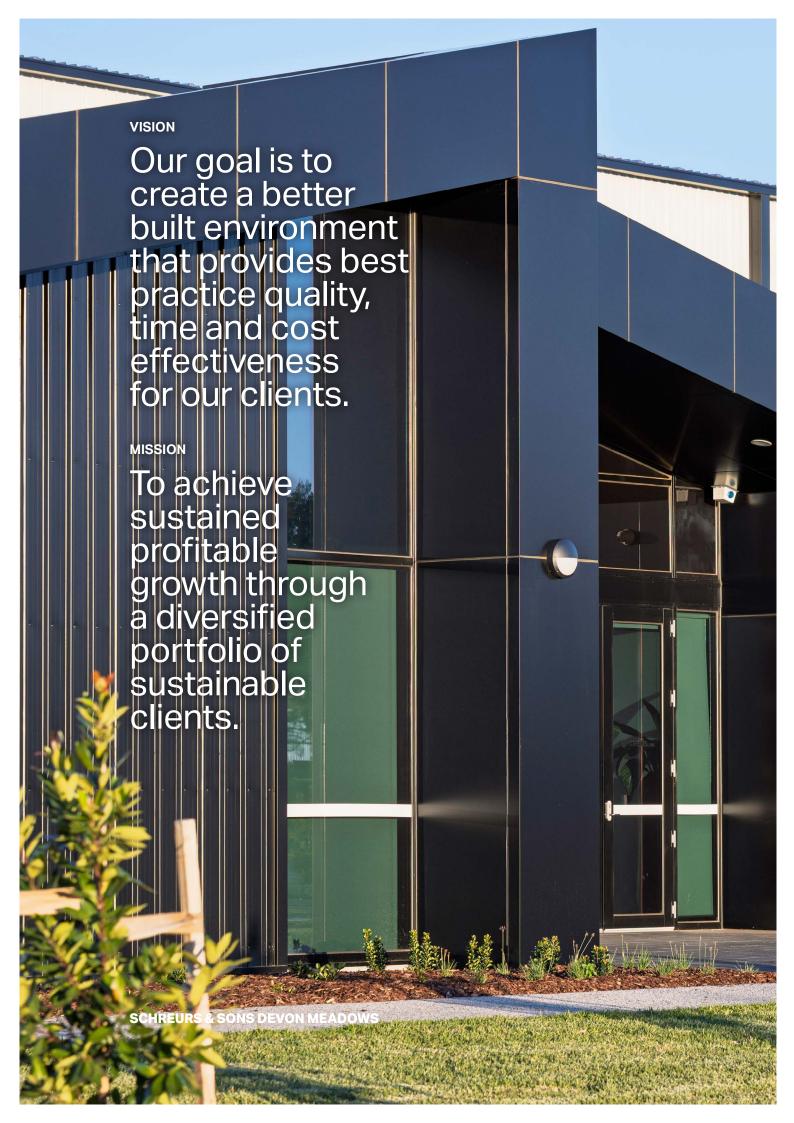


Industrial & Retail

Capability Statement







2CONSTRUCT IS A MULTI-FACETED CONSTRUCTION COMPANY, DELIVERING A BROAD RANGE OF BUILDING, CIVIL INFRASTRUCTURE, AND CIVIC LANDSCAPE PROJECTS ACROSS METROPOLITAN MELBOURNE AND REGIONAL VICTORIA. OUR PROJECT SCOPE SPANS VARIOUS SECTORS; EDUCATION, INDUSTRIAL, COMMERCIAL, COMMUNITY, HEALTH, OPEN SPACE, PUBLIC DOMAIN AND SPORT & RECREATION.

Our team consists of operational staff and site personnel consisting of skilled project managers, contract administrators, site managers, design managers and health & safety professionals who have successfully completed many high-profile projects across all facets of the construction industry.

Since commencement in 2004, 2Construct has completed over 500 projects up to a value of \$40m under various contract types, including Construct Only, Design & Construct and Construction Management. 2Construct also provide Early Contractor Involvement, Budget Development, Feasibility and Cost Planning services.

2Construct are a signatory to the current Enterprise Agreement which maintains prescribed standards in site amenities, working hours, site allowance, occupational health and safety and pay conditions.

2Construct operate under an accredited Integrated Management System which relates to the projects management across occupational health and safety, environmental and quality. The system is externally audited on an annual basis to maintain certification under AS/NZS ISO 4801:2001 - OHS, ISO 14001:2015 - Environmental and ISO 9001:2015 - Quality Management.



DUNCAN MCPHERSON OAM

CO-FOUNDER & MANAGING DIRECTOR

In 2004 Duncan became Co-founder and Managing Director of 2Construct. With over 40 years experience in both the building and civil construction industry.



