

THE VAUGHAN REPORT

Winter
2019

FUJITSU'S NEW GREEN HQ

6 MONTH
SNAPSHOT

10 projects reached
practical completion

89,197M²
of building area completed

11 new project
appointments

6 new jobs commenced
on site

FUJITSU'S NEW GREEN HQ

Cover
Exclusive



Vaughan Constructions on behalf of Jacfin, delivered the national headquarters and distribution centre for air-conditioning specialists, Fujitsu General Australia.

The new facility supports the growth of the company and their expanded operational needs, while providing a superior work environment with exceptional staff facilities.

Located in the Jacfin Estate in Eastern Creek New South Wales, on a 35,000m² site, the 11,093m² facility includes a 2,400m² double level office and an 8,500m² warehouse.

The facility is a 5 Star Green Star design and NABERS energy rated building and incorporates sustainable initiatives to reduce its environmental footprint. This matches the company's sustainability philosophy: to continue to safeguard a rich natural environment for future generations.

Sustainability initiatives are metered and results are projected onto a BMS screen in the reception area for staff and visitors to view. Some of the key initiatives include:

Saving power by utilising natural light. The office space is surrounded by glazing and a large atrium skylight allows for high levels of natural light to enter the facility.

This is in conjunction with light harvesting technology that dims internal lights during the day when natural light is coming in at high levels. This reduces overall power usage and saves energy where possible.

The warehouse also has skylights along the roofing panels to reduce power used for lighting. Furthermore, double glazing contributes to energy performance by assisting with temperature control.

Solar power system. The facility houses a 365 panel, 100KW solar system on the roof. This significantly supplements power usage throughout the entire facility.

Recycled water collection. Water is collected from rooftops and stored in tanks to be used for irrigation of landscaping, the green wall and for use in toilets.

The new HQ has an 'employee focus' with second-to-none end of trip amenities and staff recreation areas including: on-site gymnasium with lockers and shower facilities, outdoor recreation areas, indoor activity spaces, zen garden, café and a covered and secure car park with access to charge electric/energy efficient vehicles.

Our team was thrilled to attend the official opening ceremony on Tuesday 14th of May to celebrate the completion of a truly outstanding building that is paving the way for sustainable commercial and industrial facilities.

This is the fourth project Vaughan Constructions has collaborated with Jacfin on and our team is proud of this partnership and the achievements we have made together.



MATTHEW RYAN WINS PRESTIGIOUS ACCOLADE AT MASTER BUILDERS APPRENTICE AWARDS

Vaughan Construction's apprentice, Matthew Ryan, took home the prestigious 'Florence M Taylor Award' at the Victorian Master Builders Association Apprentice of the Year 2019 awards ceremony on Thursday 9 May 2019.

This award honours the late Mrs Florence M Taylor MBE who was an Honorary Member of the Australian Institute of Building and Life Member of the Master Builders Association of New South Wales.

The judging criteria for this award is based on academic performance – successful completion of schooling and the pursuit of further studies. The winner will also show perseverance, integrity, ability to mix with others, willingness to follow instructions, confidence in giving instructions and determination to resolve issues.

Matthew reflects all of these qualities.

Matthew started with Vaughan in October 2016 while he was completing his Certificate 3 in Carpentry. He is now in his final year of completing a Diploma in Construction Management at the Holmesglen Institute.

As a mature age student, Matthew has to juggle the responsibilities of family life and studies. His unwavering dedication to both has seen him reach every success and a deserving recipient of this award.

In his time at Vaughan, Matthew has an impressive portfolio of projects, including:

- The Woolworths MSRDC project in Lyndhurst, Victoria – a 70,000m², 45 metres tall, fully automated highbay structure.
- A 15,500m² facility for premium beverage manufacturers, MADE Group in Dandenong, Victoria.
- The state-of-the-art Loreto Mandeville Hall Auditorium in Toorak, Victoria.
- Currently delivering a 13,000m² cold storage, warehouse and office facility for leading wholesale food service distributor, Bidfood.

The Vaughan team congratulate Matthew on an outstanding achievement.

