TOTAL CONSTRUCTION

EXCELLENCE IN CONSTRUCTION
SINCE 1995

ALL SECTORS | CAPABILITY STATEMENT



CONSULT | DESIGN | CONSTRUCT

CONTENTS

ABOUT US

31 Years Strong
Our Purpose
Our Team
Accreditations
Corporate Social Responsibility

05



SERVICES & SECTORS

Our experienced teams have the capabilities to manage projects from concept to completion across a range of specialty sectors.

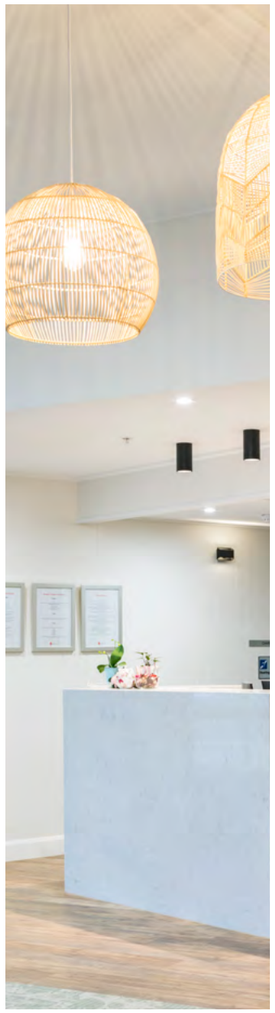
16



AGED CARE & RETIREMENT LIVING

Total Construction is a market leader in aged care and retirement living project delivery, with experience working in live environments.

22



SELF STORAGE

We have pioneered the self storage construction industry for over 30 years and have built long-standing relationships with clients.

34



INDUSTRIAL & COMMERCIAL

Our industrial projects range from large-scale warehouse developments, to energy infrastructure, to data centres.

46



FOOD & BEVERAGE

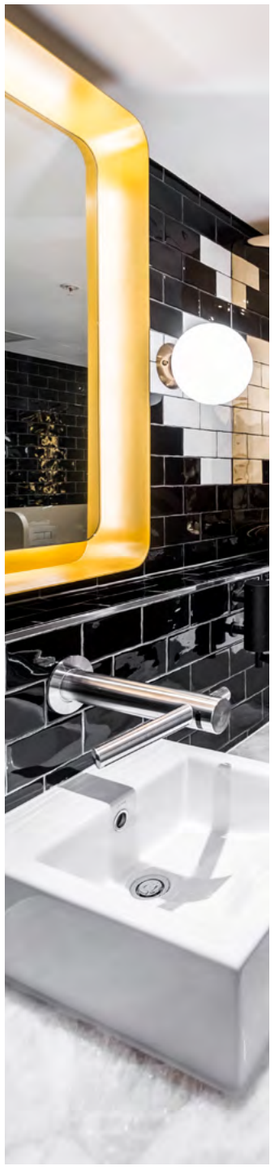
Our in-house engineering specialists have the capabilities and experience to deliver projects across the food and beverage sector.

58

REFURBISHMENT & FITOUT

We deliver exceptional refurbishments and fitouts with high attention to detail and quality.

70



RECOGNITION

Testimonials
Awards

80





mecwacare, Richmond VIC

ABOUT US

SINCE 1995, TOTAL CONSTRUCTION HAS DELIVERED HIGH QUALITY PROJECTS ACROSS AUSTRALIA, EARNING A REPUTATION AS A BUILDER THAT EXCEEDS EXPECTATIONS.

With a team of over 150 industry professionals and a national turnover exceeding $300 million, we have the expertise and capability to manage projects of all sizes and complexities.

We specialise in self storage, commercial, industrial, food and beverage, aged care, retirement living, health, retail and refurbishment and fitout sectors, offering end-to-end services from feasibility studies and design through to engineering and construction. By challenging conventional methodologies and embracing innovation, we ensure smarter, more efficient project delivery.

We build more than just structures - we build strong, lasting relationships through integrity, reliability, and results-driven expertise.

AT TOTAL CONSTRUCTION, OUR PEOPLE ARE OUR GREATEST ASSET.

We've built a team of industry specialists who bring deep sector knowledge and hands-on experience to every project. Their expertise enables us to navigate complex challenges, optimise efficiencies, and deliver outstanding results.

With a client-first approach, we tailor our services to suit each project's unique needs, offering flexible delivery models such as design and construct, construction management, and lump sum contracts. Our commitment to collaboration and innovation ensures seamless project execution and long-term value for our clients.

31+ Years of Experience

150+ Total Team Members

$2B Completed Projects

$300M+ Annual Turnover

85% Repeat Business

3 Offices
Sydney
Melbourne
Brisbane

31 YEARS STRONG

At Total Construction, we believe success is built on dedication, teamwork and a commitment to excellence. Our people are at the heart of everything we do, driving us to exceed industry standards and continually raise the bar. With strong foundations behind us, we're focused on building an even more varied, innovative and successful future.



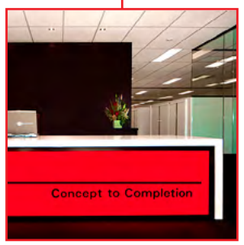
1995

Total Construction was incorporated in 1995 by Steve Taylor and Bill Franks. Our first office was in Wetherill Park NSW and was only 8m².



1995

Our first projects with Rheem Hot Water and Kennards Self Storage marked the beginning of long and successful partnerships.



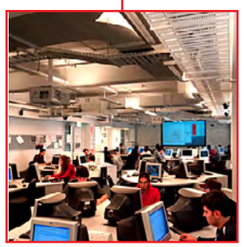
1997

Expanded into Victoria with a Huntingdale office, while the Sydney team moved to a new office in North Strathfield.



2002

$50 million in completed construction work, solidifying our position as leaders in self storage, commercial and industrial sectors.



2005

Delivered our first health and education projects: Stockland Bateau Bay Medical Centre ($750K) and RMIT Computer Studio in Victoria ($1M).



2007

Delivered our first aged care project, BUPA's Amity in Windsor ($1.1M), and our first project over $10M, Uniting Peakhurst ($14.7M).



2008

Won a Master Builders Award for Excellence in Construction for Marcellin College Hall, Victoria (Commercial Building under $5M).