PETER RAHILLY

CO-FOUNDER & CONSTRUCTION DIRECTOR

In June 2004 Peter become Co-founder and Director of 2Construct. A registered commercial builder with over 30 years experience in the building and civil construction industry.



PAUL MCDONALD

NON-EXECUTIVE DIRECTOR

Paul has over 40 years experience in the engineering design, construction, property development, and funds management sectors, gained throughout Australia & overseas.



HAMISH MCPHERSON

DIRECTOR/ CONSTRUCTION MANAGER

With over 15 years of experience, Hamish leads successful projects across education, sports & recreation at 2Construct. He excels in quality, budget, and schedule, ensuring smooth project delivery for all stakeholders.



AARON COMERFORD

DIRECTOR/ CONSTRUCTION MANAGER

Aaron is an experienced Construction Manager, delivering some exciting projects in the growing industrial sector. Aaron has delivered projects for key industrial clients and provides clients with his industrial expertise when managing their projects.



THOMAS MCPHERSON

DIRECTOR/ CONSTRUCTION MANAGER

With over 12 years of construction experience, Tom is a proven leader in managing and delivering complex, large-scale projects. His expertise ensures the efficient delivery and successful completion of your required projects.



TONY VENIER

SENIOR DESIGN MANAGER

Tony has extensive experience as a General Manager of Construction across Commercial and Industrial sectors. With over 27 years in the industry, he is adept with construction processes and metholodogies.



DANIEL PELUSO

ESTIMATING MANAGER

With over 25 years of experience in the construction industry, a background in Quantity Surveying and Project Management, Daniel leads the Estimating Department and is responsible for the management and procurement of tender projects.

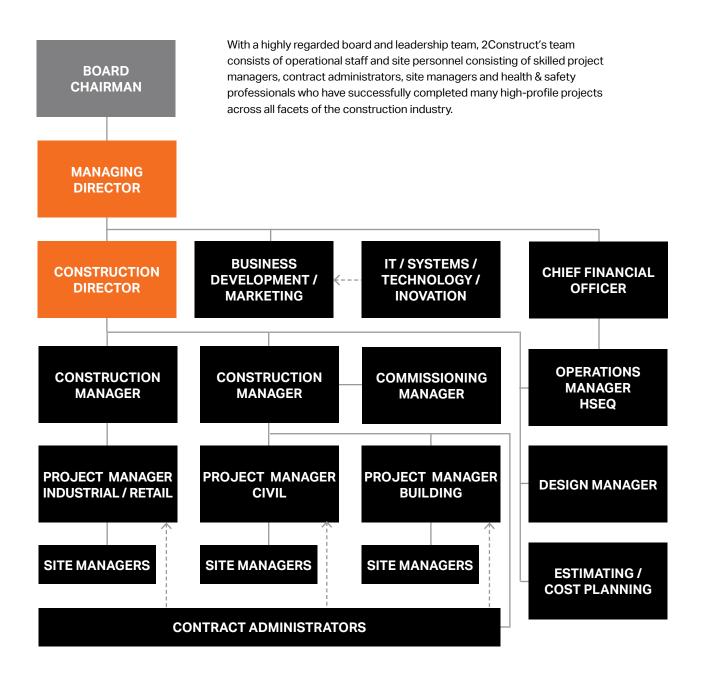


JOHN POPE

CHIEF FINANCIAL OFFICER

John manages the financial, company secretarial, statutory and administrative activities of the company; preparing and presenting financial summaries and analysis to executive management and board of directors.

Organisation Chart



The project management and administration was of a high standard, design and site meetings were well organised and resourced throughout the project. The entire team provided excellent communication from project award, ensuring all stakeholders were well informed as to the status of construction.

The Site Management was responsive to queries and proactive in identifying solutions to any issues met on-site. Their attention to detail ensured that an excellent quality finish was achieved.

JASON BLAKE
DEVELOPMENT DIRECTOR
ALIRO GROUP



Design Management

By partnering with an experienced design and construction team with an eye for detail, your next project will be certain to meet your exact specifications and requirements.

From conceptualisation and design, through to construction and completion, our team is experienced in the end-to-end delivery of construction projects. We have the design expertise to manage your project for the highest quality outcomes, and our work has spanned many industries, often requiring dynamic and intricate design, and detailed construction techniques.

