter Petito

Program Manager
at Sigma Healthcare





Sigma Healthcare

Canning Vale, WA

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Luv-a-Duck

Ballarat, Victoria

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**ESR Martin Brower Temperature-Controlled
Food Distribution Facility**

Berrinba, QLD

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WHAT WE OFFER

Established in 1955, Vaughan Constructions is one of the most reputable and trusted companies in commercial, education and industrial construction and is widely considered to be an industry leader in both innovation and sustainability.

Vaughan's portfolio includes some of the largest structures in the Southern Hemisphere. As a fully integrated design and construct builder we service Australia wide, with licensed and experienced commercial builders in **Melbourne, Sydney, Brisbane, Adelaide, Peth and Darwin.** Whilst design and construction is our specialty, we are also widely recognised for our versatility where we work with clients on build-only contracts. We can co-ordinate fully integrated fitouts in warehouse automation, food processing, refrigeration and laboratory. We have extensive experience in this field with Australia's largest brands including Woolworths and Dulux. Vaughan's approach and commitment to our clients enables us to be predictable. Our clients receive value, quality and certainty.

Whilst we specialise in industrial, manufacturing and cold storage, Vaughan's capabilities also extend to offering property development insight to your team. We can advise on all aspects of your land holdings or proposed land acquisition.

"Vaughan Constructions completed both the base build and integrated fitout of the Dulux Merrifield facility. Vaughan Constructions assisted us to deliver this highly automated facility which is now the largest coatings factory in Australia and New Zealand.

Vaughan understood the complex nature of this project from the outset, working diligently to ensure the best possible project outcomes."

Kevin Worrell

Project Director, DuluxGroup

Dulux[®]

ABOUT OUR PARENT COMPANY

Ahrens Group

Founded in 1902 as a small blacksmith shop in South Australia's Barossa Valley, Ahrens has grown exponentially over five generations of the Ahrens family. Today, we operate from 32 locations across Australia, with international reach and a workforce of more than 1,600 people. Despite their growth, they remain a proud family-owned business.

Ahrens delivers fully integrated, end-to-end solutions across Construction, Mining Services, and Water and Rural Infrastructure.

Their vertically integrated model allows them to manage every stage of a project - from concept and design through to manufacturing, construction, and handover - ensuring greater control over cost, quality and timelines.

Their strength lies in the diversity of their business divisions, all working together towards a shared vision. This structure enables them to have control of their supply chain, and deliver more efficient, cost-effective outcomes for clients.

BRANDS



Ahrens



PARENT COMPANY CAPABILITY

DESIGN AND CONSTRUCT

Our vertically-integrated structure enables us to offer our clients full-service construction capabilities – from concept to completion. This means we have greater control over costs and quality, delivering greater outcomes to our clients.

We take a meticulous approach to health, safety, quality and the environment to ensure all our projects are completed to the highest standard, on time and on budget.



Defence & Aviation



Transport & Logistics



Food & Beverage



Commercial & Retail



PARENT COMPANY
CAPABILITY

STEEL
FABRICATION

A key to Ahrens' competitive advantage is their ability to design, fabricate and detail their own structural steel and components in-house, dramatically reducing planning and construction time. Their Steel team supply and erect structural steel work, cladding and concrete works for a wide range of various applications.



PARENT COMPANY CAPABILITY

FIT OUT AND REFURBISHMENT

Ahrens' Fit Out & Refurbishment offer a single point of contact to deliver on all your fit out and refurbishment needs. Their complete in-house capabilities incorporates experienced design and construction teams and electrical and data contracting services.

They work with their clients, consultants, in-house trades and other project stakeholders to deliver customised, value-for-money solutions to their specific project needs. Our sectors include:



Amicus Office Fit Out Sydney Branch



Yahoo!7 Office Fit Out in Sydney

CAPABILITIES

PARENT COMPANY CAPABILITY

MINING AND INDUSTRIAL SERVICES

Ahrens has a long history of delivering quality mining projects and services as a trusted partner to Australia's leading resource companies. They specialise in working in remote locations and their significant pool of in-house labour, trades, plant and equipment enable them to mobilise at short notice to meet the tightest deadlines.

They are strategically located in key mining regions, including Newman and Port Hedland in Western Australia's Pilbara region, and Olympic Dam in South Australia.



PARENT
COMPANY
CAPABILITY

SHEDS

Ahrens' shed range includes domestic, rural and industrial options in Heavy and C Section frames to suit our clients' applications. Ahrens are one of the few shed suppliers that can fully customise a steel structure to suit your specifications, delivered stress-free, on time and on budget, with world-class care and consideration.

With the ability to provide domestic sheds, garages and carports through Safety Steel Structures, and farm sheds such as grain sheds and machinery sheds through Wheatbelt Steel, and a range of custom industrial sheds across both brands, Ahrens is sure to have you covered.



CAPABILITIES

PARENT COMPANY CAPABILITY

SILOS

Ahrens offers a range of silo storage solutions to fit your needs. From Transportable to Site Constructed silos, we work with our customers to ensure you are satisfied with a high-quality product that suits your application (Transportable Silos, Flat Bottom Silos, Field Bins, Feeders, Agers, and Industrial Silos).

As a fifth-generation Australian family company, Ahrens remains an Australian silo manufacturer that builds every silo to Australian conditions. Our silos are built in our local facilities and delivered to you either fully assembled or ready for site construction. We guarantee our quality with an industry leading 5-year warranty.

We can also provide turnkey solutions for complete grain storage systems to suit all types of Grain, Fertiliser, Dairy, Seed and Feed.



PARENT
COMPANY
CAPABILITY

WATER
STORAGE

Under our water group sits three notable, and iconic Australian brand – Pioneer Water Tanks, Southern Cross Water and Altanks, who proudly provide customised water storage solutions for their clients. All brands are leaders in delivering water storage infrastructure for rural application to some of the largest and most complex construction projects ever undertaken in Australia.

We have extensive experience in the mining and resources sector and hold several major maintenance contracts with many large operational clients (Commercial & Industrial, Rural & Agricultural, Fire Storage, Domestic, Water Tank Maintenance, and Windmills).

Our extensive national and international distributor network understands the unique requirements for water storage and delivery and are vital to our business.



Commercial & Industrial



Domestic



Rural & Agricultural



Commercial & Industrial



Capabilities

Sectors

Growing geographically and by sector across the business, including:

Industrial

Cold Store

Commercial

Retail

Food

Capacity

Capacity to run 25–30 per annum projects nationally.



Confidence in the future

SUMMARY

Safety

- Federal Safety Commissioner Accredited.
 - Continued emphasis on safety to achieve optimal outcomes.
-

Strong

- Ongoing strong performance on active projects.
-

Structure

- National corporate structure with regional State based management in NSW, QLD, VIC, and SA.
-

Customers

- Valued customers with repeat work with many key Australian Institutions.
-

Industry

- Industry leading senior management across all operations.
-

Accreditations

- Environmental - ISO 14001:2015
 - Work Health & Safety - ISO 45001:2018
 - Quality - ISO 9001:2015
-

Sustainability

- In-house Sustainability Manager.
 - 5-Star & 6-Star Green Star Capability.
-



FY25 Results

WORKBOOK
& SECURITY

PARENT GROUP

\$1.3B

FY25 JOINT TURNOVER

\$160M

BANK AND PERFORMANCE
BONDS

\$200M

CASH AND CASH
EQUIVALENTS

\$0

GROUP NET DEBT



FINANCIAL STRENGTH AND CONFIDENCE

Vaughan Constructions and Ahrens Group together form a strong financial foundation, underpinned by decades of consistent.

Together, Vaughan and Ahrens offer clients enhanced financial stability, scalable delivery and investment in innovation.

VAUGHAN CONSTRUCTIONS

\$332M

FY25 TURNOVER

\$105M

BANK AND PERFORMANCE BONDS

\$39M

CASH AND CASH EQUIVALENTS

20

PROJECTS CURRENTLY UNDER CONSTRUCTION



Expertise

With over 70 years in business, we bring a wealth of construction experience to your project. We've been steadily growing in knowledge and expertise, quietly working away on some of the most significant buildings on Australia's landscape. We succeed by helping you succeed.

71

YEARS IN BUSINESS

150+

MEMBERS OF STAFF

1000+

PROJECTS COMPLETED





OUR SERVICES



Feasibility Analysis

We have created a cost database from up-to-date and relevant data, so we can give you accurate project budgets to assist with feasibility studies. This allows us to give you a detailed, reliable forecast of construction costs for any sized project, from design to build.



Site Acquisition

Vaughan Constructions sources sites to suit your project perfectly and can advise on all aspects of site selection, town planning, zoning requirements and services availability. This minimises planning delays, reduces design and construction costs, and ensures your project gets off to the best start possible.



Tendering

Utilising our extensive consultant and sub-contractor network, we tender to suit your project requirements whether it be fully documented, partially documented or design and construct. Our competitive tendering philosophy offers value for money achievable through marrying considerable design experience with deep subcontractor relationships.



Land and Building Packages

Save your company considerable time and expense by engaging Vaughans to structure a complete land and building package. Choose from a range of locations for a variety of purposes, from data centre construction to office and warehouse development and much more.



Extensions & Refurbishments

Vaughans will provide advice as to how you can maximise use of your existing site as well as accommodate for future growth whilst minimising disruption to your business during construction.



Design

Vaughan Constructions were a pioneer of the design and construct methodology in Australia, we partner with the best consultants in each discipline and continually optimise structural solutions to our projects. Our design expertise is built from extensive experience in warehousing, manufacturing and education.