2009

Food & Beverage Group established, securing its first major project: the $6M Tip Top Bakeries.



2010

Opened our Queensland office and secured a major win with the $12.1M Belmont Private Hospital project.



2012

Won projects over $20M: The Valley Private Hospital ($20.5M) & first renewable energy project, Central Thermal Plant Stage 1 ($25M) & Stage 2 ($27M).



2017

Total Special Projects, our fitout & refurbishment division, is launched with project wins across food & beverage, self storage, and aged care sectors.



2019

Won Master Builders Awards for Excellence in Construction for Edensor Gardens Aged Care and Presbyterian Ladies' College, Croydon.



2020

Our Victoria team secures their biggest project to date with the $40 million TriCare Williams Landing Aged Care Residence.



2023

Awarded two Master Builders Awards for KOPWA Aged Care, Roseville ($25M), and HammondCare Aged Care, Miranda ($25M).



2024

Completed our first 16,000m² Data Centre project ($150m), featuring efficient cooling, robust power infrastructure and advanced security.



2025

Groundbreaking on Stacked Farm, the world's largest indoor vertical farm by output across 10,000m² at Melbourne Airport.

OUR PURPOSE

MAKING A POSITIVE DIFFERENCE IN PEOPLE'S LIVES THROUGH EXCELLENCE IN CONSTRUCTION.

Total Construction is built on a foundation of strong core commitments that define who we are and how we work. We are a high-performing team that consistently strives for excellence, driven by a culture that values family and fosters a supportive, inclusive environment, making us a great place to work. Our people-first approach extends to our clients, with whom we aim to build lasting partnerships. We are committed to acting in our clients' best interests at every stage of a project and pride ourselves on being their preferred partner of choice. By aligning with like-minded clients who share our values and vision, we create collaborative relationships that deliver outstanding results.



ACCOUNTABILITY

We take responsibility for our actions and decisions, ownership of our work and do what we say we will do.



RESPECT

We promote healthy relationships, encourage collaboration and create positive and supportive environments where everyone feels valued and heard.



INTEGRITY

We adhere to strong moral and ethical principles, doing what is right.



COLLABORATION

We foster teamwork, innovation and problem solving, ensuring individuals connect to actively contribute and achieve the best possible outcomes.



MENTORSHIP

We emphasise collaboration, learning and continuous transfer of skills and knowledge; empowering our employees to reach their potential and contribute to collective success.



INGENUITY

We support and empower our teams to take initiative, proactively problem solve and drive progress in the pursuit of excellence.

ONE NATIONAL TEAM

WITH A TEAM OF OVER 150 PROFESSIONALS ACROSS AUSTRALIA, TOTAL CONSTRUCTION HAS A STRONG NATIONAL FOOTPRINT AND A HIGHLY AGILE WORKFORCE.

Our people collaborate across borders to share knowledge, drive innovation, and apply best practices to every project. As a proudly Australian-owned company, we are backed by a diverse and specialist-skilled team, holding building licenses in every state and delivering tailored solutions nationwide.

As a builder that consistently exceeds expectations, our capabilities span feasibility studies, design, engineering and construction, allowing us to challenge conventional methodologies and deliver innovative, end-to-end solutions from concept through to completion.

AT THE HEART OF OUR OPERATIONS IS A COMMITMENT TO DELIVERING QUALITY OUTCOMES THAT MEET ALL STATUTORY OBLIGATIONS.

Our approach integrates:

- Comprehensive analysis and planning
- Multi-disciplinary expertise throughout design and construction
- Robust quality, safety and environmental management systems
- Clear and effective communication with all stakeholders
- Ongoing training and awareness programs for all staff

Together, these strengths position Total Construction as a trusted national partner for high-quality, future-focused projects.



QUEENSLAND
Murarrie QLD 4172

NEW SOUTH WALES
North Strathfield NSW 2137

VICTORIA
Cremorne VIC 3121



OUR EXECUTIVE MANAGEMENT TEAM

AT TOTAL CONSTRUCTION, WE PRIDE OURSELVES ON OUR EXPERIENCED TEAM TO ENSURE THAT WE DELIVER WHAT WE PROMISE AND ADD VALUE TO OUR PROJECTS.

200+ Years of Combined Industry Experience



STEVE TAYLOR
MANAGING DIRECTOR

Based in our Sydney office, Steve provides corporate guidance for the company on all strategic and financial matters. Steve adopts a hands-on approach and works closely with key stakeholders. He is a founding shareholder of Total Construction and has extensive experience across all sectors of the building industry.



SIMON HINNEBERG
CHIEF OPERATING OFFICER

A seasoned leader, Simon boasts 30+ years in senior management with tier 1 contractors across Australia, New Zealand and the UK. After establishing and growing Total Construction's operations in Queensland for 14 years, Simon currently steers Total Construction's national operations, leveraging his immense industry expertise to provide strategic vision and drive sustainable growth.



KA CHAN
CHIEF FINANCIAL OFFICER

Ka is a CPA with over 19 years of experience in finance, spanning across banking, marketing, property management and construction industries. As the key financial advisor to the Total Construction Advisory Board and Executive Management Team, Ka informs Total Construction's strategy. Developing an efficient funding and treasury function, Ka constructs a framework to ensure ongoing compliance with statutory and reporting requirements.



GUY FINNIS
GENERAL MANAGER - VICTORIA

With over 25 years in the construction industry, Guy has held Design Manager, Project Manager, Construction Manager and General Manager positions. His portfolio includes projects in the health, commercial, industrial and residential sectors, including new constructions, refurbishments and fitouts. Guy's strengths are in his strong collaborative approach and ability to bring the best out of people and projects.



JEREMY MCKENZIE
GENERAL MANAGER - QUEENSLAND

Drawing on over 20 years experience in the construction industry, Jeremy leads multiple teams for optimal outcomes. Managing all aspects of Total Construction's Queensland operations, Jeremy focuses on people management whilst overseeing estimating, safety, financial management, client relations, growth and commercial optimisation.



JEREMY PIDCOCK
GENERAL MANAGER - NEW SOUTH WALES

Bringing over 30 years experience in the construction industry, Jeremy has a strong track record in the delivery of complex, diversified construction projects. Jeremy's ability to lead effective teams and implement practical and efficient processes are highly valued strengths in his role as General Manager of NSW and ensures the delivery meaningful project outcomes.