Benefits you will receive from 2Construct include:

- · Operational diligence and technical proficiency
- Commercial results for your asset and risk management form the cornerstone of our construction practices.
- · Partner across the whole project lifecycle
- · Recognition the vital role of design plays in our projects
- Management of the pre-construction phase including geological surveys, architectural design, council approvals and building certifications. Becoming involved early in the project, enables 2Construct to manage a project's cost, quality and duration more effectively and efficiently



VENIER
SENIOR DESIGN
MANAGER



GARGAN DESIGN MANAGER

BARRY



DESIGN COORDINATOR

CHRISTIAN



Industrial & Retail

We deliver mid and large scale industrial projects throughout Victoria for government and commercial clients and our project leaders have built a reputation for adding value and de-risking projects in their planning phases to ensure a smooth and efficient delivery. 2Construct's Occupational Health & Safety Management System is certified to AS/NZS 4801 and our work is delivered with the utmost care and protection of our workers and the surrounding environment.

Our capabilities in the Industrial Sector include warehouse builds, civil and earthworks, structural concrete, inground services, hardstands, canopies, and associated landscaping. We have successfully designed and constructed a range of new builds, refurbishments and modifications of various size and complexity, as we adapt with clients and the industrial/commercial sector.

2construct.com.au

ALIRO CASTRO WAY



Project	Value	Finish	Warehousing/Storage	Offices	Ancillary Amenities	Environemental Sustainabe Design Upgrading and/or expansion to facilities	Staged Project	Live Environment
48 Assembly Drive Dandenong South	\$18M	TBC	•	•	•	•	•	•
Sapphire Square	\$12.1M	TBC	•	•	•			
40 Garden Street	\$17.6M	TBC	•	•				
Hangar 83	\$14.5M	TBC	•	•	•			•
Valley KIA	\$3M	TBC	•		•	•		
Essendon Fields Toyota	\$24.3M	TBC	•	•	•		•	•
PACCAR Parts	\$25M	2025	•	•	•	•		•
Schreurs & Sons Vegetable Processing Facility	\$24.6M	2025	•	•	•			
Aliro Industrial Logistics Facility	\$17.1M	2023	•	•	•	•		
National Tiles	\$6.5M	2023	•	•	•			
Lennon Mills Main Works	\$26.3M	2022	•	•	•	•		
4Ten Epping Industrial Estate	\$27.9M	2022	•	•	•	•		
Qube Warehouse Altona	\$9.3M	2022	•	•	•	• •		•
Dynon Road Hardstand & Rail	\$4.9M	2021	•			• •		•
Port of Melbourne Short Road Facility	\$3.2M	2021	•	•	•	• •		•
Brighton BMW Dealership, Showroom &	\$10.9M	2018	•	•	•	•		
Qube Vic Dock Redevelopment & Warehouse	\$17.6M	2015	•	•	•	• •		



48 Assembly Drive Dandenong South

CLIENT

Aliro Group

COMPLETION

TBC

VALUE

\$18M

SIZE

74,000m2

The proposed works of 48 Assembly Drive was formalised with 2Construct and Aliro under an ECI arrangement and cost planning. 2Construct led design development of the existing facility from concept through to issuance of the initial Building Permit. This included coordinating power and authority requirements in collaboration with the developer. A series of enabling works were undertaken to facilitate the relocation of the existing site-wide IT infrastructure to its permanent location, as well as the temporary relocation of General Motors Holden (GMH) warehouse and office personnel through demolition phase.

The scope of worked comprises the design and construction of two new tenancies within an existing 51,480 sqm warehouse located in a live operational industrial facility including a new 1,745m2 office space to 4 star green star requirements with 2 two-story offices and 2 dock offices spaces, as well as recessed dock bays. The scope of wok also includes repalcement of entry road, associated works to existing roundabout, inter tenancy wall, 500m2 dangerous goods enclosure and existing canopies extension.





Sapphire Square Truganina

CLIENT

Binary Australia

ARCHITECT

JMA Architects

COMPLETION

TBC

VALUE

\$12.1M

SIZE

6,200m2

2Construct recently completed an Early Contractor Involvement (ECI) phase with Binary Group, which transitioned into a contract for the design and construction of 23 small industrial units. The process, initiated by 2Construct, involved close collaboration with Binary on design development and consultant coordination. A major focus was the evaluation of overseas procurement options, where 2Construct provided cost, risk, and timing comparisons for key supply packages including structural steel, façades, and roller shutters. Multiple cost plans were prepared to track changes, leading to a negotiated lump sum for the final contract.

The ECI phase also helped identify and resolve several project risks early, including authority-related issues such as securing a preferred substation connection, alternative stormwater solutions, onsite detention, and gas supply options. The process was smooth and productive, with both parties satisfied with the outcome and the strong working relationship established throughout the project.





40 Garden Street Kilsyth

CLIENT

Terre Property Partners

ARCHITECT

JMA Architects

COMPLETION

TBC

VALUE

\$17.6M

SIZE

37,100m2

The scope of work comprises the design and construction of 12,000m2 industrial warehouses across 2 separate buildings. The scope also comprises external works which include car parks and landscaped areas.