ACCREDITATIONS

Work Health and Safety Accreditation Scheme

Awarded accreditation from 18 July 2022–17 July 2028

Occupational Health and Safety Management System

ISO 45001:2018

Environmental Management System

ISO 14001:2015

Quality Management System

ISO 9001:2015



Federal Safety Commissioner approved

Vaughan Constructions is fully Federal Safety Commissioner approved. The accreditation and approval ensures that Vaughan has the highest possible workplace health and safety standards on Australian building and construction projects. The accreditation allows for Vaughan to enter into head contracts for building work that is funded directly or indirectly by the Australian Government.



Green Star

Vaughan has worked with the Green Building Council of Australia to help establish the Green Star rating system for industrial buildings.



ISO Certification

At Vaughan Constructions, we are fully committed to maintaining a safe work environment for all employees, contractors and clients. Vaughans maintain a strict, independently audited safety program, resulting in an industry leading Workers Compensation premium consistently half that of the industry average.



Quality Management System Certification

The successful implementations of any project requires the integration of quality systems, technical expertise, strong teamwork and effective project management skills. Our ISO 9001:2015 accredited Quality Assurance System guides the organisation in the establishment and implementation of quality controls to continually improve the effectiveness of the delivery and management of all Vaughan Constructions projects.



OUR VALUES

Experience from decades in business has given us the courage to stand for what we believe in.

Our rites guide all our personnel processes, from recruiting, to training, development, assessment, and working with clients.

Respect

The support and care for each other and our customers.

Integrity

Dealing honestly and openly with each other, our subcontractors, consultants and customers.

Teamwork

Working together to deliver on our promises to each other and our customers.

Efficiency

Maintaining and developing our strong systems approach.

Safety

The safety and well-being of our people and subcontractors.



Our structure

Strong Financial Backing. Vaughan Constructions remains a family owned business, 70 years of family ownership delivering design and construct projects throughout Australia. Australian owned with an absolute commitment to accountability and delivery of projects wholly within Australia.

Our growth plan has always been measured, financially secured and organic. Our structure underpins an emphasis on safety in order to achieve real outcomes, robust systems and processes, an industry leading workforce and strong performance on all our projects.





FINANCIAL
STRUCTURE

100%

AUSTRALIAN
OWNED

100% Shareholders

AHRENS GROUP PTY LTD

ABN: 76 114 260 230 ACN: 114 260 230

Shareholder Stefan Ahrens

100% Shareholders

AHRENS D&C HOLDINGS PTY LTD

ABN: 690 384 260

100% Shareholders

**VAUGHAN CONSTRUCTIONS
PTY LTD**

ABN: 26 004 334 543

100% Shareholders

**VAUGHAN CONSTRUCTIONS
(QLD) PTY LTD**

ABN: 81 644 381 055



With a strong team of **over 150 staff**, we believe the most important and valuable resource we have are the people in our team. Others may say it, but we live it.

Not only do we recruit the best and the brightest, but we foster a strong culture of respect, collaboration and teamwork that extends to all the contractors and clients with whom we work.

This is why we have one of the lowest staff turnover rates in the industry, and why both clients and contractors make us the first choice for partnering on building projects.





Board of Directors



Stefan Ahrens
 Managing Director
 Ahrens Group

Stef has been Managing Director of the Ahrens Group since he was 25 years old. As the fourth generation of the almost 125 year old family business, Stef has overseen significant growth and diversification, guiding Ahrens to become one of Australia's leading fully integrated construction, engineering and manufacturing groups. He is a strong community supporter and serves on several commercial and charitable boards.



David Simmons
 Chairman
 Ahrens Group

David has been the Chairman of the Ahrens Group since 2019, bringing with him strong people, financial, capital markets and M&A expertise. He was the Managing Director of Hills Industries for 16 years and has served on numerous South Australian company, government and NFP boards including ASX listed Codan, Thompson Geer Lawyers, Detmold Group and the SA Economic Development Board. David also chairs CMV Group and Kickstart for Kids.



Luke Stambolis
 CEO / Director
 Vaughan Constructions

Luke joined Vaughan as CEO in early 2024, marking a new chapter for the company. With 20+ years of experience across the global and Australian construction landscapes, Luke has a proven track record of delivering excellence for tier-one giants like Multiplex and ProBuild. A project-man at heart but a strategist by trade, Luke's leadership style is informed by his journey from the site level to the boardroom. As a former National Managing Director, he brings a high-performance culture to Vaughan, focused on operational rigor, innovation, and industry-leading project delivery.



Eric Law
 Director
 Vaughan Constructions

Eric has been in the construction industry for over 38 years and has been a director of Vaughan Constructions since 1992. He has unmatched estimating, design and value engineering experience in all sectors of the building industry. Eric's specific expertise lies in large scale, complex, industrial distribution and manufacturing facilities throughout Australasia. Eric's understanding and skill at creating value for customers is pivotal to Vaughan's ability to deliver superior cost and quality projects to our customers.



General Managers



Lorien Dalmau

General Manager VIC

As General Manager, Lorien brings a depth of experience of over 17 years in the construction industry and holds an Executive MBA from Melbourne Business School. Jumpstarting her experience in the industry, she began her time on the tools as an apprentice through to her more recent former role, focusing on strategy and delivery as an Executive at a Tier 1 builder. She's delivered high-scale and complex projects across Victoria and Western Australia, leading large construction teams for companies such as ProBuild, Abi Group, Shape and currently, Vaughan Constructions.



Mark Cormack

General Manager NSW

Mark has held General Manager roles in construction and has been the lead on dozens of projects across Industrial, Commercial, Government, Defence and more. Drawing on his solid and successful tenure with Richard Crooks and Corbert Constructions. At Vaughan, Mark has been able to apply his experience and more than three decades of leadership and industry experience to both develop a fail-safe program and lead the Vaughan's project team. Mark's track record of repeat business is built on a foundation of delivery certainty, and is pivotal to the continuing success of Vaughan Constructions in NSW.



James O'Leary

General Manager QLD

James is an outstanding General Manager with the technical and methodical knowledge gained through his engineering degree bolstered by nearly a decade of on-the-job practical experience in carpentry. James has experience working with projects of varying sizes and scales across Australia in some of the most challenging environments and complex engineering components.

As a tenacious task-ticker, James is renowned for his exceptional ability to understand a client brief and set and achieve strategic micro-goals within each of his projects to ensure on-time and on-budget delivery.

Parent Company Relevant Projects

Qantas Group Pilot Academy Hangar

Toowoomba, Queensland p31

Careflight

Darwin, Northern Territory p32

Mindarie Mineral Sands

Mindarie, South Australia p34

Thomas Foods International

Murray Bridge, South Australia p35

Qantas Group Pilot Academy Hangar

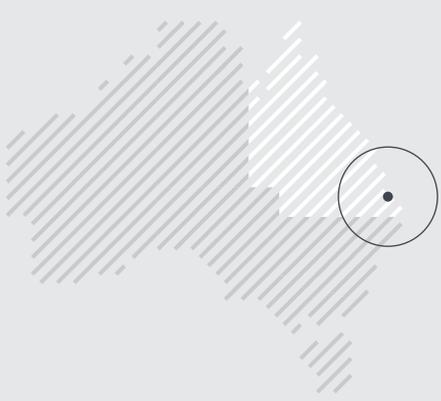
Toowoomba, Queensland

OVERVIEW

Ahrens team in QLD successfully completed this impressive 1,500m² training hangar as part of works for the new Qantas Group Pilot Academy for client, Wagner Corporation, as well as 250m² of associated office space and amenities.

The large hangar was comprised of an assembly room, secure parts store, office, lunchroom and amenities and is capable of housing eight light aircraft at any given time. With a fabrication facility located close to the Wellcamp site, Ahrens were able to manufacture all of the building components locally, using the best of materials and having them quickly delivered to site.

Adhering to a tight timeframe, Ahrens delivered the facility in a little under five months and provided a cost-effective and functional building solution for the client, utilising the latest in steel technology.



\$1.4M

CONTRACT SUM

1,500m²

FACILITY SPACE



CareFlight

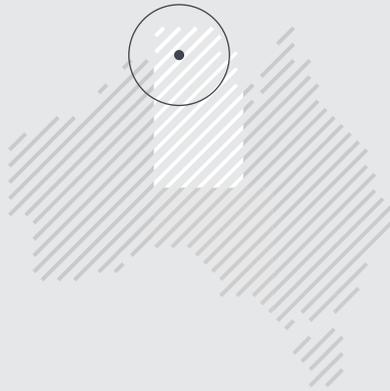
Darwin, Northern Territory

OVERVIEW

The project was completed in two stages; the first stage in 2017, and the second at the beginning of 2018.

The 3000m² development included an office, 2000m² open-span hangar without internal columns, as well as a car park and mezzanine level. As civil works for this project progressed during monsoonal weather, this presented a challenge, however this was overcome through careful coordination, scheduling and the extension of working hours.

Ahrens were able to exceed expectations, meeting the client brief and delivering the project even earlier than anticipated.



\$5.6M

CONTRACT SUM

3,000m²

FACILITY SPACE





Mindarie Mineral Sands

Mindarie, South Australia

OVERVIEW

Ahrens' SA Steel Division supported the return of the Mindarie Mineral Sands mine site by delivering 3 significant Spiral Modules to support valued client Mineral Technologies.

The project was completed within budget and 2 weeks ahead of planned completion date.

Scope of works included mineral processing systems involving a cleaner, rougher and mid-scavenger Spiral Structures – with a structural steel total of 250 tonnes. The modules, which measure 15m L x 5m W x 14m H, will consist of 1 skid base, 3 vertical frames, 1 access structure, 1 sump and 3 stilling boxes.

Further works included preparation of workshop drawings, supply and fabricate of both structural steel and plate work sumps and stilling boxes, topcoat painting, including rubber lining to platework, and complete pre-assembly of each of the spiral modules at our Kingsford, SA, yard, plus preassembly of both free issued mechanical items and mechanical piping.