ROB BLYTHMAN
GROUP GENERAL MANAGER FOOD & BEVERAGE

Rob has over 30 years of experience in senior management roles across a variety of industries including construction, telecommunications and broadcast in the Asia-Pacific region. Rob's major strength is in developing opportunities, preparing and implementing sales and marketing strategies, and building strong relationships with clients at all levels.



KAREN JACOBS
GROUP GENERAL MANAGER CORPORATE SERVICES

An MBA graduate, Karen provides strategic leadership for our corporate services functions and drives the people, marketing and I.T. strategy at Total Construction. Karen empowers our teams to continually seek ways to fulfil our purpose of making a difference to people's lives through excellence in construction, whilst also championing increased productivity, innovation, personal development, improved safety and quality outcomes.



JAMIE TAYLOR
PRE-CONSTRUCTION MANAGER NSW

Embarking on his professional journey with Total Construction, Jamie's career was further propelled into leadership positions across a diverse range of industries including energy, mining and manufacturing, spanning regional QLD, NSW, the NT and PNG. Upon rejoining Total Construction in 2018, Jamie has taken the lead on overseeing the pre-construction functions within NSW, while also championing critical business endeavours to ensure their success.

ACCREDITATIONS

WE ARE COMMITTED TO OPERATING INCIDENT AND INJURY FREE ACROSS ALL OUR PROJECTS.

We understand the complexities of commercial construction and firmly believe that workplace accidents are preventable through strong leadership, collaboration, continuous education and ongoing improvement. Our commitment to incident and injury free operations extends across all our projects and workplaces. By proactively conducting thorough risk assessments and meticulous planning, we work to eliminate potential hazards, consistently achieving injury-related key performance indicators that outperform the construction industry benchmark.

Total Construction is Fully Approved by the Federal Safety Commissioner

Total Construction is fully accredited by the Federal Safety Commissioner, enabling us to undertake Commonwealth-funded projects valued at $4 million or more. Recently renewed through to 2030 - the maximum term - our accreditation reflects our strong safety record and consistently exceptional audit results.

Occupational Health and Safety (OH&S) Management Systems

Total Construction is ISO 45001 accredited, demonstrating our commitment to proactive risk management and a strong safety culture. This international standard supports our goal of providing a safe, healthy workplace for all employees, contractors and stakeholders.

Quality Management System

Total Construction's Business Management System is aligned with ISO 9001, overseeing all aspects of our operations. Our quality policy is focused on continuous improvement, ensuring the consistent delivery of high-quality projects, measured against clearly defined objectives and targets.

Environmental Management System

Total Construction has a strong focus on environmental responsibility, supported by ISO 14001. We comply with all relevant legislative and regulatory requirements and prioritise preventative measures to minimise environmental impact with a target to recycle at least 90% of all waste.

CORPORATE SOCIAL RESPONSIBILITY

WE ARE COMMITTED TO UPHOLDING THE HIGHEST STANDARDS OF CORPORATE SOCIAL RESPONSIBILITY, GUIDED BY OPEN COMMUNICATION, URGENCY AND ACCOUNTABILITY.

We take ownership of our business, empowering our team members and fostering an environment where trust, respect and ethical conduct thrive. We believe in developing and training our people to maintain high personal standards and skill sets, while promoting collaboration, positivity and enthusiasm. By celebrating our collective successes, we create a unified, high-performing team dedicated to achieving excellence and making a positive impact on our communities.

CORPORATE GOVERNANCE

Total Construction is committed to the highest standards of corporate governance and ethical conduct. Our robust framework supports effective risk management, performance optimisation and accountability - ensuring we meet our objectives and deliver value to all stakeholders.

DIVERSITY

We take pride in the cultural diversity of our workforce, with a team with a wide range of nationalities and backgrounds. We believe this diversity is one of our greatest strengths, driving key outcomes such as innovation, creativity, informed decision-making, employee engagement, collaboration, safety and overall performance.

INCLUSION

Inclusive leadership is key to fostering a diverse and inclusive culture at Total Construction. By treating everyone fairly, embracing differences, and leveraging diverse perspectives, we enhance decision-making, create a psychologically safe workplace, and build stronger relationships with diverse clients and markets.

AFFILIATIONS

COMMUNITY COMMITMENT



MATES IN CONSTRUCTION

Total Construction is a proud sponsor of Mates In Construction, Flying the Flag on our sites and fundraising for suicide prevention and mental health.



RUN FOR THE KIDS

Our Victorian Team participated in the Run For The Kids, raising money for the Royal Children's Hospital Good Friday Appeal.



R U OK? DAY

Supporting R U OK? to encourage meaningful connection and reduce the stigma around mental health in the construction industry.



500 WOMEN IN PROPERTY

Championing and supporting our female talent through the Property Council of Australia's 500 Women in Property Program.



BLUEY'S BANDITS FOR VARIETY BASH

Total Construction is proud to back the Bluey's Bandits, driving across rural Australia in their Bluey-themed 2WD visiting rural schools and fundraising for Variety - The Children's Charity of Queensland.



FOODBANK

Our NSW team volunteering for Foodbank to provide food relief to Australians in need.



THE CHILDREN'S CHRISTMAS PARTY

Proudly supporting The Christmas Party in Melbourne, bringing smiles to children living with complex needs and disabilities.



MEND MENTAL HEALTH WEEK

Partnering with Mend Services to offer employees confidential health and wellbeing support and raising awareness for mental health during Mend Mental Health Week.



INTERNATIONAL WOMEN'S DAY

Celebrating the amazing women at Total Construction on International Women's Day and every day.



RIDE FOR MEN'S SHEDS

Proud sponsors of Alex Turner's Ride for Men's Sheds to raise funds for men's mental health.



ANNUAL SAFETY SUMMIT

Our annual Safety Summit reinforces our commitment to site safety.

OUR SERVICES

TOTAL CONSTRUCTION HAS BUILT A REPUTATION FOR DELIVERING HIGH-QUALITY PROJECTS ACROSS A RANGE OF INDUSTRIES. AS A TRUSTED PARTNER TO CLIENTS, WE MANAGE EVERY STAGE OF THE PROJECT LIFECYCLE WITH PRECISION AND EXPERTISE.

