

VAUGHAN
CONSTRUCTIONS

2024–2025



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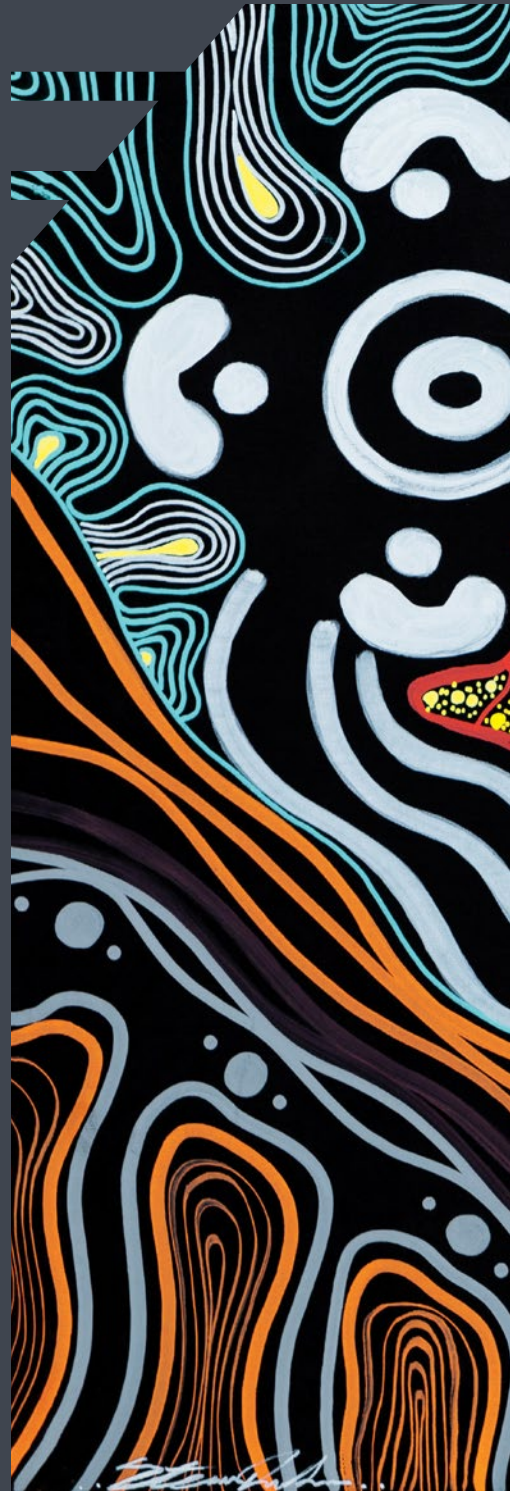
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Brisbane

31 Murray Street
Bowen Hills, QLD 4006

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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.





Nganga Balert-Balert

"Seeing vision of strength and power"

Steven Ulula Parker



Intex Group
International Global HQ

Epping, VIC

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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

