

# THE VAUGHAN REPORT

*Spring*  
2016

## TRUCKING IN THE TOP END WITH LINFOX

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Exclusive

# NORTHERN CONSTELLATION FOR LINFOX

Australian logistics giant Linfox, is set to improve freight management in the nation's top end, engaging Vaughan for the design and construction of their North Star project.

This new intermodal facility east of Darwin, follows on from the successful completion of two major facilities by Vaughan for Linfox in Western Australia.

North Star sits on a 21,500m<sup>2</sup> development site in East Arm, just 16kms east of Darwin's CBD. Within close proximity to the Port and with direct access to the Darwin Rail Freight Terminal, the project once completed will reduce cargo handling, for faster distribution across the country.

Detailed value engineering exercises and carefully planned energy efficient design initiatives by Vaughan has provided Linfox with a seven per cent construction cost saving, a considerable amount given Linfox's long term property ownership strategy.

As the ABS reports a decline in construction activity across the state for the six quarters to June 2016, the North Star project is good news for local trades and contractors who will benefit directly from the new build.

The North Star project reinforces Vaughan's position as a leader in the Design and Construct market in Australia's north. Having previously completed two other projects for Northline and Cahill Transport within the East Arm precinct, Vaughan Constructions is delighted to be directly involved in the region's growth.

*"This new intermodal facility east of Darwin, follows on from the successful completion of two major facilities by Vaughan for Linfox in Western Australia."*

## PREMIUM PARKING FOR WESTERN HEALTH

As city fringe suburbs grow at a rapid rate, Melbourne health providers are conducting vital campus redevelopment programs to support the ever expanding local population.



Appointed under a Design and Construct contract in July 2016, Vaughan is proud to be partnering with Western Health to complete their new elevated staff parking facilities at Sunshine Hospital.

With one of the busiest general emergency departments in Victoria, coupled with ongoing development works, including the Joan

Kirner Women's and Children's Hospital, adequate staff amenities remain vital to daily hospital functionality.

Significant design improvements implemented by Vaughan have delivered considerable cost efficiencies across the project. Vaughan and Western Health, have reflected on the project's lifecycle and are actively future proofing the site in anticipation of ongoing demand.

Sunshine Hospital's new parking facility is due to be fully-operational by December 2016.

# LANGDON'S ESSENTIAL INGREDIENT

Vaughan Constructions has recently completed its seventh project for Australasian premium ingredients supplier, the Langdon Group.

A family business since 1852, the Langdon Group has developed its recipe for success over five generations supplying quality ingredients, to many of the world's best known brands.

This seventh stage of works extends the Group's Derrimut facility by 2,567m<sup>2</sup>, providing additional warehouse storage and workshop space.

So what has kept Langdon's coming back to Vaughan Constructions?

Managing Director, Chris Langdon says:

*"Vaughan has remained the essential ingredient in all seven projects because of their track record in handing over projects on time and the superiority of their build."*



## UNLOCKING DAVCOR'S FUTURE

Construction is underway at the future new home for lock, associated hardware and access control system specialist Davcor. Vaughan Constructions has been engaged under a Design and Construct contract for Davcor's new showroom, office and warehouse located in Minchinbury NSW. Project completion is expected in early December 2016.



# NEW BUSINESS PARK OPPORTUNITIES IN MELBOURNE'S NORTH



Melbourne's industrial north continues to increase in popularity given its strategic transport infrastructure links and ease of access to the State's wholesale markets, Melbourne Airport and connectivity to Sydney.

The scarcity of quality industrial property within the city's north, was confirmed recently by Colliers International, outlining in their 2015/16 Industrial Capital Markets Review how "users are now competing for a dwindling supply of vacant stock over 5,000m<sup>2</sup>."

Biodiversity Business Park, Epping neighbours Victoria's Wholesale Fruit, Vegetable and Flower market and presents an exciting opportunity for those wishing to enter into the area's foremost industrial development.

Bordering the Hume Freeway and minutes from major arterials, Biodiversity provides unprecedented access to the Melbourne Airport, Port of Melbourne and CBD.

Measuring 795,700m<sup>2</sup> Vaughan is offering design and construct solutions to suit prelease and turnkey users. With allotments ranging from 13,000m<sup>2</sup> to over 200,000m<sup>2</sup> Vaughan Constructions flexible development plan can accommodate larger sizes, where required.

**[For more information download your Biodiversity Information Memorandum here](#)**



**biodiversity**  
business park

# INDUSTRIAL EXCELLENCE AT MBA AWARDS

The Master Builders Association has recognised Vaughan Constructions industrial sector leadership, with projects in both Victoria and New South Wales taking out the commercial building industry's most prestigious event.

The Woolworths Meat Company Facility, Truganina and Diageo Highbay Automated Warehouse, Huntingwood were announced as the Winners for Excellence in Construction of Industrial Buildings in both states.



Woolworths temperature controlled meat production and distribution facility was the first of its kind for the retailer in Australia.

The purpose of the building was to automate the preparation of retail ready meat for the grocery giant, therefore minimising "in-store" preparation and packaging.

In another national first Vaughan Constructions partnered with Diageo to complete their 32 metre high, 5,000m<sup>2</sup> fully automated high-bay facility.

The facility's six-aisle, double-deep, storage system more than doubles the previous facility's capacity.

Operating as a black warehouse the Huntingwood plant has 24/7 robotic collection, with specialised automation systems ensuring no manhandling is required.

The awards solidified Vaughan Constructions reputation as Australia's superior food, beverage and automation experts.

[Find out more about these projects here](#)

## DIAGEO



# VAUGHAN CONSTRUCTIONS BUILDS AN EVEN BRIGHTER FUTURE



Vaughan Constructions has a new look management structure, securing well known property and financial identities at board and operational level.

Current Hawthorn Club President and existing board member, Richard Garvey has been appointed as Chairman. A past partner at KPMG, Richard has spent the last six years working in an executive position for a prominent private property and construction entity.

Further changes see existing General Manager, Andrew Noble promoted to Managing Director. Joining in 1988, Andrew has remained a fierce promoter of the Vaughan brand. Appointed to the board in 2008, Andrew has played an integral role in leading Vaughan to the enviable position enjoyed today.

Construction heavy weight Lance Sleeman also joins the leadership team. As Commercial Operations Manager, Lance will focus on company processes to ensure the ongoing continuity of service, Vaughan clients have come to expect.

Directors Ken and Matt Vaughan will remain actively involved in the business. As critical leaders, their focus will now shift to expansionary planning and future growth initiatives.

The changes support Vaughan Constructions current positive growth trajectory, whilst positioning our company to enjoy long term profitability.

## PEDDLE POWER

Vaughan staff have once again taken to the bike to raise money for the Smith Family. In a test of endurance, the Vaughan team completed the tough 210km Around the Bay ride. The team braved severe wind conditions to circle the bay from Melbourne to Queenscliff and Sorrento return.

Our thanks to all our project partners who helped us raise over \$6,000 to provide education essentials to under privileged Australian children.



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