Our end-to-end approach ensures seamless execution from initial planning and design through to construction and handover. We prioritise efficiency, cost-effectiveness and transparency, delivering projects that meet the highest standards.

At the heart of our success is our commitment to understanding our clients' needs, aligning with their vision, and bringing their projects to life with quality, integrity and reliability.

PRE-CONSTRUCTION & CONSTRUCTION PLANNING

Project planning to optimise efficiency and cost-effectiveness ensures seamless delivery from concept to completion. This includes site and risk analysis, feasibility studies, procurement and scheduling strategies.

PROJECT MANAGEMENT

End-to-end project oversight for seamless delivery within scope, schedule and budget. Project Managers coordinate with all stakeholders, manage risk, oversee procurement and ensure compliance with industry standards and regulations.

DOCUMENTATION & APPROVALS

Preparation, submission and approval of documentation, including planning permits, development applications and regulatory compliance. Ensuring legal and contractual obligations are met before construction begins.

VALUE ENGINEERING

Combining expertise in design and construction, and seeking out innovations to deliver efficient and future-ready facilities, ensuring we achieve the best outcomes and value for our clients.

PROJECT COSTING & CONTROLS

Projects are delivered on time and within budget through detailed cost planning, real-time tracking and proactive risk management. Transparency and accountability across all phases to support informed decisions and maintain financial control.

DETAILED DESIGN

Detailed design service transforms concepts into build-ready solutions, providing comprehensive drawings and documentation that ensure functionality, compliance and a smooth transition into construction.

SAFETY & QUALITY CONTROL

Prioritising safety and quality control at every stage of the project. Through rigorous standards, regular audits and a proactive approach, we ensure safe worksites and high-quality outcomes that meet regulatory and client expectations.

CONSTRUCTION MANAGEMENT & BUILDING

End-to-end construction management and building services, overseeing every phase with precision and efficiency. Hands-on approach ensures quality, safety and timely delivery, bringing projects to life to the highest standard.

DIGITAL PROJECT DELIVERY

Enhancing collaboration & efficiency through tools like BIM and cloud-based platforms. Enabling real-time access to project data streamlines communication and supports faster, more informed decision-making across all stages.

OUR SECTORS

TOTAL CONSTRUCTION HAS SUCCESSFULLY DELIVERED A DIVERSE RANGE OF PROJECTS ACROSS MULTIPLE INDUSTRY SECTORS. WITH EACH BUILD, WE REFINE OUR EXPERTISE, ENHANCE OUR PROCESSES, AND DRIVE CONTINUOUS IMPROVEMENT.

Our delivery approach is built on strong partnerships with consultants, subcontractors and suppliers. By fostering long-term relationships with trusted industry partners, we mitigate risks, optimise efficiencies and ensure every project is delivered to the highest standard on time and within budget.

At Total Construction, collaboration, reliability and quality are at the core of everything we do.

- FOOD & BEVERAGE
- COMMERCIAL
- INDUSTRIAL
- SELF STORAGE
- DATA CENTRES
- HEALTH
- AGED CARE & RETIREMENT LIVING
- SOCIAL & AFFORDABLE HOUSING
- EDUCATION & CHILDCARE
- RETAIL
- RENEWABLE ENERGY
- REFURBISHMENT & FITOUT

OUR APPROACH

DRAWING ON OVER 30 YEARS OF EXPERIENCE IN EARLY CONTRACTOR INVOLVEMENT, OUR PROCESS ENABLES PROJECTS TO BE DELIVERED FASTER, WITH MORE CERTAINTY AND LESS RISK.

Excellence in construction is often determined long before construction begins on site.

When collaboration is at the forefront, and all stages of a project lifecycle are meticulously planned, it paves the way for a smoother path from concept to completion.

Our team of experts add significant value at every stage of a project, drawing on their experience and specialist knowledge of the unique requirements of each sector we specialise in.

Our approach enables proactive risk management, regulatory compliance, efficient project delivery and a high quality project optimised for efficiency and long-term performance.