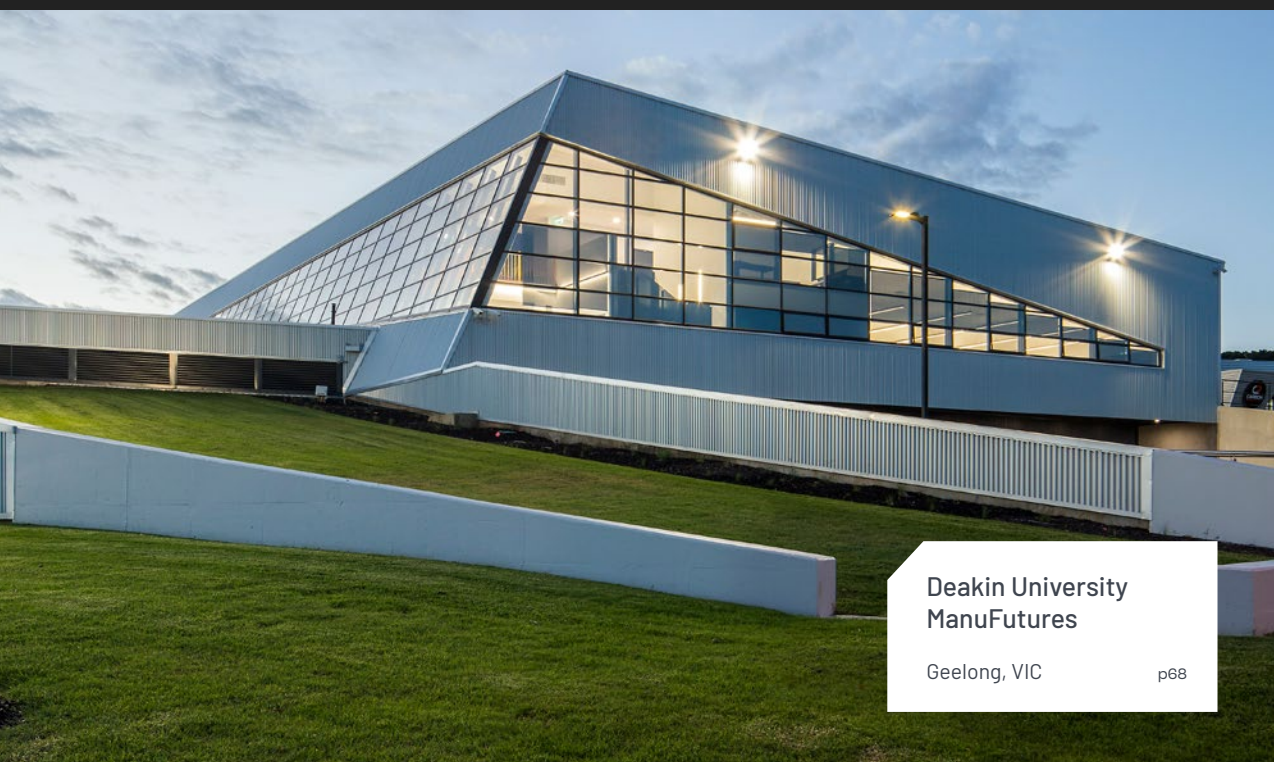
Program Manager
at Sigma Healthcare





Mirvac Calibre 3

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Deakin University ManuFutures

Geelong, VIC p68



**Interactive
Data Centre**

Port Melbourne, VIC



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, Perth 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®



FY24 Results

HIGHLIGHTS

FY24

Strong earnings performance.

Target

Continue to target projects that fit our profile.

Capacity

Capacity to run 25–30 per annum projects nationally.

Sector

Growing geographically and by sector across the business.

Strategy

Increasing presence and profile in QLD and NSW expanding into Data Centres & Life Sciences.



DHL Facility

Truganina



Brighton
Grammar School

Brighton, VIC



Confidence in the future

SUMMARY

Safety

Continued emphasis on safety to achieve optimal outcomes.

Strong

Ongoing strong performance on active projects.

Structure

Strong corporate structure with clearly divested State based management.

Customers

Valued customers with repeat work with many key Australian Institutions.

Industry

Industry leading senior management across all operations.

Systems

Leading construction systems including ISO, FSC and Green Star.



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.

70

YEARS IN BUSINESS

180+

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. In addition to our many five star green star rated projects, we even managed to turn a resource hungry and water thirsty industrial laundry into an environmentally responsive operating 4 Star Green Star – Industrial Design v1, the largest industrial user of recycled water in the Southern Hemisphere.



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.



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.



With a strong team
of **over 180 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.



Vaughan Annual
Family Day Gathering



Meet our Directors



**Matthew
Vaughan**

Director (owner)

Director of Vaughan Constructions, with over 35 years' experience in the industry, Matthew is highly skilled in managing all facets of the construction industry. His guidance over his years at Vaughan has ensured the consistent, timely delivery of projects to budgets and exacting safety standards. Matthew takes pride in Vaughan's commitment to quality, setting industry standards and continuously driving innovation in construction processes.



**Ken
Vaughan**

Director (owner)

Ken is focused on the deliver of exceptional customer services, property and pre-construction management activities. He is a passionate professional and drives Vaughan's commitment to "Building Customers for Life". Ken ensures the Vaughan team provide exceptional service, capability and expertise to our customers throughout the entire project life-cycle. With over 35 years' experience in the construction industry, Ken is well equipped to lead Vaughan into the future.



