

THE VAUGHAN REPORT

Spring
2021

VAUGHAN AND ISPT PARTNER
ON \$42.5M OF PROJECTS

6 MONTH
SNAPSHOT

05 projects reached
practical completion

75,000M²
of building area completed

12 new project
appointments

14 new jobs commenced
on site

Cover
Exclusive

VAUGHAN AND ISPT PARTNER ON \$42.5M OF PROJECTS

Vaughan Constructions has been engaged to deliver two new industrial facilities for industry super funds manager ISPT at Blacktown in NSW and Wacol, QLD – the latter also in partnership with Aliro Group – with an end value totalling more than \$42 million.

The speculative \$30 million, circa 32,000m², Wacol project will comprise two 14,000m² plus, freestanding warehouses with associated offices and car parking and more than 14,000m² of hardstand. The buildings, to be broken down into five tenancies, will be located at ISPT's Barracks at Metroplex estate on the interchange between Centenary Highway and Ipswich Motorway south-west of Brisbane.

The \$12.5 million Blacktown project, located at Bessemer Business Park in Sydney's north-west, will comprise circa 12,600m² of office and warehousing (circa 12,000m²) on a 32,678m² site with more than 11,000m² of hardstand.

Vaughan's Senior Development Manager in Brisbane, Richard Lloyd, said the Wacol project – the first Vaughan project for ISPT and Aliro in Queensland – was due for completion in June 2022.

"We are very pleased to have been chosen to bring our industry expertise to construct facilities for leading funds management players ISPT and Aliro in what is a growing market for Vaughan in Queensland as the industrial sector continues its very positive upward trajectory."



"The local industrial market, on the back of relatively sound economic fundamentals and a fairly heavy \$25 billion infrastructure program including inland rail, road and port facilities, has been travelling remarkably well in what has been difficult times," Mr Lloyd said.

He said he expected to complete the Wacol project midway through 2022.

Spokesperson for ISPT, Acting General Manager of Logistics & Warehousing, Tim Jackson, said the project was an important milestone for Barracks at Metroplex.

"We're excited to commence this first stage of development. We look forward to working with our key partners to bring the estate to life," Mr Jackson said.

Vaughan's General Manager NSW, Mark Cormack, also welcomed the opportunity to partner with ISPT.

"We look forward to cementing our relationship with ISPT on the Blacktown project at a time when demand from both tenants and investors for such facilities is at a premium nationwide and particularly in New South Wales."

MARK CORMACK – GENERAL MANAGER NSW AT VAUGHAN CONSTRUCTIONS

He said the project – due for completion in February next – would feature LED lighting, rainwater harvesting and a 99kw solar panel system on each of the two tenancies.

Vaughan has contracted for industrial building works nationally totalling more than \$300 million over the last 12 months, driven by the massive surge in online retailing and the concomitant spike in warehousing and distribution requirements, including up to 100,000 square metres of projects either under construction or in the pipeline in NSW with an end value of more than \$90 million.

Mr Lloyd said the firm's business in the sunshine state had also surged following the opening of the Brisbane office in March last year with the Wacol contract following other notable projects including the completion of work on the Sheraton Mirage at Port Douglas, a \$40 million warehouse for McPhee Distribution Services at Berrinba, and a \$184 million distribution centre for Woolworths at Heathwood.

VAUGHAN PARTNERS WITH CHARTER HALL ON NEW GLENDENNING DEVELOPMENT

Vaughan Constructions is delighted to be partnering with Charter Hall on a new 21,512m² multi-tenancy industrial facility in Glendenning, New South Wales.

The project consists of two warehouse facilities with three tenancies.

Warehouse 1 is inclusive of two tenancies and a total built area of 16,800m².

Warehouse 1a will have a total built area of 7,500m² and will include 7,005m² of warehousing, 500m² of office space, 2,800m² of hardstand and a 3,500m² double-level carpark.

Warehouse 1b will have a total built area of 9,300m² and will include 8,460m² of warehousing, as well as 720m² of office space, 3,700m² of hardstand and a 1,800m² carpark.

The second building will have a total built area of 4,800m² and provide 4,200m² of warehousing, 600m² of office space, 2,500m² of hardstand and a 1,500m² carpark.

Vaughan's General Manager in New South Wales, Mark Cormack, welcomed the opportunity to again work with Charter Hall.

"It's a pleasure to continue our strong relationship with Charter Hall in delivering benchmark industrial buildings to cater for the e-commerce boom and increasing demand for warehousing and distribution solutions."

MARK CORMACK – GENERAL MANAGER NSW AT VAUGHAN CONSTRUCTIONS

Vaughan's previous work with Charter Hall includes the construction of Woolworths' 38,000m² distribution centre at Charter Hall's Drystone Industrial Estate in Truganina, Victoria.

Congratulations to Charter Hall on their exciting new development, our team are thrilled to add another Charter Hall project to our portfolio.



Pictured left to right: Matthew Thurlow, Project Manager at Vaughan Constructions, Stephen Salvaggio Industrial & Logistics Delivery Manager at Charter Hall, Mark Cormack, General Manager at Vaughan Constructions and Theodore Berney, Industrial & Logistics Development Manager at Charter Hall.

LOGOS GROUP VILLAWOOD LOGISTICS ESTATE PROGRESSES



Progress is well underway on the Villawood Logistics Estate in NSW for LOGOS Group.

This project consists of 8 new industrial tenancies ranging in size from 3,000-10,000m² that are designed to achieve a 5 Star Green Star rating, located in the heart of the Western Sydney transport corridor.

The 11.3 hectare site comprises a total of 52,000m² premium warehouse space, 5,500m² A-Grade office space and extensive hardstands, carparking and sustainable landscape design. This facility offers a great customer experience, conveniently located close to amenities and key motorway and transport links.

We are very proud of the team for working under difficult COVID-19 conditions, with Unit 1C achieving practical completion at the beginning of October and the Vaughan team coordinating with the tenant to provide a seamless handover. Units 1B and 1A are also on track for handover in the coming months.

The structure of building 2 is well underway, followed by building 5 and then building 3. All tenancies are scheduled to be completed by May 2022.



LUV-A-DUCK BALLARAT PLANT COMPLETE

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.

The facility showcases 8,500m² of food manufacturing 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.

Congratulations to the Luv-a-Duck team! It was a pleasure to work with a fantastic 100% Australian family-owned business.

Pictured left to right: Bill Winter, Director at Luv-a-Duck, Theresa Sfetkidis, Executive Chairman at Luv-a-Duck, Ken Vaughan, Director at Vaughan Constructions, Kim Shoppee-Lynch, Director at Luv-a-Duck and James Thompson, Chief Executive Officer at Luv-a-Duck. Photo taken prior to the current COVID-19 restrictions.

NEXT STAGE UNDERWAY FOR MCPHEE DISTRIBUTION

Vaughan continues its partnership with national warehouse and fulfilment business, McPhee Distribution Services, on the next stage of their Berrinba QLD development.

Previously, Vaughan completed Stage 1 which comprised the construction of a 12,000m² warehouse, offices totalling nearly 700m², hardstand of 6,000m² and a 2,200m² carpark.

This stage sees our team delivering a 13,660m² facility that includes a 13,000m² warehouse, 660m² of space across two offices and 2,600m² of super canopy.

Progress is well underway onsite with the roofing and wall sheets going up, office fitout being installed, internal slabs being poured and external pavements proceeding.

The Vaughan team is thrilled to have the opportunity to continue working with McPhee Distribution Services.



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



LOGOS



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

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