CONCEPT

FEASIBILITY M2 RATE

DETAIL SERVICES & EQUIPMENT

DEVELOP DESIGN

BUDGET COSTING

LAYOUT & PROCESS FLOWS

FINALISE DESIGN LAYOUT & FINISHES

DETAILED MARKET COSTING

CONSTRUCTION

EARLY CONTRACTOR INVOLVEMENT = QUALITY, SPEED, MINIMISED RISK



StoreLocal, Pacific Pines QLD Stage 2

CLIENT SNAPSHOT

AGED CARE & RETIREMENT LIVING

ALEXANDER AGED CARE

BaptistCare

TriCare

crowley care

Ashfield Baptist Homes
Caring for life

HammondCare
Champion Life

Allity

BlueCare
Live life your way

Southern CrossCare NSW&ACT

kopwa

healthe.care

The Salvation Army Aged Care

mecwacare

ttha

JAPARA HEALTHCARE

HousingFirst

ADVANTAGED CARE
ENJOY THE EXCELLENCE

SELF STORAGE

Kennards Self Storage

storage king

Angel STORAGE

swift STORAGE

STORHUB Self Storage

ABACUS

StoreLocal
Your local storage people

INDUSTRIAL & COMMERCIAL

FRASERS PROPERTY

BLUESCOPE

Charter Hall

GREYSTAR

Vopak

Gateway CAPITAL

TRUMEN

FOOD & BEVERAGE

ARNOTT'S

stacked farm

Schweppes

Woolworths

Cadbury

TIP TOP BAKERY

BE CAMPBELL

Peters

Coca-Cola

B&J BEAK & JOHNSTON

B&E FOODS

DOORDASH

goodman fielder
our homegrown food company

MY MUSCLE CHEF

dnata
catering & retail

Nestlé
Good food, Good life

Asahi BEVERAGES

AGED CARE & RETIREMENT LIVING



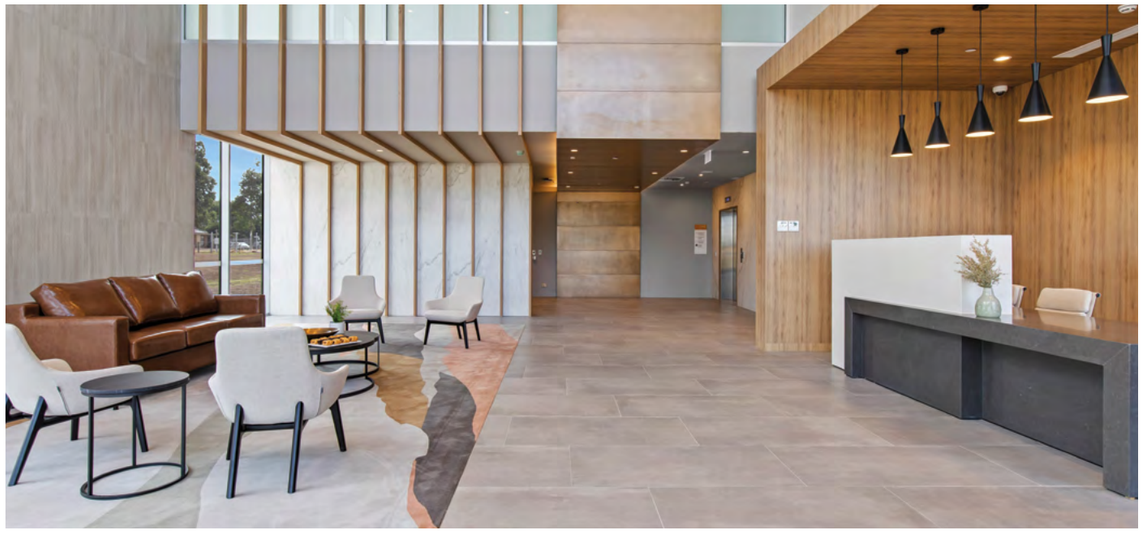
Edensor Gardens, Edensor Park NSW

Total Construction is a market leader in the Aged Care and Retirement Living sector, successfully completing numerous design and construction projects nationally, both at new greenfield developments and within live operating environments.

Our qualified and experienced team understands the unique requirements of the sector, along with in-depth knowledge and competency in best practice aged care principles.

Our teams are committed to creating innovative environments and cohesive communities that support people's lives. In live environments we ensure residents, their families and care teams can continue to operate in a safe environment whilst works are underway.

Testimony to our performance is the high level of repeat business and multiple awards we have received. Our strengths lie in our people working collaboratively with our clients and partners.







▲ TRICARE WILLIAMS LANDING, VIC

PROJECT SNAPSHOT

UNDER CONSTRUCTION

Ashfield Baptist Homes $50.5m
The Cunningham Retirement Living
ECI, Design & Construction of a boutique retirement living development.
ASHFIELD, NSW

Beaumont Care $1.08m
Aged Care Home
Design & Construction of a 6-stage refurbishment of an operational aged care facility.
CLONTARF, QLD

Feros Care $7.2m
Bangalow Village
Design & Construction of the expansion and modernisation of an operating aged care facility.
BANGALOW, NSW

Mercy Health Aged Care $4.3m
Mercy Place
Design & Construction of a staged refurbishment of an existing 110-bed aged care home.
EAST MELBOURNE, VIC

COMPLETED

Crowley Care $19.9m
Assisi Apartments at Crowley
Construction of a two-storey retirement living development, comprising 26 independent living units across two buildings.
BALLINA, NSW

Alexander Aged Care $8.8m
Aged Care Home
Construction of a new residential aged care wing and refurbishment of the existing facility.
BROOKVALE, NSW

Hammondcare $1.3m
'The Glens' Aged Care Home
Staged refurbishment of an aged care home.
CAULFIELD, VIC

Advantaged Care $41.5m
Edensor Gardens
Design & Construction of a 139-suite residential aged care home.
EDENSOR PARK, NSW

TriCare $40m
Aged Care Home
Construction of a 4-storey, 126-suite aged care home.
WILLIAMS LANDING, VIC

The Salvation Army $11m
Kubirri Aged Care Plus Centre
Design & Construction of a 42-suite aged care home.
MOSSMAN, QLD

Hammondcare $21m
Aged Care Home
Design & Construction of a 60-suite residential aged care home.
MIRANDA, NSW

McKenzie Aged Care $29m
The Ormsby
ECI, Design & Construction of a 140-suite aged care home.
BUDERIM, QLD

KOPWA $36m
Residential Aged Care
Design & Construction of a 102-suite aged care home.
ROSEVILLE, NSW

Hammondcare $11m
Aged Care Home
Construction of 5 new single storey aged care buildings.
HAMMONDVILLE, NSW

McKenzie Aged Care $24m
Seaton Place
ECI, Design & Construction of a new 128-suite high-care aged care home.
CLEVELAND, QLD

mecwacare $33m
Simon Price Centre
Demolition of an existing 60-suite aged care home and Design & Construction of a new 100-suite aged care home.
MONT ALBERT, VIC

Bluecare $13m
Acacia Gardens
Construction of a significant refurbishment of an aged care home.
TOOWOOMBA, QLD

Tabulam & Templer Homes for the Aged $17m
Extension to an existing aged care home.
BAYSWATER, VIC

The Sisters of our Lady of China $16m
Rocky Point Residences
Demolition of an existing 6 dwelling site and construction of a new 77-suite aged care home.
BEVERLEY PARK, NSW

Anglicare $22m
Dudley Foord House
Design & Construction of a 104-suite aged care home.
THE PONDS, NSW

BaptistCare $8m
Niola Centre Residential Aged Care
ECI, Design & Construction of a residential aged care home.
PARKES, NSW

Spanish Speaking Frail Aged Inc.
The Residential Gardens $7m
Design & Construction of an expanded 22-suite aged care home.
ROOTY HILL, NSW

Allity $8.2m
Lexington Gardens
Construction of a 2-storey extension to an existing aged care facility.
SPRINGVALE, VIC

mecwacare $35m
John Hood Terrace
Design & Construction of an 80-suite aged care home with a double basement and 6 levels.
RICHMOND, VIC

Anglicare $6m
Winston Lodge Retirement Living
Design & Construction of an existing aged care facility refurbished into 18 new Independent Living Units.
WINSTON HILLS, NSW