**Luke
Stambolis**

CEO / Director

Luke joined Vaughan in March 2024 as the new CEO, carrying over 27 years of extensive experience in the construction industry. He brings international experience, along with working with some of Australia's pre-eminent construction companies, such as Multiplex, Contexx and ProBuild (Roberts Co). Luke is an exceptionally well-regarded professional who has a project-based background that culminated in both State and National Managing Director positions.



**Richard
Garvey**

Non Executive Chairman

Richard brings a wealth of knowledge and experience to Vaughan Constructions having spent 34 years in Chartered Accounting including over the last 20 years as a Partner of KPMG. He was a Board member of the Australian Institute of Management – Victoria & Tasmania for 11 years until December 2011 including four years as president and a National Board member.



Eric Law
Director

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.



Mark Byrne
Director

With over 25 years expertise in property acquisition and development, combined with his extensive project management experience in the construction industry, Mark continuously ensures our customer's satisfaction in meeting both their short and long-term goals. Mark is service and solutions driven, focused in leading, growing and evolving the property development arm of the business, whilst managing both the business development and marketing departments.

MEET OUR 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.



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.



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.



Aliro ISPT Plastics
Recycling Facility

Altona North, VIC



Manufacturing

Dulux Group Manufacturing Plant

Merrifield, Victoria

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Ferguson Plarre Bakehouse

Keilor Park, Victoria

p24

Luv-a-Duck

Ballarat, Victoria

p25

La Casa Del Formaggio Dairy Manufacturing Facility

Edinburgh Parks, South Australia

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Toyota Material Handling

Dandenong South, Victoria

p28

Woolworths Meat Facility

Truganina, Victoria

p30



Dulux Group 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

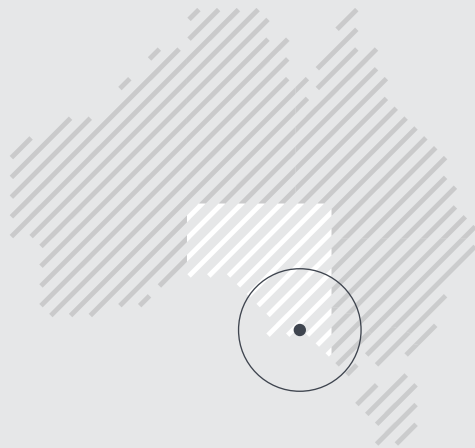
FACILITY SPACE





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**

Heathwood, QLD

p40



Temperature Controlled

PFD Food Services

Knoxfield, Victoria

p34

DHL Facility

Truganina, Victoria

p36

Dabbagh Group Cold Storage Facility

Altona, Victoria

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Woolworths Chilled & Frozen Distribution Centre

Heathwood, Queensland

p40

Sigma Healthcare

Canning Vale, Western Australia

p42



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.





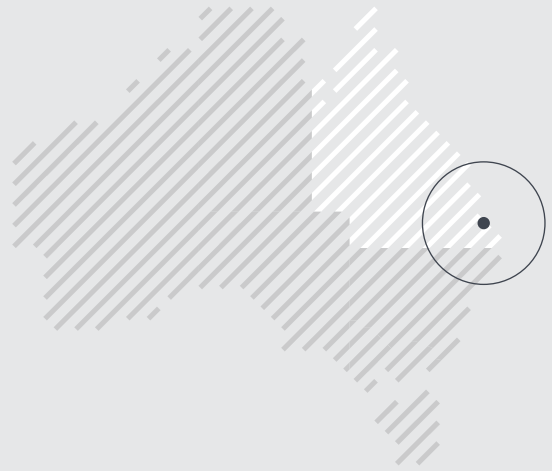
OUR EXPERIENCE

\$86M

CONTRACT SUM

42,000m²

FACILITY SPACE



OUR EXPERIENCE

TEMPERATURE CONTROLLED



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.