\$5.6M

CONTRACT SUM



Thomas Foods International

Murray Bridge, South Australia

OVERVIEW

*In progress

Steel SA and Site Services are building the framework for the world-class meat processing facility that will service the TFI operations for decade to come.

Ahrens has manufactured in total of 2,100 tonnes of structural steel for the new processing facility in Murray Bridge, South Australia. Ahrens completed cladding works of 50,000m² of wall and roof area.



\$14.5M

CONTRACT SUM

1,000m²

FACILITY SPACE





**McPhee Distribution
Centre**

Berrinba, QLD



Manufacturing

Dulux Manufacturing Plant

Merrifield, Victoria

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Ferguson Plarre Bakehouse

Keilor Park, Victoria

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Luv-a-Duck

Ballarat, Victoria

p41

La Casa Del Formaggio Dairy Manufacturing Facility

Edinburgh Parks, South Australia

p42

Toyota Material Handling

Dandenong South, Victoria

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Woolworths Meat Facility

Truganina, Victoria

p46



Dulux Paint Manufacturing Plant

Merrifield, Victoria



\$60M

CONTRACT SUM

22,600m²

FACILITY SPACE

OVERVIEW

DuluxGroup engaged Vaughans under an Early Contractor Involvement (ECI) arrangement to explore all available options and technologies for their Merrifield Facility in Mickleham, Victoria.

Moving to a Design & Construct contract Vaughan completed both the base build and fitout, of what is now the largest coatings factory in Australia and New Zealand.

Highly automated with the latest technology from across the globe, the new factory has stepped DuluxGroup into the next generation of paint manufacturing technology.

OUTCOME

Located in Melbourne's north, the new facility has the capacity to produce in excess of 100 million litres per year, approximately doubling Dulux's current sales volume.

Incorporating an automated production process, the new factory enables the company to produce more advanced paint products using evolving technology in resins with even greater levels of quality and consistency.





Ferguson Plarre Bakehouse

Keilor Park, Victoria

OVERVIEW

The construction of this office and factory facility represents a milestone in the long history of the family-run Ferguson Plarre Bakehouses.

The building reflected the latest knowledge in bakery design with considerable emphasis on environmental sustainability.

Vaughan Constructions worked closely with Ferguson Plarre to source the site as well as providing full design, permit and construction services.

OUTCOME

The development of this manufacturing facility reinforces Vaughan's commitment to the Australian food manufacturing sector.

Vaughan successfully completed the construction of the facility within the contract schedule timeframe of 28 weeks.

The facility included a 3,354m² factory and 648m² office. There was 748m² canopies area and 4,874m² of pavements.



\$8M

4,000m²

CONTRACT SUM

FACILITY SPACE





Luv-a-Duck

Ballarat, Victoria

OVERVIEW

Vaughan Constructions has completed Luv-a-Duck's new value-added plant, a landmark facility for the Ballarat West Employment Zone (BWEZ) that will provide more than 35 new jobs in the region.

OUTCOME

The facility showcases 8,500m² of industrial space that includes 700m² of office area, chiller of 350m², 1,500m² of freezer, a 2,200m² production area and 3,700m² of hardstand.

Having outgrown their existing value-added space in their primary processing plant in Nhill, the new facility in Ballarat allows the team to meet the increased demand for Australia's premium duck products.

Despite the challenges of COVID-19, the Vaughan Constructions and Luv-a-Duck partnership delivered an exceptional finished facility.



\$15M

CONTRACT SUM

8,500m²

FACILITY SPACE





La Casa Del Formaggio Dairy Manufacturing Facility

Edinburgh Parks, South Australia



\$18M

CONTRACT SUM

8,120m²

FACILITY SPACE

OVERVIEW

Vaughan Constructions has completed a world-class Dairy Manufacturing Facility for La Casa Del Formaggio.

Located within the Northern Adelaide Food Park at Edinburgh Parks, South Australia, the 8,120m² facility includes 3,930m² of production space, 1,540m² of chilled and ambient storage, 1,050m² of external plant area and 1,600m² of office space.

OUTCOME

La Casa Del Formaggio is renowned for its award-winning cheese products including bocconcini, mozzarella, burrata, ricotta, haloumi, parmesan, mascarpone and cream.

The spectacular new facility will allow La Casa Del Formaggio to meet the growing demand for its fresh cheese and dairy products in Australia and expand into new export markets.

It will also allow for a significant increase in La Casa Del Formaggio's milk processing capacity of up to 150 million litres per annum, as well as setting a new industry benchmark for technology, efficiency, sustainability and workplace safety.

Today, La Casa Del Formaggio products are available nationally in Woolworths, Coles, Costco and through independent stores such as Foodland and IGA. The company also supplies its products to food service, industrial customers across Australia, and local specialist retailers.





Toyota Material Handling

Dandenong South, Victoria

OVERVIEW

Vaughan Constructions completed a 17,000m² facility on behalf of Toyota Material Handling Australia (TMHA) and Keystone Property & Project Management in Dandenong South, Victoria.

The facility has been specifically designed for the company's material handling operations including the assembly, sales, hire and servicing of forklifts, scissor lifts, skid steer loaders, sweepers and scrubbers, pallet jacks, elevated work platforms, and automatic guided vehicles, and a demonstration area to showcase excavators.

OUTCOME

Key areas include 12,140m² of warehouse & workshop, 4,110m² of office space, 935m² of spare parts area and 9,900m² of hardstand.

There are also specialised sealed and pressurised paint and preparation booths.

The expansive two-level office space includes open plan areas, meeting rooms, lunchrooms, a board room and a spectacular new reception area with a statement staircase.



\$23M

CONTRACT SUM

17,000m²

FACILITY SPACE





Woolworths Meat Facility

Truganina, Victoria

OVERVIEW

Woolworths in partnership with European based food distribution company Hilton Food Group engaged Vaughan Constructions to build Woolworths' primary meat and distribution facility for Victoria.

The facility is regarded as a benchmark globally and the reference point to similar facilities planned across the country.

The project includes a 6,200m² production and processing area, 9,510m² warehouse/storage area, 6,800m² mezzanine storage/technical department and 2300m² office/ hygiene area.

OUTCOME

The robotic and conveyor system is at the core of the building design. Meat is transported from the production area to the warehouse via a series of conveyors before being sorted and stacked by robots ready for dispatch.

The refrigeration system utilises a centralised ammonia refrigeration plant and services the refrigerated areas via secondary glycol refrigerant. In addition a roof mounted CO₂ system controls a -25 degree storage freezer.

The entire building is controlled or monitored by a complex system called "SCADA" which provides control of remote equipment and monitors operation 24 hours a day.



\$50M

CONTRACT SUM

27,000m²

FACILITY SPACE







**Woolworths Chilled
& Frozen Distribution
Centre**

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Heathwood, QLD



Temperature Controlled

ESR Martin Brower Food Distribution Centre

Berrinba, Queensland

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PFD Food Services

Knoxfield, Victoria

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DHL Facility

Truganina, Victoria

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Dabbagh Group Cold Storage Facility

Altona, Victoria

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Woolworths Chilled & Frozen Distribution Centre

Heathwood, Queensland

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Sigma Healthcare

Canning Vale, Western Australia

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ESR Martin Brower Food Distribution Centre

Berrinba, Queensland

OVERVIEW

On a 28,300m² site, Vaughan Constructions successfully delivered the 9,335m² temperature-controlled food distribution centre for ESR and Martin Brower ANZ (Martin Brower), located within the Berrinba Logistics Hub.

Martin Brower is a leading global supply chain, working to shape the future of supply with smart, innovative and sustainable supply chain solutions for restaurant chains so that customers can get their meals quickly and consistently.

The facility's design maximizes functional space with a significant allocation to warehousing, including specialised areas including cold storage and chillers, designed with a focus on sustainability, targeting a 5-Star Green Star rating.

OUTCOME

There is 2,871m² of warehousing with an additional 5,967m² of cold storage, including 3,291m² freezers, a 777m² chiller, 1,711m² staging room, 1,936m² of dry storage space and 685m² of office space.

Within the facility, various operational areas such as an MHE and workshop space, plant room, recycling dock and switch room are featured.

Externally, alongside 13,800m² of hardstand space, there is ten loading docks and a 2,270m² asphalt carpark.

As a result of the ongoing partnership between Vaughan Constructions and ESR, the new facility stands as a testament to the team's unwavering commitment to achieving industry-leading results and adds another project to Vaughan's project pipeline with ESR in Queensland.



\$37M

CONTRACT SUM

9,335m²

FACILITY SPACE





PFD Food Services

Knoxfield, Victoria

OVERVIEW

PFD Food Services Knoxfield engaged Vaughan Constructions under a Design & Construct contract to complete the Australian owned industry heavy weight's distribution facility in Knoxfield, Victoria.

The building boasts 8,500m² of freezer space, a 5,500m² cool room, 22 recessed docks and 3 on grade docks.

Staff amenities include ample breakout space, a wellness room and outdoor areas, setting the standard of employer of choice environments within commercial and industrial grade facilities.

OUTCOME

Completed building includes impressive sustainable water saving initiatives. Tanks on site have the capacity to collect and store over one and a half million litres of rainwater, which can be re-used for refrigeration, irrigation and bathroom facilities.

Integrating the base build and fit-out, Vaughan strategically prioritised key areas of the building program to provide early access dates to allow for fitout works to be completed simultaneously with the base build.



\$38M

CONTRACT SUM

25,000m²

FACILITY SPACE







DHL Facility

Truganina, Victoria



\$35M

CONTRACT SUM

24,000m²

FACILITY SPACE

OVERVIEW

Appointed under a Land and Build contract by leading global 3PL business, DHL's latest Victorian facility is located on a 48,720m² site on Vaughan Construction's premier Wyndham Industrial Estate.