Japara Health Care $14m
Central Park Aged Care Home
Construction of a vertical extension to an existing aged care home.
WINDSOR, VIC

Stockland Development Pty Ltd.
Halcyon Rise Leisure Precinct $6m
Construction of an aged care leisure precinct facility.
LOGAN VILLAGE, QLD

Tranquil Retirement Group $4m
Ormiston Rise Retirement Village
Construction of a new 3-storey community centre and swimming pool.
ORMISTON, QLD

Churches of Christ $30m
Warwick Integrated Community
ECI, Guaranteed Maximum Price, Design & Construction of a 128-suite aged care home.
WARWICK, QLD

ASSISI APARTMENTS AT CROWLEY









crowley care

PROJECT VALUE
$19.9 million

CONTRACT TYPE
Construct

LOCATION
Ballina NSW

THE ASSISI APARTMENTS AT CROWLEY IS A TWO-STOREY RETIREMENT LIVING DEVELOPMENT, COMPRISING 26 SELF-CONTAINED APARTMENTS ACROSS TWO BUILDINGS.

Designed to **support independent living**, the project integrates internal parking, communal areas, and essential support services.

Constructed on piled foundations with raised earthworks and a concrete slab-on-ground, the structure features suspended concrete slabs and a lightweight steel-framed roof, finished with a blend of lightweight cladding and masonry for durability and visual appeal.

The project contended with heavily asbestos-laden ground and buildings, Potential Acid Sulfate Soils (PASS), Aboriginal middens, poor ground conditions, and a tidal boundary with protected mangroves. Each of these issues required **innovative, carefully-managed solutions** to ensure **safety, regulatory compliance, and minimal impact on the surrounding environment.**

A high level of local subcontractor engagement strengthened regional industry capability and ensured strong community investment. Completed with **zero Lost Time Injuries (LTIs)**, the project reflects exceptional safety performance, quality workmanship, and outstanding teamwork.

The Assisi Apartments exemplifies excellence in retirement living delivery through **thoughtful design, superior construction quality and strong community focus.** The project was awarded a Master Builders' Excellence in Construction award.

HAMMONDCARE MIRANDA

AGED CARE & RETIREMENT LIVING









HammondCare

PROJECT VALUE
$21 million

CONTRACT TYPE
Design & Construct

LOCATION
Miranda NSW

DESIGN AND CONSTRUCT OF A FOUR-STOREY RESIDENTIAL AGED CARE HOME FOR HAMMONDCARE, RECEIVING THE MASTER BUILDER'S EXCELLENCE IN CONSTRUCTION AWARD IN 2023.

The project involved the construction of **three upper residential levels, providing accommodation for 60 residents,** as well as the ground level with car parking, back-of-house areas and the main entryway.

The team successfully navigated the challenges of **working within a live environment**, with significant emphasis on managing COVID-19 risks. Works within the active facility were carefully managed, ensuring isolation measures were in place and confirming completion of essential flu vaccines.

As the project was **in the vicinity of a high voltage power line**, we prioritised safety and compliance. The team from Total Construction put stringent measures in place to ensure that all cranage and plant movements were clear of the power lines.

The project involved **updating the design from NCC 2016 to NCC 2019**, which required compliance to the applicable codes. As specialists in aged care, our ability to proactively stay abreast of regulatory changes ensured the project met the latest industry standards.

The success of the project and its adherence to the highest construction standards was awarded with the **Master Builder's Excellence in Construction Award in 2023.** This esteemed recognition reflects Total Construction's commitment to quality, safety and innovation.

KUBIRRI AGED CARE CENTRE

AGED CARE & RETIREMENT LIVING









The Salvation Army Aged Care

PROJECT VALUE
$10.6 million

CONTRACT TYPE
Design & Construct

LOCATION
Mossman QLD

DESIGN AND CONSTRUCTION OF A NEW PURPOSE-BUILT RESIDENTIAL AGED CARE HOME FOR THE SALVATION ARMY.

The name 'Kubirri' originates from the Aboriginal and Torres Strait Islander languages meaning *'good spirit'* or *'protector'*. This meaningful name reflects the Centre's goal to provide care for the **physical, emotional and spiritual wellbeing of residents**.

The Kubirri Aged Care Plus Centre is located in Mossman, in Far North Queensland. This thoughtfully designed facility provides **accommodation for 42 residents**, along with many supporting amenities and services including administration offices, a chapel and an onsite café.

The home is structured into two residential communities, each made up of two houses separated by an operable wall offering flexibility and privacy. Each house seamlessly **opens out to a landscaped courtyard through a covered outdoor seating area,** offering the chance for residents to connect with nature.

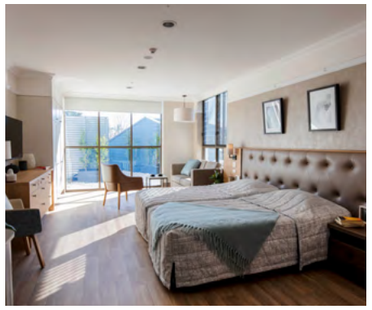
These courtyards, complete with viewing platforms accessible from adjacent lounge and dining areas, play a central role in the home's overall design and functionality. They serve as **tranquil retreat spaces for residents to enjoy scenes of the Mossman River**, as well as providing a sense of openness and wellness in a homely environment.

EDENSOR GARDENS

AGED CARE & RETIREMENT LIVING









ADVANTAGED CARE
ENJOY THE EXCELLENCE

PROJECT VALUE
$41.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Edensor Park NSW

EDENSOR GARDENS IS A PREMIUM RESIDENTIAL AGED CARE HOME, AWARDED THE MASTER BUILDER'S EXCELLENCE IN CONSTRUCTION AWARD IN 2020.

Situated in Sydney's southwest, this state-of-the-art facility offers **premium quality accommodation for 139 residents**, comprising of a mix of standard single rooms with ensuites, cluster rooms surrounding a shared bathroom and double rooms suitable for couples.

Edensor Gardens features a **wide array of amenities to foster community and wellbeing.** These include an onsite café, multi-function room, beauty salon, library, cinema, gym, men's shed, bocce court, lounges, terraces, dining rooms and more.