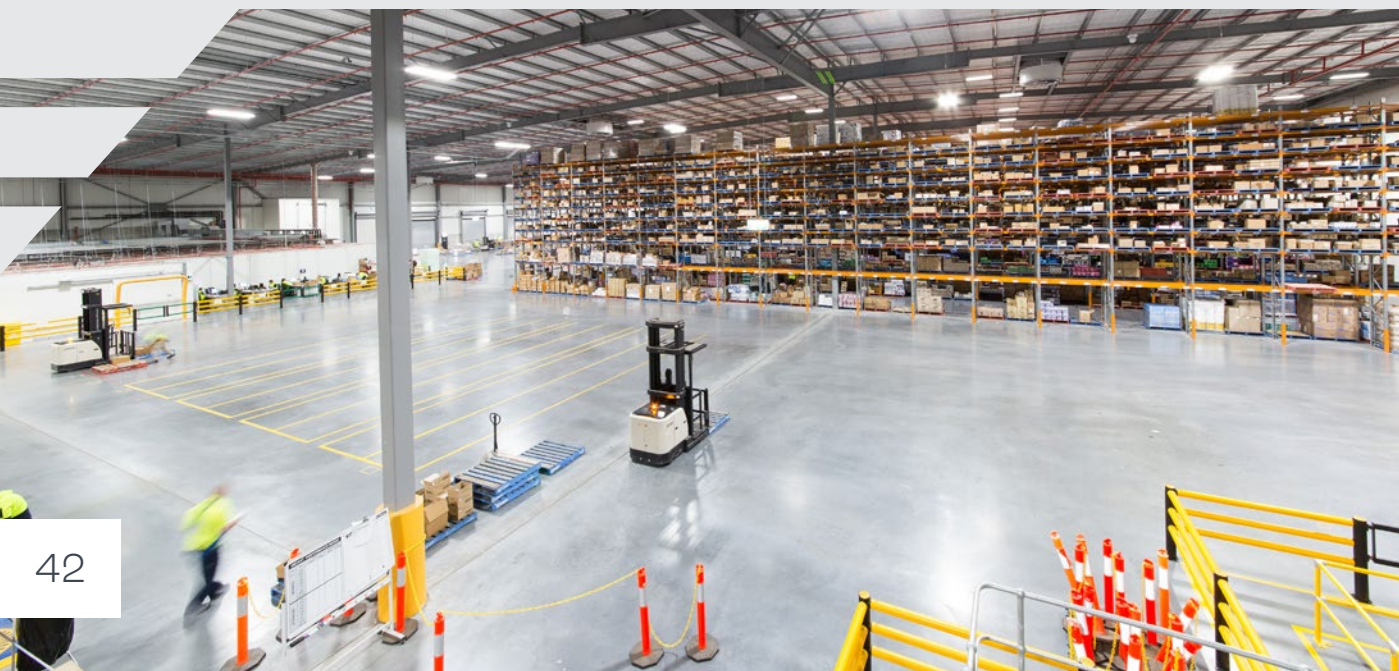


\$20M

15,000m²

CONTRACT SUM

FACILITY SPACE







Intex International

Epping, VIC

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Warehouse

Charter Hall Motorway Industrial Park Facility

Berrinba, Queensland p46

LOGOS Villawood Logistics Estate

Villawood, New South Wales p48

Mapletree Investments Logistics Development

Truganina, Victoria p50

McPhee Distribution Services

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Intex Group International Global HQ

Epping, Victoria p52

Mirvac Calibre 3

Eastern Creek, New South Wales p54

Woolworths Melbourne Fresh Distribution Centre

Truganina, Victoria p56

Hale Capital Group

Milperra, New South Wales p58

Hale Capital Group

Matraville, New South Wales p59



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.

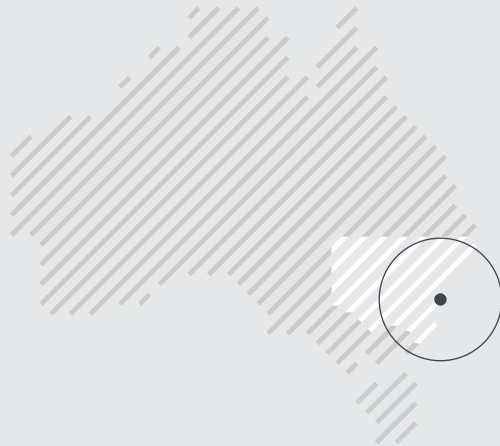
CEVA Logistics plan to use the facility for inbound products, cross-docking activities, hardstand storage, warehouse storage, outbound consignment picking, sorting, and dispatch.