During design phase, 2Construct successfully design managed removal of the requirement for inwall perimeter ventillation and additionally, navigated the removal of requirements for automatic smoke management systems, leading to full FRV approval.

The office construction will consist of a single or two-story building with a reinforced concrete ground floor and lightweight first-floor construction, topped with an insulated Colorbond steel roof. Walls will incorporate a mixture of precast concrete, commercial glazing, cement fiber sheeting, and composite aluminum facade tiles, along with an entry canopy.

Warehouse construction will utilise a steel frame structure with engineered steel roof rafters, galvanized steel purlins, and a portal frame.





Hangar 83 Essendon Fields

CLIENT

Essendon Fields

ARCHITECT

Bruce Henderson Architects

COMPLETION

TBC

VALUE

\$14.5m

SIZE

4,980m2

The redevelopment works to Hangar 83 at Essendon Fields project includes the demolition of existing pavements & services, construction of new hangar building with open hangar space, service workshops, offices and associated amenities, services, external works and apron upgrade works.

The 3,343m2 Hangar 83 will be used for the maintenance, repair + overhaul of Beechcraft, Cessna, and Hawker aircraft in the region. The facility will be more than double the size of the company's current facility at Essendon Fields, increasing capacity to service more aircraft.





Valley KIA Traralgon

CLIENT

Valley Motor Group

ARCHITECT

EJE Architecture

COMPLETION

TBC

VALUE

\$3m

The Valley KIA / GWM redevelopment in Traralgon includes a complete architectural and interior overhaul of the existing dealership. Works involve structural modifications to the building envelope, which extends the building to now include a used car delivery bay, extended showroom floorspace for KIA and Used Vehicle Sales area towards the GWM portion of the building. We will also be completing construction of new internal partitions to support a dual-brand showroom layout.

Feature elements include the KIA brand wall and illuminated "KIA Loop" display, detailed floor tiling to showroom and delivery zones, and custom joinery throughout — including service counters, lounge cabinetry and branded feature panels.

Externally, the project includes a refreshed carpark layout, with new asphalt, line marking and bollards to the carpark and landscaping upgrades.





Essendon Fields Toyota

CLIENT

Essendon Fields

ARCHITECT

JMA Architects

COMPLETION

TBC

VALUE

\$24.3m

SIZE

10,900m2

The redevelopment works to the new Essendon Fields Toyota project includes construction of new facility incorporating a 2,500m2 showroom, mezzanine office space, 2,000m2 workshop, customer service drop off, wash bay area, parts office & store, and associated external services and concrete & asphalt pavements.

All required areas need to be designed & delivered to cover the design guidelines of Toyota Australia, as well as design briefs and requirements documented by Essendon Fields & associated stakeholders.

Located within a live and operational retail precinct, the project required careful planning, traffic management, and pedestrian control measures.





PACCAR Parts Bayswater Office & Warehouse Extension

CLIENT

PACCAR Parts

ARCHITECT

DS Architects

COMPLETION

2025

VALUE

\$25m

SIZE

6,625m2

The scope of work consists of the construction of Plant 3 Warehouse Extensions & Canopies which included for 4,000m2 of ground floor warehouse space and 1000m2 of upper floor mezzanine space. Warehouse is fully insulated and includes for heating and cooling for a control thermal envelope. Roller shutters to the warehouse included for a combination of steel and rapid roller doors. Warehouse also included for 320KL of stored rain water and storage tanks externally. Plant 3 office refurbishment included for works with an existing PACCAR office with the removal of ceiling and services and replacement of floor finishes, upgraded heating and cooling and feature joinery to PACCAR show room.

The scope also comprised construction of 1900m2 of 2 level office space with feature brick cladding, various floor and wall finishes, workstations and joinery and a custom kitchen and break out area for staff.













Schreurs and Sons Devon Meadows

CLIENT

Schreurs & Sons

COMPLETION

2025

VALUE

\$24.6m

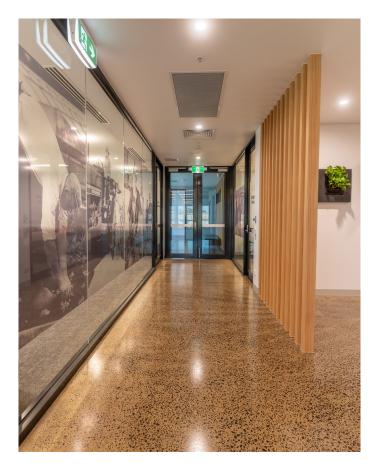
SIZE

25,500m2

Schreurs & Sons is a design and construct (D&C) vegetable processing facility that we delivered in collaboration with the client. The facility includes an approximately 8000m2 warehouse, with 2500m2 of temperature-controlled areas designed for specific operational needs. The scope of works encompassed the design and installation of temperature-controlled storage areas, including two pressure-cooled rooms engineered for rapid temperature pull-down of produce to ensure efficient and consistent cooling performance. A high-care processing room was established as a dedicated area for ready-to-eat produce, incorporating pressurized air systems and advanced filtration to maintain hygiene and precise temperature conditions. Specialized loading docks were also installed to ensure temperature retention within the loading and unloading areas. This was achieved through the use of dock levellers and dock curtains, maintaining the integrity of the temperature-controlled environment during logistical operations.