After a collaborative detailed design phase, construction of this highly specified, pharmaceutical grade facility delivered a temperature-controlled warehouse utilising a Fusion HVAC system working at a temperature range of 17 degrees to 22.5 degrees.

OUTCOME

The purpose-built facility consists of:

- Warehouse: 22,126m²
- Cool Room: 3,647m²
- Dangerous Goods Area: 1,820m²
- Office: 1,145m²
- Super Canopy: 5,087m²

Also included is a 166 space carpark, 6No. horizontal dock levellers, 2No. vertical dock levellers and 16,000m² of hardstand.

Achieving practical completion 8 weeks ahead of schedule was a significant accomplishment for the team who faced extra challenges due to COVID-19 social distancing requirements.



Dabbagh Group Cold Storage Facility

Altona, Victoria

OVERVIEW

Vaughan Constructions completed a new headquarters for Dabbagh Group in Altona, Victoria.

Dabbagh Group is an internationally recognised, family-owned business who are leaders in the supply of high-quality Australian lamb, mutton, beef and by-products, both chilled and frozen.

With branches in UAE, Qatar, Bahrain and Turkey, this new facility is a key asset to keep up with the demand for their premium meat products.

The Altona facility will increase operational efficiencies and have a primary focus on exporting meat products internationally.

OUTCOME

On a 20,000m² site, the 6,300m² cold storage facility boasts 4,700m² of freezer, chiller and blast freezer. There is also 700m² of plant room, control rooms and a trade outlet which is a dedicated sales area for Dabbagh Group products to be sold direct to public.

The Dabbagh Group HQ has 900m² of office space and externally, 3,000m² of hardstand.

Our team worked alongside Refrigeration Services Australia and Direct Property Connect, who both provided their expertise on the project.



\$18M

CONTRACT SUM

8,000m²

FACILITY SPACE







Woolworths Chilled & Frozen Distribution Centre

Heathwood, Queensland

OVERVIEW

On behalf of Woolworths Group and LOGOS Group, Vaughan completed ahead of schedule the 42,000m² temperature-controlled distribution centre.

OUTCOME

The 22-metre-high semi-automated freezer and chiller facility includes 33,460m² of warehousing, freezer, chiller and staging area, 2,796m² of office space and a 60-metre-long 179m² airbridge that connects to the neighbouring Hilton Meats facility.

The project created around 200 Queensland jobs throughout construction and will sustain around 300 jobs after.





\$86M

CONTRACT SUM

42,000m²

FACILITY SPACE





Sigma Healthcare

Canning Vale, Western Australia

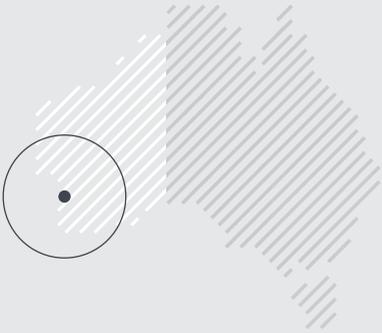
OVERVIEW

Vaughan Constructions was appointed to design and construct Sigma Healthcare's new Canning Vale distribution centre.

The 15,000m² is fully equipped with advanced material handling systems to significantly improve order fulfilment and distribution operations.

OUTCOME

Sigma's new facility provides Western Australian pharmacies, hospitals and other healthcare providers improved service and greater access to medications. The facility services pharmacies across the state from Kununurra, over 3,000km north to Esperance, a further 700km south and everywhere in between.



\$20M

15,000m²

CONTRACT SUM

FACILITY SPACE







ESR Wacol Stage 3 & 4

Wacol, Queensland p62



Warehouse

Mapletree Investments Logistics Project Candle Stage 2

Park Ridge, Queensland p64

Mapletree Investments Logistics Project Candle Stage 3

Park Ridge, Queensland p66

Mapletree Investments Logistics Development

Truganina, Victoria p68

McPhee Distribution Services

Berrinba, Queensland p69

Charter Hall Motorway Industrial Park Facility

Berrinba, Queensland p70

ESR Villawood Logistics Estate

Villawood, New South Wales p72

Synnex Australia Logistics Distribution Centre

Oakleigh, Victoria p74

ESR Wacol Logistics Hub Stages 1-4

Wacol, Queensland p76

Woolworths Melbourne Fresh Distribution Centre

Truganina, Victoria p78

Hale Capital

Matraville, New South Wales p80

Hale Capital

Matraville, New South Wales p81

Melbourne Airport Western Freight

Tullamarine, Victoria p82

Mapletree Investments Logistics Project Candle Stage 2

Park Ridge, Queensland

OVERVIEW

Vaughan Constructions previously delivered for global property leader, Mapletree Investments (Mapletree) their first Australian Construction project in Truganina, Victoria.

As a result, Mapletree appointed Vaughan to deliver their new logistics development in Crestmead, Queensland.

OUTCOME

Vaughan Constructions has built two premium facilities with a combined size of 37,763m².

Building Three features a 19,674m² warehouse while Building Four features 16,497m² of warehouse space. Both buildings include their own 790m² spacious office area.

Externally, there is 15,750m² of hardstand, 9,050m² of asphalt, along with a 396kW solar system (99kW per tenancy).

The project has achieved a 5 Star Green Star rating from the Green Building Council of Australia, reflecting both parties' ongoing commitment to sustainable industrial development.



\$41M

CONTRACT SUM

37,763m²

FACILITY SPACE





Mapletree Investments Logistics Project Candle Stage 3

Park Ridge, Queensland

OVERVIEW

Vaughan Constructions has successfully delivered 47,822m² of built area for global real estate development, investment, capital, and property management company, Mapletree, at Park Ridge, Queensland.

Following the successful completion of Stage Two, Vaughan Constructions were awarded the contract to deliver Stage Three.

OUTCOME

Stage Three comprised the construction of two high-quality industrial facilities, measuring 23,914m² and 23,908m² respectively.

Each building is designed to accommodate dual tenancies, with every tenancy featuring premium double-storey office spaces, totalling 938m² per building.

The project is targeting a 5 Star Green Star rating from the Green Building Council of Australia, reflecting both parties' ongoing commitment to sustainable industrial development.



\$57M

CONTRACT SUM

47,822m²

FACILITY SPACE







Mapletree Investments Logistics Development

Truganina, Victoria

OVERVIEW

Vaughan Constructions previously delivered for global property leader, Mapletree Investments (Mapletree) their first Australian Construction project in Truganina, Victoria.

As a result, Mapletree appointed Vaughan to deliver their new logistics development in Crestmead, Queensland.

OUTCOME

Vaughan Constructions has built two premium facilities with a combined size of 37,763m².

Building Three features a 19,674m² warehouse while Building Four features 16,497m² of warehouse space.

Both buildings include their own 790m² spacious office area. Externally, there is 15,750m² of hardstand, 9,050m² of asphalt, along with a 396kw solar system (99kw per tenancy).



\$12M

15,100m²

CONTRACT SUM

FACILITY SPACE





McPhee Distribution Services

Berrinba, Queensland

OVERVIEW

Off the back of the successful delivery of the facility in Berrinba, Queensland, Vaughan was appointed to build a new facility for McPhee Distribution Services in Truganina, Victoria.

OUTCOME

Vaughan completed 30,700m² of built area that includes three office spaces totalling 600m², 12,600m² of heavy duty concrete pavement, 27 roller doors, ten loading docks, a 3,500m² bitumen carpark and a 34 metre-wide super canopy.

During the construction period Victoria was in lockdown due to the global pandemic, which presented significant challenges. A reduced workforce, extensive PPE, social distancing and adhering to Vaughan's strict COVID-safe plan saw the team operating in a new way.



\$21M

CONTRACT SUM

30,000m²

FACILITY SPACE





Charter Hall Motorway Industrial Park Facility

Berrinba, Queensland



\$34M

CONTRACT SUM

27,600m²

FACILITY SPACE

OVERVIEW

Vaughan Constructions and Charter Hall's newest completed project, the Motorway Industrial Park in Berrinba, Queensland is complete.

The Vaughan team have constructed the 27,600m² facility for full-freight and logistics company, CEVA Logistics. Designed to achieve a 5 Star Green Star Design & As Built rating, the project features a range of sustainability initiatives including a 400kw solar system.

OUTCOME

The new building includes 20,350m² of warehouse space, 14 tailgate docks and 705m² of office space. The external areas include 22,000m² of hardstand, 6,550m² breezeway, 2,300m² of car parking, 1,900m² of landscaping, and 2,050m² of awning.

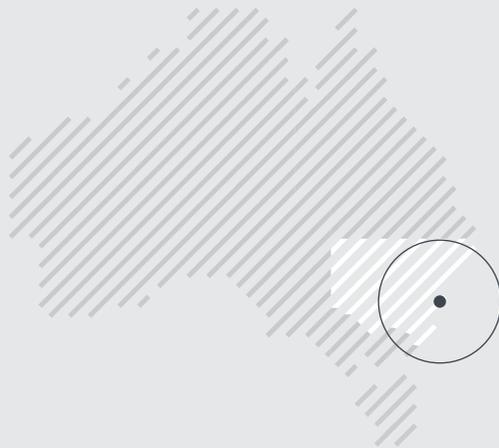
CEVA Logistics plan to use the facility for inbound products, cross-docking activities, hardstand storage, warehouse storage, outbound consignment picking, sorting, and dispatch.





ESR Villawood Logistics Estate Stages 1 & 2

Villawood, New South Wales



\$55M

CONTRACT SUM

58,600m²

FACILITY SPACE

OVERVIEW

Located in the heart of the Western Sydney transport corridor, Vaughan completed works at Villawood Logistics Estate. The project was delivered in 2 stages; Stage 1 involved upgrading the hardstand areas as well as construction of new container pad, trailer & staff parking, office refurbishment and fire upgrade works to allow their client to consolidate their operations onto the one site. Stage 2 saw the 11.3 hectare site converted to four new buildings with nine industrial tenancies ranging in size from 3,000m² to 10,000m² that are designed to achieve a 5 Star Green Star rating.