LOGOS Villawood Logistics Estate

Villawood, New South Wales



\$55M

CONTRACT SUM

58,600m²

FACILITY SPACE

OVERVIEW

Long-standing national client, LOGOS Property Group appointed Vaughan to deliver their Villawood Logistics Estate, located in the heart of the Western Sydney transport corridor. 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.





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





Intex Group International Global HQ

Epping, Victoria



\$9.1M

CONTRACT SUM

8,000m²

FACILITY SPACE





OVERVIEW

Vaughan Constructions completed a Global Headquarters for Intex Group International in our own Biodiversity Estate in Epping, Victoria.

Leading manufacturer and wholesaler of premium wall and ceiling products, Intex Group International, required a larger space to expand operations and support their business on a global level.

OUTCOME

The 8,000m² purpose-built HQ comprises a 6,300m² warehouse with two loading docks, 1,700m² of office space, 600m² of canopy area and 4,750m² of hardstand and carparking.

The office includes expansive open-plan seating for staff, two boardrooms, a conference room and meeting rooms.

There is also a showroom, tool storage area, tool repair room, quiet rooms and a gym.

Our team worked alongside Merit Interiors, whose design saw us deliver a spectacular build. Key features include a stunning concrete spiral staircase, a curved glass balustrade, a central lift core with a coffered ceiling and a striking maxi ply ceiling.

Sustainability initiatives include a solar-powered hot water unit and a rainwater collection system for water reuse in bathrooms.

It was a pleasure to partner with Intex Group International on this project and we hope they enjoy their new HQ.



Mirvac Calibre 3

Eastern Creek, New South Wales

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.



\$14.5M

CONTRACT SUM

21,100m²

FACILITY SPACE







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.

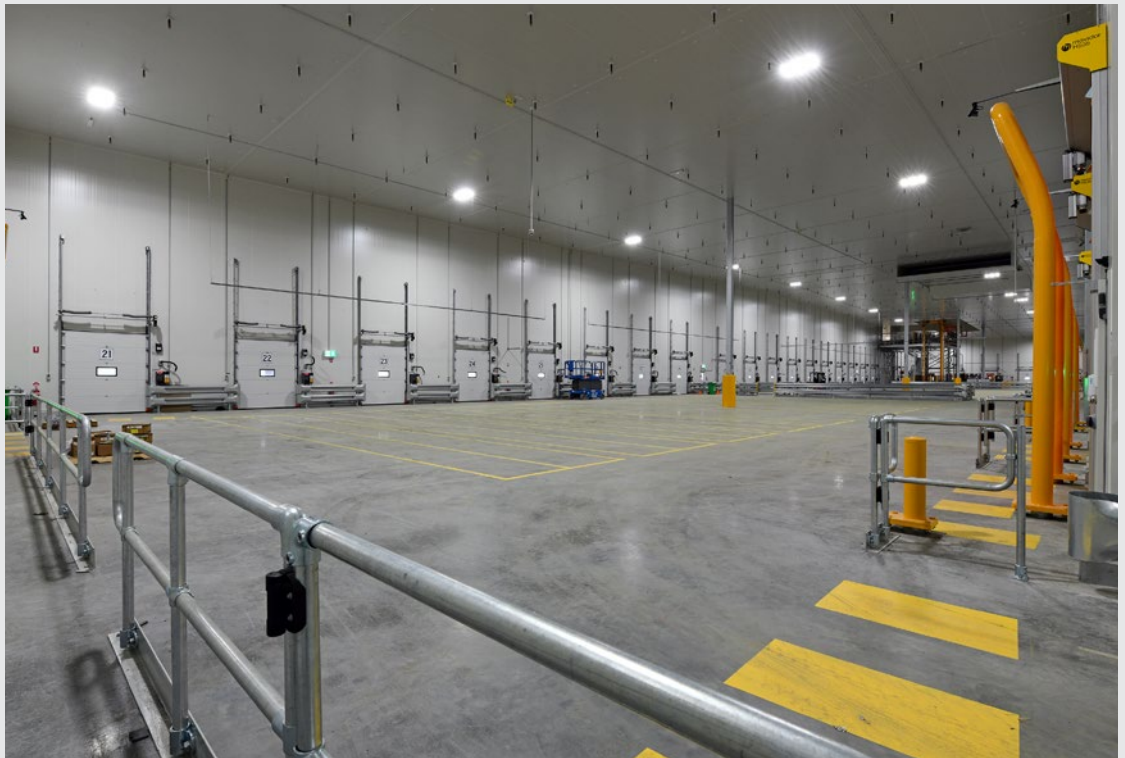


\$77M

38,000m²

CONTRACT SUM

FACILITY SPACE





Hale Capital Group

Milperra, New South Wales

Under Construction

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





Hale Capital Group

Matraville, New South Wales
Under Construction

OVERVIEW

Vaughan have been awarded the contract to build a State-of-the-Art, ramp-up industrial facility for Hale Capital in Matraville, 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