Refrigeration systems were implemented with glycol-based cooling loops and temper loop controls to achieve accurate temperature and humidity management. Adiabatic condensers were integrated, offering energy-efficient operation with advanced components to ensure reliability and reduced energy consumption.













Aliro Industrial Logistics Facility Castro Way Derrimut

CLIENT

Aliro Group

COMPLETION

2023

VALUE

\$17.1m

SI7F

27,550m2



Construction of 17,140m2 5-Star Green star high clearance warehouse and office facility which comprises a 36m super awning to the west of the warehouse, mezzanine office and dock office.

The scope of work also includes external pavements to suit B-double access, staff car parking and an extensive landscaping package including biofiltration rainwater gardens.

The project also encompassed a full tenant-integrated fitout, including dedicated Dangerous Goods storage within both the warehouse and office facilities, ensuring compliance with safety and regulatory standards.













National Tiles Port Melbourne

CLIENT

Spargo Property

ARCHITECT

Marcos Jose Pty Ltd

COMPLETION

2023

VALUE

\$6.5m

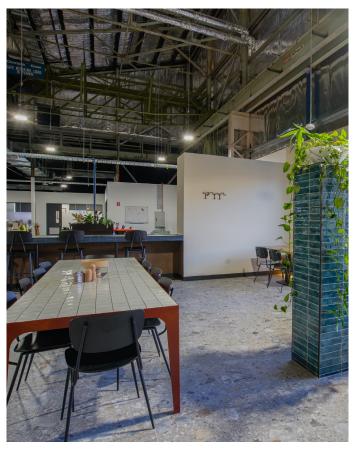
SIZE

10,000m2

The project entailed partial demolition and structural modifications of the existing 10,000m2 building elements including hazardous material removals, construction of new showroom, training area, office and trade and pick up area to be occupied by National Tiles.

The scope of work also comprised of the construction of 6 new factoriettes with truck access, amenities of toilets & tea points respectively in each, new roof & wall claddings to majority of external walls plus restoration to existing front brick facade.













Lennon Mills West Melbourne

CLIENT

Perri Projects

ARCHITECT

Tandem Architects

COMPLETION

2023

VALUE

\$26.3m

SIZE

15,000m2

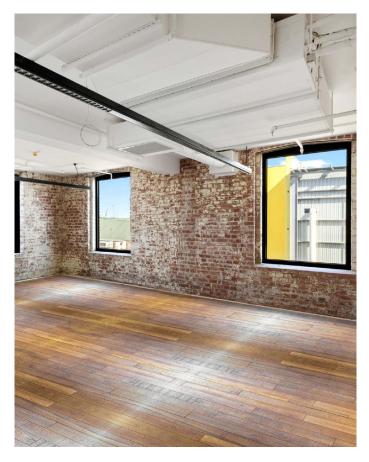
The works involve the construction of eight new warehouse tenancies and a three-level office building, alongside the refurbishment of existing heritage Mills buildings to deliver high-quality, contemporary office space. The project also includes extensive landscaping, paving, and associated civil works, including hardstands and retaining walls.

A key element of the works is the five-level refurbishment of the existing heritage flour mill structure. The scope also includes the refurbishment of the adjacent silo building as a cold shell, allowing for future tenancy fit-outs.

The project achieved a Self-Certified 5-Star ESD rating, reflecting its commitment to sustainable design and construction practices.