Highlights include a **rustic courtyard with a pizza oven and BBQ**, a vegetable garden, orchard, koi pond, children's playground and beautifully landscaped outdoor areas.

The project was recognised for its excellence in the 2020 Master Builders' Excellence in Construction Awards in the Aged Care Open Price category.

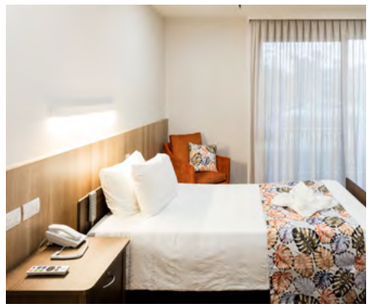
THE ORMSBY

AGED CARE & RETIREMENT LIVING









McKenzie
AGED CARE GROUP

PROJECT VALUE
$28.8 million

CONTRACT TYPE
Construct

LOCATION
Buderim QLD

CONSTRUCTION OF A MODERN FOUR-STOREY RESIDENTIAL AGED CARE HOME FOR MCKENZIE AGED CARE GROUP.

Total Construction was engaged by McKenzie Aged Care Group to deliver a new four-storey, 128-bed residential aged care home in the Redlands area. This was our second project with McKenzie Aged Care Group after successfully delivering Capella Bay, an aged care facility of similar quality and size.

The facility boasts a **multi-purpose function centre, wellness spa, café and bar, private dining areas and a hair and beauty salon.** There are private balconies and lounge areas with views overlooking the beautiful Moreton Bay.

The exterior of the building showcases **expansive landscaped areas** that include many Queensland native flora, together with interactive areas for residents to grow their own plants.

The project comprised of a basement and service area including a kitchen, a laundry and staff facilities. The ground floor and level 1 involved constructing accommodation with ensuites and services including dining areas with a warming kitchen, nurses stations and lounges. Level 2 comprised of administration and training facilities.

The building has a **fully integrated BMS system** that oversees the running of the air-conditioning and extraction systems. All controls can be processed through the HMI touch panel on the wall or from any computer with the IP credentials.

The project was awarded the Master Builders' Queensland Housing & Construction Award in 2020.

TRICARE WILLIAMS LANDING

AGED CARE & RETIREMENT LIVING









TriCare

PROJECT VALUE
$40 million

CONTRACT TYPE
Construct

LOCATION
Williams Landing VIC

CONSTRUCTION OF TRICARE'S FLAGSHIP AGED CARE RESIDENCE IN WILLIAMS LANDING, VICTORIA.

This **four-storey, 126-bed facility** features both communal and private dining areas and lounges, a wine bar, an in-house cinema and a glass conservatory.

Construction comprised of a concrete and steel structure with post tensioned floor slabs with a mixture of stone, glass and sheet cladding external finishes.

The resident rooms were fitted with a kitchenette, stone benchtops, feature fabric walls and high-end joinery finishes. Residents can relax in the landscaped gardens, large terraces and the conservatory accompanied by natural wildlife and panoramic views of the wetlands sanctuary. There is also a commercial grade kitchen and laundry services within the facility.

As works commenced during the COVID-19 pandemic, the industry was facing many challenges including **supply chain disruptions and labour shortages.** This impacted the project, however Total Construction worked closely with TriCare to effectively manage these challenges and complete the project successfully.

To ensure the rooms were effectively designed and built, **Total Construction developed a prototype room** in Queensland. This allowed us to ensure the rooms were functional and met TriCare's quality standards prior to construction. The prototype room acted as a blueprint and **set a quality benchmark expected by TriCare and Total Construction.**

JOHN HOOD TERRACE

AGED CARE & RETIREMENT LIVING









mecwacare

PROJECT VALUE
$41 million

CONTRACT TYPE
Design & Construct

LOCATION
Richmond VIC

DESIGN AND CONSTRUCTION OF A NEW STATE-OF-THE-ART 77-BED AGED CARE RESIDENCE WITH A DOUBLE BASEMENT AND SIX STOREYS.

Total Construction was awarded the Design and Construct contract for mecwacare's John Hood Terrace aged care residence. This project marks our **second partnership with mecwacare** following the successful delivery of their Simon Price Centre.

The project delivered a full concrete structure featuring PT slabs and in-situ walls, creating a **77-room residence complemented by generous communal spaces** including a café, library, cinema, gymnasium and hair salon, along with private dining and an activities room, all **finished to mecwacare's signature high standard.**

Access and egress proved particularly difficult, with Church Street being one of Richmond's busiest roads and also home to tram lines. From the outset, a **strong traffic management plan** was implemented and closely monitored to maintain safety and minimise disruption.

Preserving the heritage façade was a key focus. Early inspections assessed existing propping and remedial works were completed to ensure the structure remained sound throughout construction.

In-situ concrete walls were adopted instead of AFS, giving the structure contractor full control of the build sequence. This approach **streamlined coordination**, reduced trade crossover, and prevented delays linked to separate wall installation and pouring.

KOPWA AGED CARE

AGED CARE & RETIREMENT LIVING









PROJECT VALUE
$36 million

CONTRACT TYPE
Construct

LOCATION
Roseville NSW

CONSTRUCTION OF AN AWARD-WINNING RESIDENTIAL AGED CARE HOME FOR KOPWA, INCORPORATING A MODERN DESIGN AND ENHANCED FACILITIES.

The facility aimed to provide enhanced facilities for elderly residents, incorporating modern design elements and improved operational efficiency.

Working in a live environment, the **102-bed home was completed in three stages to maintain the comfort and safety of residents.** The first stage involved the demolition of existing residential homes and construction of a new aged care facility with 50 beds. Upon completion, residents from the existing home were transitioned to the new facility to facilitate the commencement of stage 2.

