

THE VAUGHAN REPORT

Winter
2021

**\$32M CABOT DEAL COMPLETES
VAUGHAN ESTATE**

**6 MONTH
SNAPSHOT**

06 projects reached
practical completion

90,500M²
of building area completed

08 new project
appointments

10 new jobs commenced
on site

\$32M CABOT DEAL COMPLETES VAUGHAN ESTATE

*Cover
Exclusive*

Vaughan Construction's partnership with US headquartered Cabot Properties to deliver their first Australian development, will also complete the national builder's \$183 million Stage 3 Wyndham Industrial Estate.

The partnership involves the construction of two speculative buildings of 17,000m² and 6,000m², on the last 4.7 hectares of land at the Truganina estate, with a total end value of circa A\$32 million.

Vaughan Director Mark Byrne said the two projects, Cabot's first Australian developments, represented a new phase of the Boston based firm's expansion into Australia.

"Cabot has taken a decision to capitalise on Australia's very strong industrial property market, in what is arguably the nation's industrial capital, with these speculative projects."

"We would anticipate both buildings would be leased during the construction phase, if not very soon after completion, such is the level of demand for new stock in this location."

MARK BYRNE – DIRECTOR AT VAUGHAN CONSTRUCTIONS

"Indeed, the surge in demand for this type of product has been the greatest I have experienced in the last decade," Mr Byrne said.

Vaughan has contracted for industrial building works totalling more than \$335 million over the last 12 months, driven by the massive surge in online retailing and the concomitant spike in warehousing and distribution requirements.

Mr Byrne said preliminary work on the new buildings, which will be perfectly suited to warehousing and distribution, was now underway with completion expected by the end of 2021.

Cabot Properties Chief Investment Officer Patrick Ryan said after several years of careful research, Cabot is pleased to partner with Vaughan Constructions to make its first investments in Australia.

"A growing country with a vibrant economy, Australia should see continued expansion of e-commerce adoption by consumers which has been a key driver of warehouse demand. We look forward to making future investments in the world-class cities of Melbourne and Sydney," Mr Ryan said.

Vaughan's new project will join a number of other national and international brand developments at the 40 hectare Wyndham estate, including DHL (45,000m²), Australia Post (30,000m²), HB Commerce (31,000m²), Mapletree (15,100m²) and Steeline Group (8,800m²).

Located near the corner of Palmers and Dohertys roads and less than 25 kilometres from Melbourne's ports, airports and CBD, the estate has also attracted users including The Country Road Group, Pacific Brands, Bidvest, Lithocraft and Kubota.



Pictured left to right: Jonathan Herb Director Investments (Australia) Cabot Properties, Mark Byrne Director Vaughan Constructions, Sally Box Managing Director Head of Asia Pacific Cabot Properties and Eden Taylorwood-Roe Real Estate Investor Cabot Properties.

CHARTER HALL OPTS FOR BIODIVERSITY BUSINESS PARK

Vaughan Constructions, in partnership with our valued client, Charter Hall, has completed a 35,000m², purpose-built warehouse facility for a global leader in packaging and resource recovery at our Biodiversity Business Park in Epping.

The new building includes 34,000m² of warehousing, three offices totalling 1,000m², hardstand of 14,500m² and 5,100m² of canopy area.

Utilising the latest in concreting equipment, an exceptionally flat floor was achieved facilitating optimum performance of automated guided vehicles, which ultimately improves the operational efficiency of the building.

Vaughan Director Mark Byrne said the new facility was another example of Vaughan and Charter Hall's partnership achieving benchmark results in the sector.

"Our team at Vaughan has partnered with Charter Hall on a number of projects across Victoria and New South Wales, with each facility setting an exceptionally high standard for industrial development."

"It is a pleasure to work with a partner with expectations of the same level of quality that has underpinned Vaughan's success in numerous projects across Australia."

MARK BYRNE – DIRECTOR AT VAUGHAN CONSTRUCTIONS

"At this time of increasing demand for state-of-the-art warehousing and the growing demand from tenants for sophisticated, super-efficient, facilities, it is a pleasure to work with a partner that shares our vision of being at the forefront in the development of high performing assets."

"We are also more than happy and indeed honoured that Charter Hall chose to locate the new facility at our well-connected Biodiversity Business Park," Mr Byrne said.

The Vaughan Constructions/Charter Hall partnership has now delivered five industrial and logistics facilities across NSW and Victoria, totalling 122,500m², with another two in progress.

Lord Mayor of Brisbane, Adrian Schrinner, attended the ground-breaking ceremony.



WOOLWORTHS NEW \$184M HEATHWOOD DISTRIBUTION CENTRE

Works are well underway on Woolworths' new \$184m Heathwood Distribution Centre.

Partnering with Woolworths and LOGOS Group, Vaughan is delivering a 42,000m² temperature-controlled facility that will enable fresher, faster and more efficient deliveries of frozen and long-life chilled products to around 260 stores across Queensland and northern New South Wales.

At full capacity, more than two million cartons a week will move through the Heathwood facility. It will be co-located with Woolworths' meat supplier Hilton Meats' production facility, helping take up to 390 truck movements off Brisbane roads each week.

The Heathwood Distribution Centre is also targeting a Five Star Green Star rating from the Green Building Council of Australia, with a major solar panel system on the roof and charge points for electric trucks.

The project will create around 200 Queensland jobs throughout construction and sustaining around 300 jobs after.

Vaughan was appointed this project off the back of the successful delivery of previous Woolworths facilities including the 70,000m² Melbourne South Regional Distribution Centre in Lyndhurst VIC, the 27,000m² Hilton Meats in Truganina VIC, and most recently, the 38,000m² Melbourne Fresh Distribution Centre in Truganina VIC.



PIF NATIONAL SPONSOR

Vaughan Constructions is pleased to be partnering with the Property Industry Foundation (PIF).

Coming on board as a national sponsor gives us the opportunity to support the fantastic work PIF does to provide much needed transitional housing for homeless youth (aged 25 and under) through the PIF House Program.

The Vaughan team will be participating in PIF's events, starting with the Sydney, Melbourne and Brisbane charity sailing regattas.



NSW DELIVERS FOR HUALI TRADING

Vaughan's New South Wales team recently completed a 3,200m² facility for Huali Trading in Glendenning.

Having outgrown their previous facility, the new and significantly larger facility includes a 2,800m² warehouse, a double-level office with each floor spanning 195m², 1,200m² of hardstand and 485m² of carparking.



LOGOS GROUP VILLAWOOD LOGISTICS ESTATE UPDATE

Our NSW team is partnering with LOGOS Group to deliver eight new industrial tenancies ranging from 3,000m² to 15,000m², for the customer's own Villawood Logistics Estate.

With sustainability as a high priority, the new facilities are designed to achieve a 5 Star Green Star rating.

On a 110,000m² site works will see over 58,000m² of built area completed, inclusive of 52,500m² of warehouse space, 5,500m² of office space and extensive hardstand, carparking and landscaping.

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



LOGOS



Woolworths



UNITED
Forklift and
Access Solutions



Find out more about these projects in coming editions of the Vaughan Report.

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