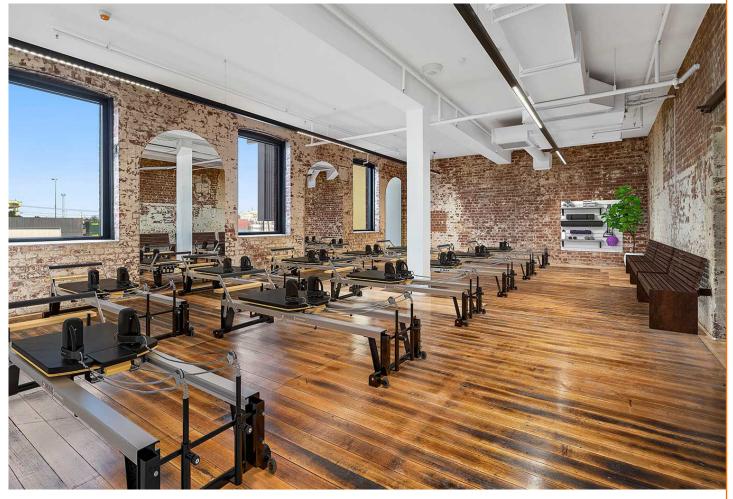
Situated directly adjacent to Kensington Railway Station within a live Metro Rail/ VicTrack environment, the project demanded meticulous planning, traffic and pedestrian management, and close coordination with rail stakeholders throughout delivery.













4Ten Epping Industrial Estate Warehouse Facility

CLIENT

Frasers Property Industrial

ARCHITECT

Watson Young

COMPLETION

2022

VALUE

\$27.9m

SIZE

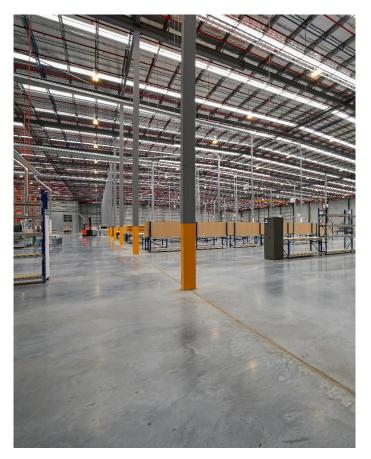
60,000m2



This design and construct project comprises three separable warehouse facilities, purpose-built for tenants Crusader Caravans, Intelligent Engineering, and Kitchen Warehouse. Each tenancy features an ancillary office, dedicated outdoor area, car parking, truck hardstand, and extensive landscaping.

The 4Ten Epping development integrates a range of sustainability initiatives across all facilities. These include a 125kW solar power system, roof structures designed to harvest up to 100,000 litres of rainwater, and the exclusive use of PVC-free materials. The landscape design incorporates 8,000 native plants, while the construction methodology targets a maximum of 5kg of waste per square metre of Gross Floor Area (GFA). Additionally, the facilities are equipped for remote monitoring, with Green Star recording and reporting capabilities conducted on a quarterly basis.













Qube Warehouse Altona

CLIENT

Qube Logistics

ARCHITECT

Concept Y Architecture

COMPLETION

2022

VALUE

\$9.3m

SIZE

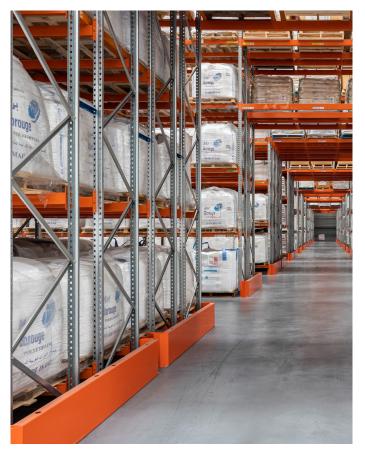
25,000m2

The design and construction of industrial premises comprising approximately 8,330m2 food grade pallet storage warehouse including; associated operating hardstand, weighbridge, office (including server room), gate house, entry-exit gates, curtilage, controlled fork lift access to and from warehouse 1, car-truck parking off Blomberg Road, cross overs, landscaping and office refurbishment.

The project scope includes the demolition of existing infrastructure at Qube's intermodal terminal located at 21-43 Barnes Road and 1-5 Chambers Road, Altona North

The design and construction of the facility will reflect the need to accommodate high volume truck, container storage and movements, together with the efficient receive, warehousing and dispatch of goods.