OUTCOME

The Estate boasts a total of 58,600m² of premium warehouse space, 3,500m² of A-Grade office space, 16 loading docks and 35,000m² of concrete hardstand. Each unit has carparking, sustainable landscaping and a 99kw solar system.

The site is conveniently located close to amenities and key motorway and transport links.

Tenants include industry-leading brands such as: Coast RV, Premium Floors, Everfast, RLA Polymers, Arvato Supply Chain Solutions and Poseidon.



Synnex Australia Logistics Distribution Centre

Oakleigh South, Victoria

OVERVIEW

An architecturally designed facility with high-quality finishes and fixtures, Building 3 at Calibre Eastern Creek has reset the benchmark for logistics real estate throughout Australia.

The office has a full height glazed facade and wood panel interiors throughout, creating the look, feel and functionality of a premium grade office building. Building 3 is a premium development within Mirvac's privately managed estate.

OUTCOME

Vaughan Constructions was engaged under a Design and Construct contract, completing the 21,104m² facility in 2018.

Designed to offer maximum rental returns, Calibre 3 can support single or dual occupancy tenants with a flexible warehousing and logistics solutions for 6,000m² to 20,000m².

The facility has a 900m² office that is spread over two floors includes three meeting rooms, an outdoor breakout space and an additional 125m² dock office. It also houses a 20,000m² warehouse has the capacity to store over 28,000 pallets and includes a cantilevered awning, hardstand and parking for 137 vehicles.



\$79M

CONTRACT SUM

34,922m²

FACILITY SPACE

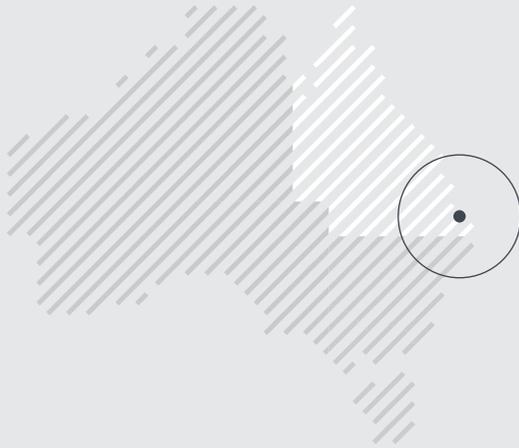






ESR Wacol Logistics Hub Stages 1-4

Wacol, Queensland

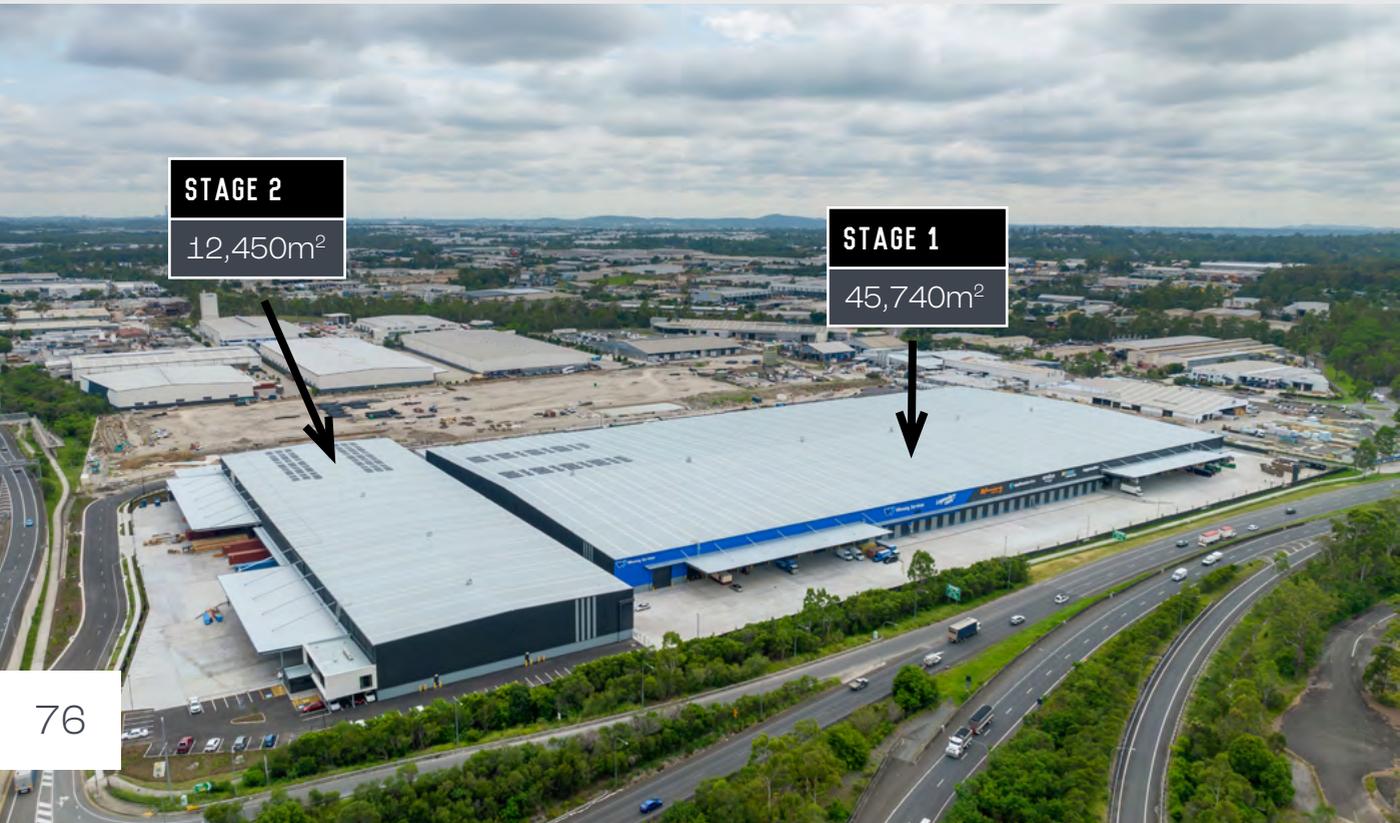


\$78M

CONTRACT SUM

99,695m²

FACILITY SPACE



STAGE 2

12,450m²

STAGE 1

45,740m²



OVERVIEW

Vaughan Constructions completed all four stages of ESR's Wacol Logistics Hub with premium tenants including Winning Services (incorporating Winning Appliances, Appliances Online, Rogersellar and associated partners), OMF, Mayo Hardware, Myer and Fantastic Furniture.

Stage 1 (45,740m²) commenced in December 2021, and Vaughan's appointment to deliver the three following stages was in large part due to our high standard of design management and project delivery.

OUTCOME

As a speculative development, Vaughan's had to maintain a flexible approach in order to accommodate prospective tenant requirements into the design development process.

"Vaughan Constructions have exceeded our high expectations in every single aspect of the project." - Mick Bunt, GM Winning Services

A key aspect of the project was the delivery of the Estate Infrastructure Package including installation of services, stormwater system and road infrastructure to the new estate.

The Hub has achieved a 5 Star Green Star certification & As Built rating.





Woolworths Melbourne Fresh Distribution Centre

Truganina, Victoria

OVERVIEW

On behalf of Woolworths and Charter Hall, Vaughan Constructions delivered the state-of-the-art \$135 million Melbourne Fresh Distribution Centre (MFDC) at Truganina in Melbourne's western industrial heartland.

The MFDC will allow Woolworths to deliver fresh fruit, vegetables, meat and chilled products to more than 230 Victorian supermarkets fresh, faster and more efficiently.

OUTCOME

The facility's 38,000m² built area includes 27,270m² of temperature controlled warehousing, 5,678m² of ambient warehouse, 2,700m² of office space, a 4,442m² multi-level car park and 61,000m² of hardstand including loading docks, truck parking, and truck wash and maintenance areas.