VAUGHAN GETS MOVING WITH DHL

With the rapid growth of e-commerce and expanding supply chain needs, there is a high demand for fast and secure logistics services. Since landing in Australia in 1972, DHL has grown to be one of the country's leading logistics solution providers, with decades of proven success.

Vaughan is proud to be partnering with DHL to deliver their new warehouse in Truganina, Victoria. The new facility will include a 25,000m² warehouse, a 620m² administration office, 3,000m² of canopy and 12,000m² of hardstand.

The facility will be one of the first buildings to be constructed within Stage 3 of our new Wyndham Industrial Estate. The estate has multiple direct linkages to the entire Western Freeway Network including: the Western Freeway, Western Ring Road, Princes Freeway and Deer Park Bypass. This ensures DHL will have unrivalled access to Metropolitan Melbourne and allow them to maintain the high level of customer service that they are renowned for.

The new facility will allow DHL to expand operations, service their business growth and continue to set a best practice in logistics and warehousing.



LOGOS AND CHARTER HALL

Vaughan is on-site delivering two new facilities for Charter Hall at their Chullora Industrial Estate in New South Wales. Building 1 has a total site area of 17,534m² with a 3,490m² warehouse, a 932m² office and 10,360m² of hardstand.

The second facility, Building 4 has a 25,987m² total site area with a 9,900m² warehouse, 850m² office and 9,294m² of hardstand.

In the Prestons Logistics Estate in New South Wales, Vaughan is currently delivering a purpose-built facility on behalf of LOGOS Property. The facility is for the wholesale, import and distribution business Intertrading Australia. The new facility spans 27,000m² with an internal height of 18 metres.

Also for LOGOS Property, Vaughan is on-site at their Hazelmere, Western Australia estate, constructing a 22,000m² facility for Toll.



VAUGHAN BUILDS PARTNERSHIP WITH BLACKSTONE

Collaborating on several new projects nationally, Vaughan is proud to be working alongside global property and investment firm, Blackstone and their subsidiary, 151 Property.

Most recently, Vaughan is constructing a new warehouse facility that will house global packaging manufacturer Huhtamaki. The 8,300m² facility is inclusive of office and warehouse and is located within the Goldsbrough Industrial Estate in Pooraka, South Australia.

The Vaughan team were thrilled to attend the official sod turning ceremony alongside Mayor Gillian Aldridge, Huhtamaki's State Manager Geoff Phillips and the 151 Property team.

Launching our 25 hectare Biodiversity Industrial Estate in Epping Victoria, Vaughan is delivering two new facilities for joint venture partners Mirvac and Blackstone.

The project includes a 30,000m² facility, capable of being split into two tenancies, on a five hectare site. The second facility totals 15,500m² and is also capable of being split into two tenancies, on a three hectare site.

The projects kick off Stage 2 of Vaughan's Biodiversity Industrial Estate in Epping, Victoria.

"The under supply of quality industrial facilities in the northern Melbourne market is now more apparent than ever. We are proud to be acting on behalf of Mirvac and Blackstone for the two projects."

MARK BYRNE, DIRECTOR AT VAUGHAN CONSTRUCTIONS

The Biodiversity estate has the potential to accommodate a further 103,000m² of warehousing in Stage 1. While Stage 2, comprises of 50 hectares of land with the potential of up to 250,000m² of warehouse area to be constructed. Stage 2 is currently in the planning phase and will give the estate an end value of \$375 million.



ALDI ARRIVES IN COBURG NORTH

Vaughan Constructions has just completed a new 1,700m² Aldi supermarket and 330m² of retail tenancies in Coburg North, Victoria for McMullin Group.

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

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 programme, to a satisfied customer.

This is the third project the Vaughan team have delivered for McMullin Group, epitomising our ethos of 'Building Customers for Life'.

WE ARE PLEASED TO BE ON-SITE NOW WORKING FOR THE FOLLOWING GROUPS:



LOGOS

Blackstone



ALSCO

tms

TOLL



Steeline

Huhtamaki



BINGO INDUSTRIES

Charter Hall



DEX collection

marrickville freezers foodservice

Woolworths

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