Dynon Road Hardstand & Rail

CLIENT

Qube Logistics

ARCHITECT

Spowers

COMPLETION

2021

VALUE

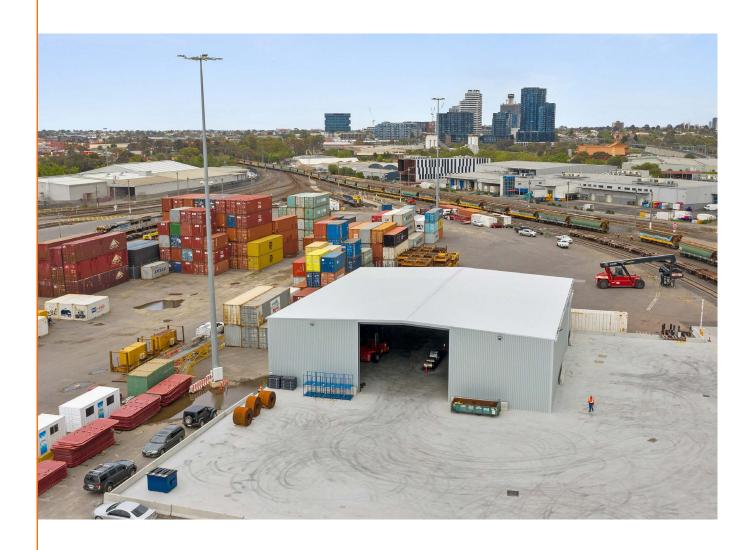
\$4.9m

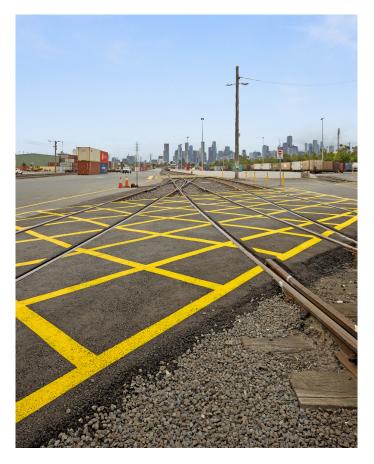
SIZE

13,000m2

The scope of work involves a design and construct procurement model working in a rail environment managing a contaminated site with the objective to minimise exposure for users and costs for the client to remove contaminated soil off site.

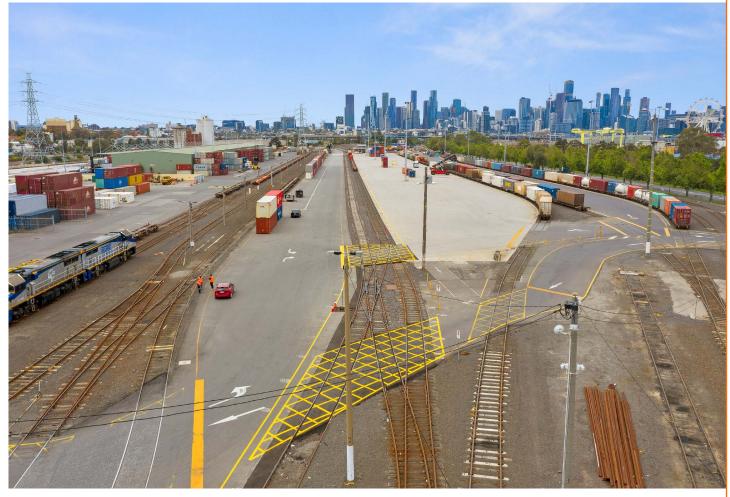
The project includes the demolition and reconstruction of 750 lineal metres of a dual gauge rail track for freight handling, the construction of 10,000m2 hardstand pavement for Qube Logistics, in addition to the construction of a 1,000m2 warehouse receiving facility for Bluescope Steel and the provisions for services, area lighting, water and sewer supply installation and structural foundation for a future 500m2 office complex.













Port of Melbourne Short Road Marine Maintenence Facility

CLIENT

Port of Melbourne Operations Pty Ltd

ARCHITECT

Spowers

COMPLETION

2021

VALUE

\$3.2m

The contract involves the construction of a new storage/warehouse and office facility with ESD and Greenstar credentials together with high capacity hardstand areas over 25m deep driven precast piles, concrete pavements to service the operations of the facility and solar panel installation. An elevated outdoor shelter together with associated landscaping works is also included.













Brighton BMW Dealership, Showroom & Workshop

CLIENT

Stillwell Motor Group

ARCHITECT

ERA Architects

COMPLETION

2018

VALUE

\$10.9m

The works comprise the redevelopment of the existing car yard on Nepean Highway Brighton to provide BMW with its newest and most modern dealership, workshop and detailing facility in Victoria. Works comprised the demolition of the existing facility, to make way for the construction of 3,000m2 of showroom and office facilities over two levels and the construction of the 1600m2 workshop to the rear of the development.

2Construct coordinated the procurement of imported tiles required for the Workshop floor as well as elements of the interior fit-out, enabling the dealership to open earlier than expected. Externally, new hardstand pavements were constructed following the roto-milling of existing asphalt pavements for the dealership's new car parking area.