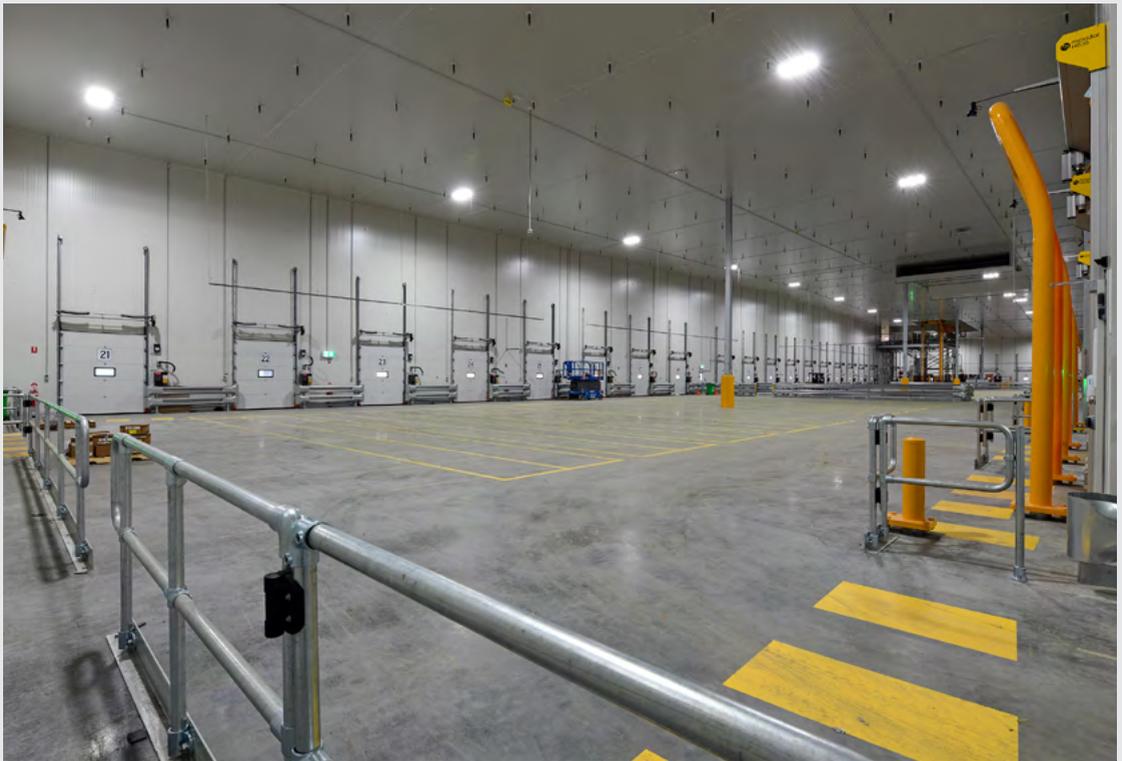
\$77M

38,000m²

CONTRACT SUM

FACILITY SPACE







Hale Capital Portal

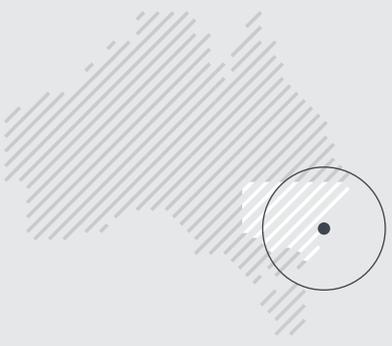
Matrville, New South Wales

OVERVIEW

Vaughan have been awarded the contract to build a State-of-the-Art, ramp-up industrial facility for Hale Capital in Matrville, NSW, resulting in what will be one of the first multi-level warehouses to be delivered in Australia.

The project will comprise nearly 20,000m² of Ground Floor Area, over ground and first level floors, across up to four tenancies ranging from 4,626m² upwards according to individual user requirements. In addition, it would feature ramp access to level one, one-way vehicle circulation for trucks and cars, heavy duty floor slabs, undercover loading areas via enclosed breezeways on both levels, and quality office accommodation.

Vaughan Constructions look forward to delivering one of Australia's first large scale, multi-unit developments in the heart of Sydney's freight and logistics hub due for completion in 2024.



\$52M

20,000m²

CONTRACT SUM

FACILITY SPACE





Hale Capital Platform

Milperra, New South Wales

OVERVIEW

Vaughan Constructions is delivering another multi-level industrial facility for leading real estate fund manager, Hale.

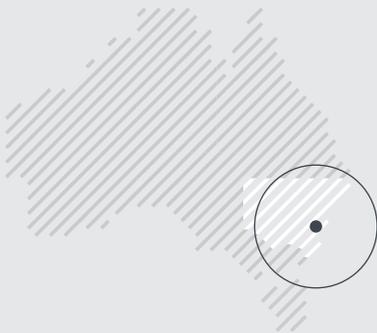
Located in Milperra, New South Wales, this recent venture sees the completion of a 37,526m² multi-level warehouse that includes 10 tenancies ranging from 2,594m² to 5,297m².

The facility will have two floors of warehousing, four levels of office space, an external ramp to provide access to level one and 30-metre-wide breezeways on both levels for undercover loading areas.

The project includes a range of sustainability initiatives such as a PV solar system and rainwater harvesting.

With the cost of Industrial land rising, the innovative vertical design maximises land space and offers tenants an efficient logistics solution.

Hale is at the forefront of ramp-up warehouse assets in Australia with another multi-level warehouse underway in Matraville, New South Wales. Also being built by Vaughan, the Matraville facility comprises nearly 20,000m² over two levels and will have four tenancies ranging from 5,000m² upwards according to individual user requirements.



\$92M

37,526m²

CONTRACT SUM

FACILITY SPACE





Melbourne Airport Western Freight

Tullamarine, Victoria

OVERVIEW

Vaughan Constructions has delivered a new purpose-built warehouse facility for Western Freight, a valued tenant at Melbourne Airport Property Business Park.

Western Freight specialises in logistics and warehousing solutions for the mining and resource sector.

OUTCOME

The 3,643m² facility includes a 3,004m² warehouse, a two-level 360m² office space, a 279m² truck wash and weighbridge.

External areas include 7,480m² of concrete hardstand and a 904m² bitumen carpark.

This new facility will support Western Freight's significant growth and enhance operational capabilities, reinforcing their status as the experts in their field.



\$12M

3,643m²

CONTRACT SUM

FACILITY SPACE







Jaguar Land Rover
and BMW / Mini
Dealerships

p66

Essendon Fields, VIC



Retail

Jaguar Land Rover and BMW / Mini Dealerships

Essendon Fields, Victoria

p86

Aldi Store

Coburg North, Victoria

p88

Toyota

South Morang, Victoria

p89

Jaguar Land Rover and BMW / Mini Dealerships

Essendon Fields, Victoria

OVERVIEW

Vaughan Constructions were appointed under a Design & Construct contract to complete both by the Jaguar Land Rover (JLR) and BMW/Mini dealership in the luxury dealership precinct at Essendon Fields, Victoria within their AutoCentro development.

The JLR dealership includes a new car showroom, mezzanine and workshop area, with a drive-through canopy. The BMW/Mini dealership wows customers with a double story car display gallery in addition to its new car showroom, mezzanine, workshop area and drive-through canopy.

OUTCOME

The two prestigious dealerships were built simultaneously and are now a standout structure atop the hill in their new Essendon Fields home.

With room for 105 display vehicles at JLR and 110 display vehicle spaces at BMW/Mini, it is understandable that the beautiful glass cased showrooms promptly attracted the crowds, with the first day of business seeing a customer drive away in a brand new BMW.



\$17M

CONTRACT SUM

12,700m²

FACILITY SPACE







Aldi Store

Coburg North, Victoria

OVERVIEW

Vaughan Constructions was appointed by McMullin Group to complete a new 1,700m² Aldi Supermarket and a 330m² retail tenancy in Coburg North.

The new Aldi store is part of the German supermarket giant's expansion across the country.

OUTCOME

A strong partnership between McMullin Group and Vaughan saw challenges overcome when faced with difficult ground conditions. The Vaughan team managed the process efficiently to help mitigate costs and employ effective solutions. This reduced any delays to the handover of the facility.

The team were thrilled to hand the project over ahead of program to a satisfied customer.

This is the third project our team have successfully delivered for McMullin Group.



\$5M

CONTRACT SUM

2,000m²

FACILITY SPACE





Toyota South Morang

South Morang, Victoria

OVERVIEW

Vaughan Constructions was appointed by AGH under a Design and Construct contract, to deliver the Toyota dealership in South Morang, Victoria.

The Toyota dealership showcases a new car showroom, mezzanine and workshop area and a drive-through canopy.

OUTCOME

Constructed with over 150 tonnes of structural steel, the new Toyota South Morang is inclusive of a stunning high-end showroom and a 1,700m² workshop that can service up to 28 cars at once.