Jaguar Land Rover
and BMW / Mini
Dealerships

Essendon Fields, VIC

p62



Retail

Jaguar Land Rover and BMW / Mini Dealerships

Essendon Fields, Victoria

p62

Aldi Store

Coburg North, Victoria

p64

Toyota

South Morang, Victoria

p65

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 JRL 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, 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**

Toorak, Victoria

p72



Education

Deakin University ManuFutures

Geelong, Victoria

p68

Brighton Grammar Aquatic Centre and Hall

Brighton, Victoria

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Loreto Toorak Clendon Centre

Toorak, Victoria

p72

Loreto Mandeville Hall Auditorium

Toorak, Victoria

p74



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 Wairn 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.





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.

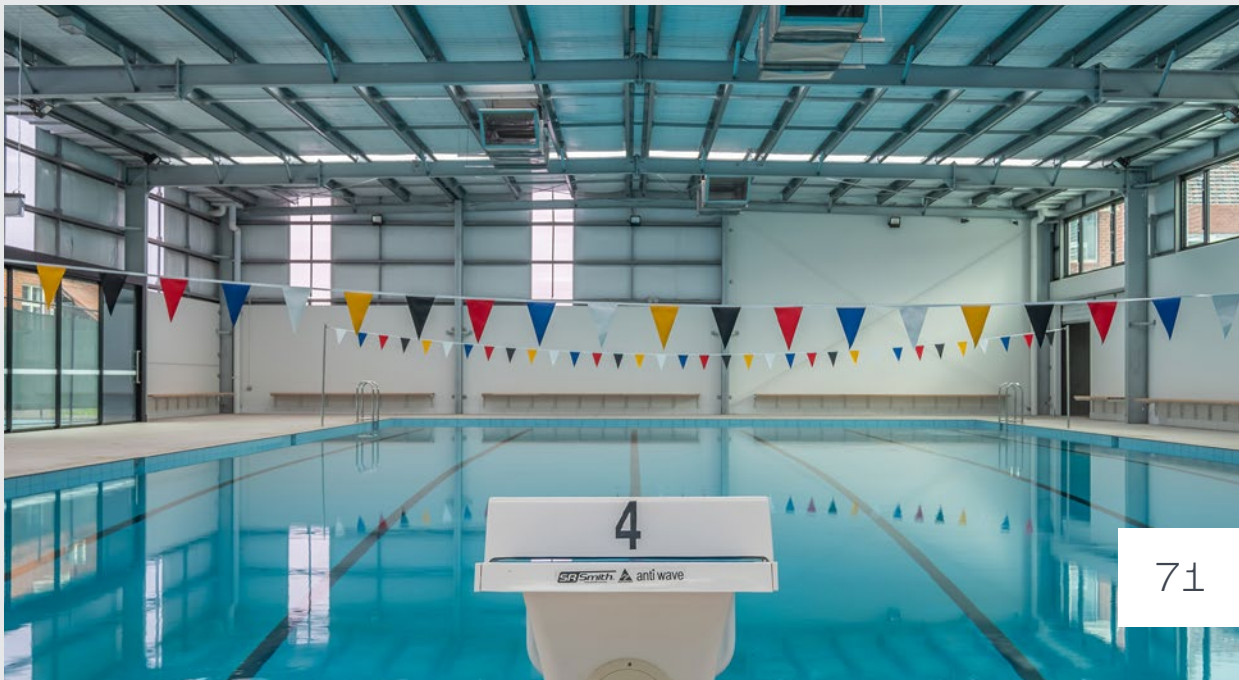
As well as refurbishing the existing pool, works also included new bathrooms, change rooms, offices and a reception area.

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







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
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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