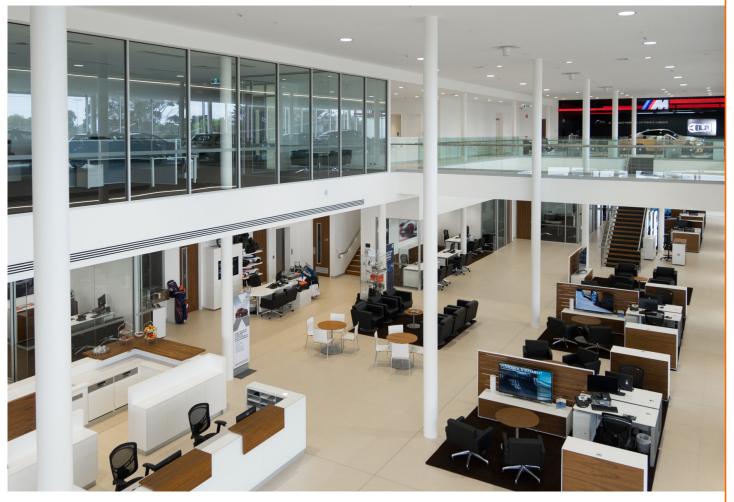
2Construct navigated a difficult work site, removing contaminated soil in various locations and worked around high and low-level voltage power lines. During construction, 2Construct interacted with council while occupying council land, increasing pedestrian and vehicle traffic management.













Alan Mance Mitsubishi Footscray

CLIENT

Alan Mance Motors

ARCHITECT

Finnis Architects

COMPLETION

2020

VALUE

\$700k

The redevelopment of the existing Footscray retail showroom focuses on consolidating the dealership to represent the Mitsubishi brand.

The works comprise of the relocation of existing services, redirecting and establishing the showroom's main point of entry, new pylon signage, landscaping, minor demolition work to the internal fitout and existing surfaces and the installation of new internal wall and floor finishes and external aluminium wall cladding to revitalise the interiors and facade with a contemporary aesthetic.





Melbourne City Mazda Stage 1

CLIENT

Automotive Holdings Group / AHG

ARCHITECT

Techne Architecture + Interior Design

COMPLETION

2018

VALUE

\$1.4m

2Construct were engaged under a construction management contract to facilitate the delivery of the project. The scope involved the rebranding and redevelopment of the existing Holden dealership in South Melbourne into the new Melbourne City Mazda dealership. The project scope includes the removal of existing sunscreens, entrance modifications, the replacement of external cladding, repainting of external walls, upgrades and refurbishment to the service centre, customer lounge and fitout of the main showroom and office.





Qube Vic Dock Redevelopment & Warehouse

CLIENT

Qube Logistics

ARCHITECT

Gillon Consulting Group

COMPLETION

2015

VALUE

\$17.6m

SIZE

12,000m2

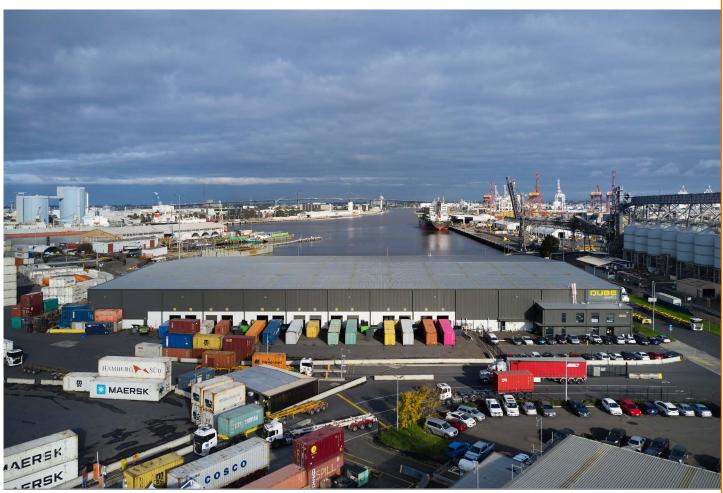
Qube provides warehousing and storage facilities to support the state's principle bulk and general cargo port operations. This project provides Qube with 11,600m2 of warehouse storage facilities to compliment its existing operations.

The redevelopment of Vic Dock includes:

- Site strip and demolition, earthworks consisting of cut, fill, trimming and compacting;
- Hydraulics installation including trenching and backfill;
- Electrical services installation including light poles and trenching;
- Drainage installation, including grated trench installation, trenching and backfilling
- Installation of heavy pavements consisting of: cement treated crushed rock placement, cement slurry application and asphalt and prime installation.









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Socially Conscious Construction











Delivery

Smarter methodologies to diligent site practices



Completion

Confident demobilisation process.

Corporate Social Responsibility







SOLUTION FOCUSED



Procurement Schedule Vendor Management Contract Creation Electronic Signatures

Proactive Procurement

DYNAMIC & INTRIGATE DESIGN
CAPABILITY



MANAGING

Design to Delivery.

Trusted Construction **Partner**



HAMMERTECH

One platform for all your safety needs

Safety First



Integrated



Capability





Strong Subcontractor Network



ITPs & Inspections Issue, NCR & Defect Tracking Real-time Insights Sign-off Workflow





Targeting

Recycable Waste