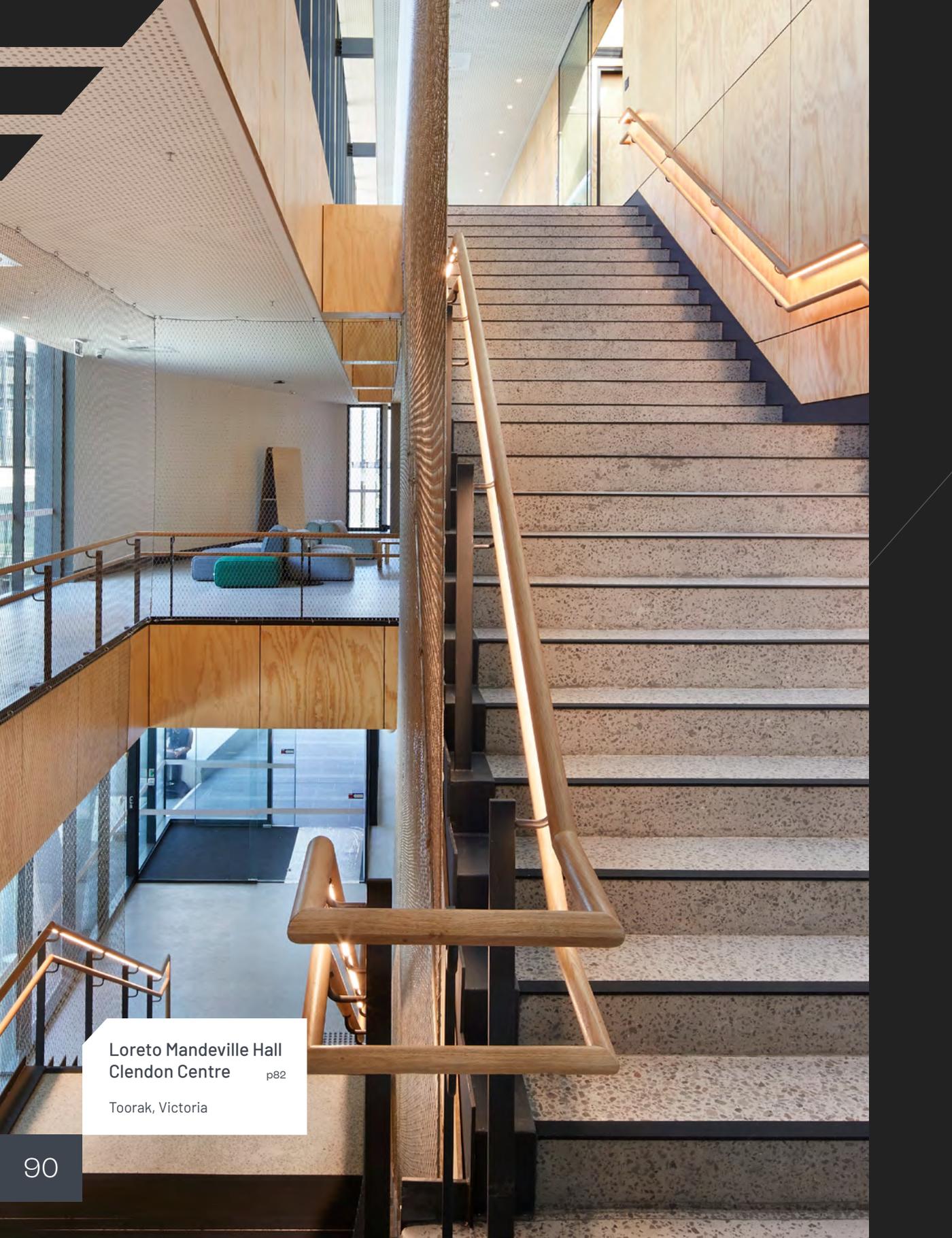
\$7.5M

CONTRACT SUM

4,000m²

FACILITY SPACE





**Loreto Mandeville Hall
Clendon Centre**

p82

Toorak, Victoria



Education

Brighton Grammar The Duigan Centre

Brighton, Victoria

p92

Brighton Grammar Aquatic Centre and Hall

Brighton, Victoria

p94

Loreto Toorak Clendon Centre

Toorak, Victoria

p96

Loreto Mandeville Hall Auditorium

Toorak, Victoria

p98

Deakin University ManuFutures

Geelong, Victoria

p100



Brighton Grammar The Duigan Centre

Brighton, Victoria



\$59M

CONTRACT SUM

11,930m²

FACILITY SPACE

OVERVIEW

Vaughan Constructions marks another milestone in the ongoing partnership with Brighton Grammar School (BGS) to deliver The Duigan Centre, the school's new centre for science, creativity and entrepreneurship. The 11,930m² multi-level precinct offers innovative and dynamic learning spaces designed to inspire creativity and foster academic excellence. Vaughans worked closely with project managers Ontoit and Architectus to bring this vision to life.

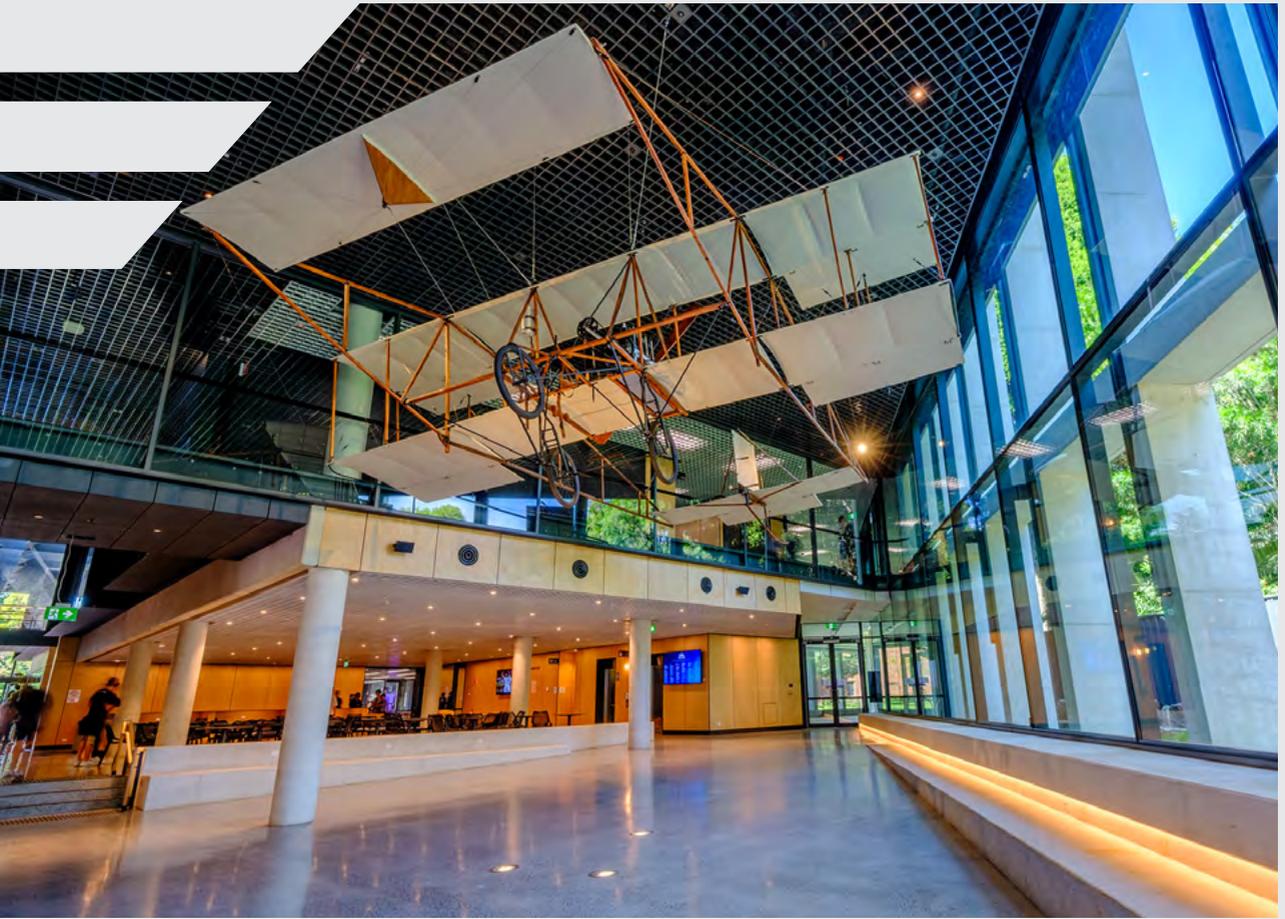
A collaboration between Brighton Grammar School, St Andrew's Parish, and the Diocese of Melbourne, The Duigan Centre embodies the school's commitment to shaping the future success of its students while strengthening its connection with St Andrew's.

OUTCOME

Upon entering this world-class facility, students and visitors are welcomed by a striking open space that reflects the school's forward-thinking approach to education. A Learning Lane leads to an expansive café that doubles as a collaborative learning hub, with open-plan seating areas.

There are purpose-built spaces, including multi-purpose areas for building and testing robotics and mechanical prototypes, a specialist studio for visual arts, printmaking, and digital artworks, and three general-purpose studios and laboratories for psychology, chemistry, physics, and biology. Informal breakout and display areas encourage collaboration, while dedicated staff offices, storage, and lab tech spaces support the learning facilities. There is a basement carpark, a covered walkway, a landscaped garden, and, sitting atop the building, three tennis courts (by Grassports).







Brighton Grammar Aquatic Centre and Hall

Brighton, Victoria



\$5.7M

CONTRACT SUM

2,730m²

FACILITY SPACE

OVERVIEW

The G.B. Robertson Hall Redevelopment project is located in the heart of the Brighton Grammar Junior School.

The project saw our team deliver a three-level 1600m² refurbished hall, a 500m² indoor pool facility and a 630m² external area sports field.

OUTCOME

The new pool structure turns the existing heated swimming pool into an indoor pool that will allow for year-round swimming programs in a weather-protected environment.

As well as refurbishing the existing pool, works also included new bathrooms, change rooms, offices and a reception area.

The hall portion of the project included the demolition of the roof and high portions of the reinforced brick walls and the construction of two additional levels of post-tensioned slabs.

The new construction and refurbishment provides the school with a new hall, canteen and storage areas. The upper levels include a large adventure space, offices, audio and classrooms with high spec finishes throughout.

Encouraging exploration and social interaction, the new adventure playground provides the boys with a sensory learning environment.

The external area includes a new artificial grass sports field and play space with feature coloured rubber play surfaces, new timber tiered seating, garden beds and sand pits.





Loreto Toorak Clendon Centre

Toorak, Victoria



\$35M

CONTRACT SUM

7,500m²

FACILITY SPACE

OVERVIEW

Vaughan Constructions was the appointed builder to deliver the Clendon Centre project at Loreto Mandeville Hall Toorak.

The redevelopment project saw the old St George's building demolished and the construction of a new centre for secondary students (Years 7-9).

The team also undertook restoration works to the existing Mansion and Chapel façade and created an underground linkway tunnel connecting to the existing Mandeville Centre basement carpark to the new Clendon Centre.

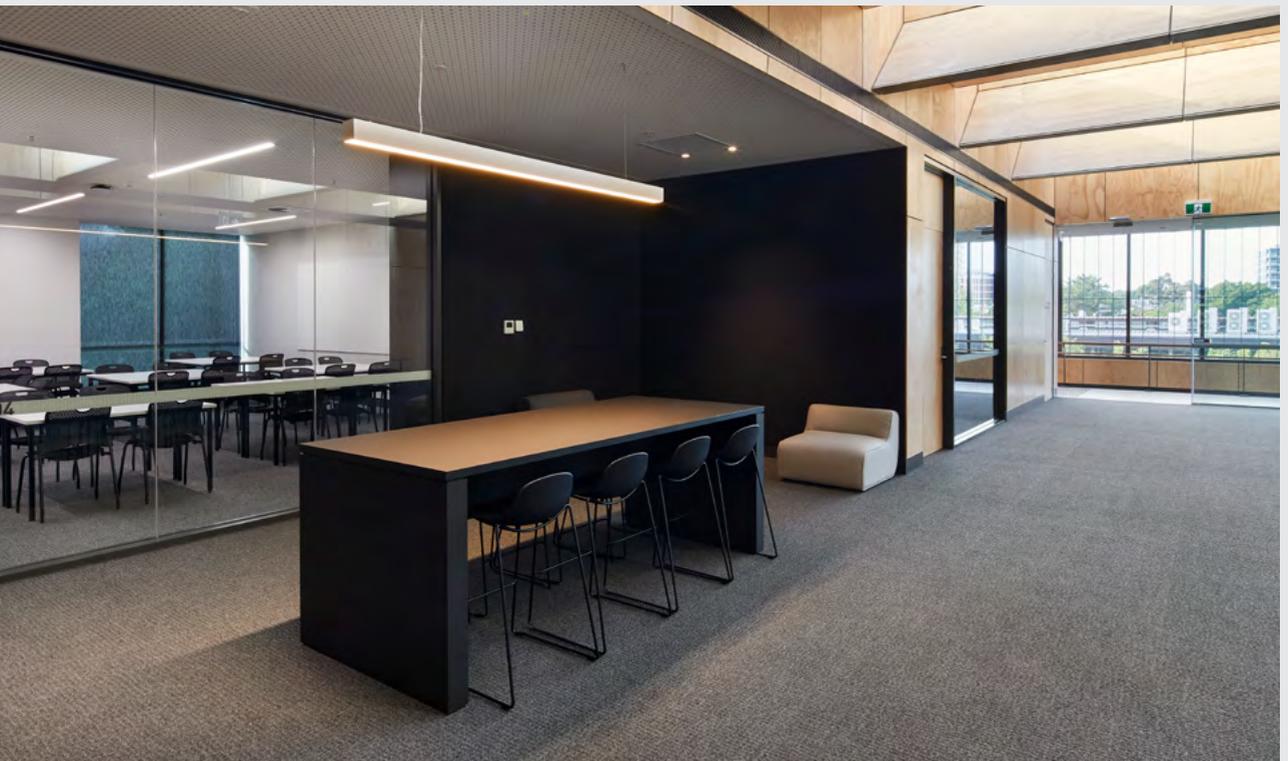
OUTCOME

The 7,500m² Clendon Centre is six levels in total; three levels of teaching space above ground, one level of teaching space below ground and two levels of below-ground car parking.

The Centre houses 18 classrooms, homerooms, office spaces, a reception area, a lecture theatre, tiered seating area, art technology facilities and end of trip facilities for staff.

A highlight of the facility is the stunning open-plan breakout areas. These breakout areas are scattered throughout the Centre and provide an alternative space for collaborative learning outside the confinement of a classroom.

The largest open-plan breakout area on level one has a two-story ceiling height and furniture arranged in Socratic circles to encourage student engagement and participation in group discussions.



Loreto Mandeville Hall Auditorium

Toorak, Victoria

OVERVIEW

Loreto Mandeville Hall Toorak has amplified the educational experience of its students with the redevelopment of the school's auditorium.

A detailed demolition of the existing auditorium and teaching spaces were completed at the leading independent Catholic girl's school, delivering a new fully re-constructed three level performing arts building.

OUTCOME

Works were completed to schedule and defect-free, with students now benefiting from a dedicated performance space complete with retractable seating and specialised management system for the operation and control of performance lighting and audiovisual equipment.

The entire project was undertaken on a live site with the balance of campus remaining active for the entire duration of the project.

Classrooms across the ground floor have been refurbished and a lift has allowed for disability access replacing the five flight internal concrete staircase. A new amenities block and rooftop plant platform complete the project.



\$2M

CONTRACT SUM

1,300m²

FACILITY SPACE







Deakin University ManuFutures

Geelong, Victoria



\$11M

CONTRACT SUM

4,480m²

FACILITY SPACE

OVERVIEW

Vaughan Construction was appointed under a Design and Construct contract to build a purpose-built advanced manufacturing for Deakin University.

Located at the Geelong Waurin Ponds campus, in the epicentre of the Geelong Innovation Precinct, the facility provides tenants with access to both Deakin University and its partner organisations' cutting-edge equipment, research staff and multidisciplinary business and technical expertise.

ManuFutures is unique in that it supports organisations during their penetration and growth phase, cultivating maximum growth and success through state-of-the-art infrastructure and idyllic location.

OUTCOME

ManuFutures houses up to 15 tenants, 150 people and it sits alongside like-minded organisations facilitating collaboration and innovation. Such organisations include: the University's Centre for Advanced Design in Engineering Training (CADET), Carbon Revolution, Carbon Nexus, HeiQ and the Institute for Intelligent Systems Research (IISRI).

The facility is inclusive of a total of 2900m² production space, 800m² shared space, 660m² tenancy office and 120m² of plant space.

The contemporary design and high calibre finishes, reflect the innovative work of the tenants. It portrays the professionalism of the businesses that live there, and cements its position as an important player in Geelong's manufacturing industry. The external area includes a new artificial grass sports field and play space with feature coloured rubber play surfaces, new timber tiered seating, garden beds and sand pits.





Awards

Vaughan Constructions has an enviable reputation in delivering award winning projects for excellence and innovation.

WINNER
2020–2024



Master Builders Association VIC Award 2024

Winner Excellence in Construction of Industrial Buildings

Project: Toyota Material Handling

Dandenong South, VIC (17,000m²)



Master Builders Association Brisbane Award 2022

Excellence in Construction of Industrial Buildings over \$5 million

Project: Woolworths Heathwood Chilled & Frozen Distribution Centre

Heathwood, QLD (42,000m²)



Architectus (Victorian Architecture Awards) The Henry Bastow 2022 Award

Educational Architecture

Project: Loreto Mandeville Hall, The Clendon Centre

Toorak, VIC (7,500m²)



Master Builders Association VIC Award 2021

Excellence in Construction of Industrial Buildings

Project: Woolworths Melbourne Fresh Distribution Centre (MFDC)

Truganina, VIC (38,000m²)



Master Builders Association VIC Award 2020

Excellence in Construction of Industrial Buildings

Project: Frasers Speculative Facility

Truganina, VIC (31,000m²)



Winner Excellence
of the Master Builders
Association VIC Award 2024



Winner Excellence
of the Master Builders
Association VIC Award 2024

Toyota Material Handling p32



WINNER
2016-2019



Master Builders Association NSW Award 2019

Excellence in Construction of Industrial Buildings \$10 million-\$25 million

Project: Fujitsu National Headquarters and Distribution Centre
Eastern Creek, NSW (11,093m²)



Master Builders Association WA Award 2019

Excellence in Construction of Industrial Buildings \$10 million-\$20 million

Project: Sigma Healthcare
Canning Vale, WA (15,000m²)



The Property Council's National Award 2019

Development Innovation

Project: Woolworths South Regional Distribution Centre (MSRDC)
Lyndhurst, VIC (70,000m²)



**Excellence of the Master
Builders Association
NSW Award 2019**

Fujitsu National Headquarters
and Distribution Centre



Self Storage Association of Australasia (SSAA) 2019

Facility of the Year – More than 500 Units

Project: Fort Knox Self Storage

Coburg, VIC (13,420m²)



Master Builders Association VIC Award 2018

Winner Master Builder of the Year & Excellence in Construction

Excellence in Construction of Industrial Buildings

Project: Dulux Manufacturing Plant

Merrifield, VIC (20,000m²)



Master Builders Association NSW Award 2017

Excellence in Construction of Industrial Buildings up to \$7 million

Project: Torino Food Services

Ingleburn, NSW (5,747m²)



Master Builders Association QLD Award 2017

Far North QLD's Project of the Year for Refurbishment / Renovation over \$2 million

Project: Sheraton Mirage

Port Douglas, QLD (10,000m²)



Master Builders Association NSW Award 2016

Excellence in Construction of Industrial Buildings

Project: Diageo Highbay Facility

Huntingwood, NSW (5,100m²)



Master Builders Association VIC Award 2016

Excellence in Construction of Industrial Buildings

Project: Woolworths Meat Facility

Truganina, VIC (27,000m²)



WINNER
2007–2015



Commendation – Victorian Architecture Awards 2015

Residential Architecture – Multiple Housing

Project: Bravo Apartments

Carlton, VIC (12,000m²)



Master Builders Association VIC Award 2014

Excellence in Construction of a Commercial Building \$3 million–\$5 million

Project: Vaughan Constructions Head Office

Port Melbourne, VIC (2,000m²)



**Australian Institute of Building NSW Chapter Award,
Urban Taskforce Development Excellence Award 2014**

Industrial Development

Commendation – UDIA NSW Award Excellence 2014

Sustainable Development

Project: Ricoh Distribution Centre

Eastern Creek, NSW (10,466m²)



Master Builders Association VIC Award 2011

Excellence in Construction of Commercial Building \$7.5 million–\$10 million

Project: Regional Kitchens

Altona, VIC (2,000m²)



Australian Institute of Building NSW Chapter Award

Professional Excellence for a Commercial Building \$10 million–\$50 million

**Australian Institute of Building NSW Chapter Award,
Urban Taskforce Development Excellence Award 2010**

Development Excellence

Green Building Council of Australia Nomination 2010

As 1 of 4 Projects in Australia as “Green Star – Industrial Pilot”

Project: Coca Cola Amatil Distribution Centre

Eastern Creek, NSW (32,500m²)



Australian Institute of Building NSW Chapter Award

Professional Excellence for a Commercial Building \$10 million–\$50 million

Australian Supply Chain & Logistics Awards 2009

Manufacturing Logistics Award

Project: Coca Cola Amatil Distribution Centre

Northmead, NSW (18,000m²)



Property Council of Australia – Innovation & Excellence Award 2007

Best Business & Industrial Park

Property Council of Australia – Environmental Development Awards 2007

Project: Rose Hill Industrial Estate

Coburg, VIC (13,420m²)



**Excellence of the Master
Builders Association
VIC Award 2014**

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