Stage 2 involved the demolition of the existing aged care home and the construction of an additional wing housing 52 beds. This meticulous process **allowed for a phased approach, minimising disruption to residents' lives.**

With cost-saving in mind, Total Construction saw an opportunity to strategically alter the face brick used in construction. The original documentation specified a costly material, but after careful evaluation, a more cost-effective alternative was found. This provided KOPWA with **significant cost-savings without compromising on the quality of the project.**

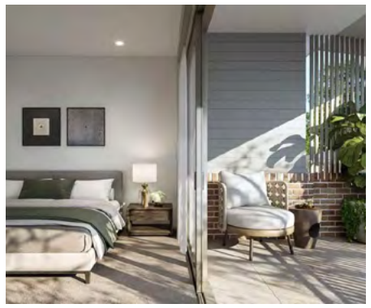
The final project had not only met but exceeded industry standards and was granted the **Master Builder's Excellence in Construction Award in 2023**.

THE CUNNINGHAM

AGED CARE & RETIREMENT LIVING


Artist Impression







PROJECT VALUE
$50.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Ashfield NSW

DESIGN AND CONSTRUCTION OF A BOUTIQUE RETIREMENT LIVING FACILITY FOR ASHFIELD BAPTIST HOMES.

The project involves the demolition of four existing residences and the construction of **five new buildings** ranging from one to three storeys. Once complete, the development will provide 46 self-care units, a single-storey basement car park, and a range of **high-quality resident amenities** including a pool, gym, clubhouse and professional suites.

The scope also includes **extensive external works,** with new landscaping, pedestrian connections to nearby parkland, community herb and vegetable gardens, and thoughtfully designed outdoor social spaces to **support resident wellbeing and connection.**

This project has been under review for several years, progressing through **multiple design iterations and a range of technical and ground challenges.** Following sustained collaboration and careful planning, the team has now commenced construction.

Located adjacent to an existing Residential Aged Care Facility (RACF), the project team will take additional measures to ensure the **safety and wellbeing of neighbouring residents and staff** throughout construction.

Total Construction has worked closely with the client under a preferred contractor arrangement to ensure the design is compliant with the Design and Building Practitioners (DBP) Act 2020. This approach has supported **full regulatory compliance** and ensures the project meets the client's needs and objectives.



Kennards Self Storage, Minto NSW

Total Construction has over 30 years of experience in the self storage industry, offering an unmatched depth of industry knowledge to our clients.

OUR BEGINNINGS

Total Construction's first self storage building project was a collaboration with Kennards Self Storage at Erina, NSW in 1994. The success of this partnership led to the delivery of over 100 Kennards Self Storage projects throughout New South Wales, Victoria, Queensland and South Australia.

OUR IMPACT ON THE SELF STORAGE INDUSTRY

As early pioneers in self storage project delivery, Total Construction challenged how facilities were assessed against the building code and council control plans. This enabled design and feasibility studies to be more aligned with self storage specific requirements for parking, structural loading, fire services and many other elements. Total Construction's approach significantly eased assessment processing for subsequent projects, propelling forward the self storage building industry in Australia.

200+ Self Storage Projects

$500m Combined Contract Value

WE HAVE PIONEERED THE METHODOLOGY TO PRODUCE THE MOST FEASIBLE FACILITIES THAT MAXIMISE NET LETTABLE AREA, SPEED TO MARKET AND CLIENT PROFITS.

EXCELLENCE IN

- Managing end-to-end construction & refurbishments
- Achieving maximum net lettable area efficiencies
- Early Contractor Involvement (ECI) to mitigate risk and defects
- Conducting rigorous construction feasibility studies
- Formulating robust risk, engineering & fire solutions
- Coordinating council & other approvals
- Successfully repurposing brownfield sites
- Maintaining great partnerships with architects, engineers & suppliers

PROJECT SNAPSHOT

UNDER CONSTRUCTION

Angel Storage $27m
Design & Construction of a 6-storey self storage building with an area of 16,334m².
LIDCOMBE, NSW

Kennards Self Storage $21.8m
Design & Construction of a 5-storey building and 2-storey extension at an existing self storage facility.
WENTWORTHVILLE, NSW

Storage King $18.4m
Abacus
Design & Construction of a 4-storey self storage facility and ranch-style units.
ST. ALBANS, VIC

Kennards Self Storage $18.8m
DEC Storage Pty Ltd
Design & Construction of a new 5-storey self storage facility.
DARRA, QLD

StoreLocal $21.5m
Design & Construction of a 4-storey, 13,839m² self storage facility.
WEST BURLEIGH, QLD

Swift Storage $7.7m
USSFM
Design & Construction of two double-storey self storage facilities.
GREENBANK, QLD

COMPLETED PROJECTS

StorHub $21m
ECI, Design & Construction of a 4-storey industrial self storage building with an area of 12,600m².
MIRANDA, NSW

Kennards Self Storage $8.5m
Construction Management of the retrofit of a disaster recovery centre into a fit-for-purpose self storage centre.
CHATSWOOD, NSW

Kennards Self Storage $18m
Stevens Stor Meadowbrook P/L
Design & Construction of a 4-storey, 6,196m² self storage facility
MEADOWBROOK, QLD

Storage King $18.1m
Abacus
Design & Construction of a 5-storey self storage development.
WOLLONGONG, NSW

Swift Storage $3.1m
SST 1 Pty Ltd ATF SS
Design & Construction of a single storey self storage facility
PLAINLAND, QLD

StoreLocal $13m
APG SS 15 Pty Ltd.
Design & Construction of a new 3-level self storage facility.
PAKENHAM, VIC

NatGen Self Storage $15m
National & General Group
Design & Construction of a 4-storey, 880-unit self storage facility over an area of 4,000m².
UPPER COOMERA, QLD

Storage King $15.6m
Abacus Group
Design & Construction of a new 5,697m², 3-storey self storage facility.
MORAYFIELD, QLD

Kennards Self Storage $8.5m
Design & Construction of a 3-storey facility housing 357 storage units.
GUILDFORD, NSW

Storage King $12.1m
Abacus Group
Design & Construction of the expansion and conversion of an existing warehouse into a 2-storey self storage facility.
KNOXFIELD, VIC

Storage King $11.2m
USSFM
Design & Construction of a new 3-storey self storage facility featuring 434 storage units.
LAWNTON, QLD

Swift Storage $4m
USSFM
Design & Construction of new 2,446m² single-storey 5-building facility.
TORRINGTON, QLD

Kennards Self Storage $12.2m
Design & Construction of a new 7,482m² facility, comprising of 5 levels and 291 units.
MINTO, NSW

StoreLocal $18m
Self Storage Concepts
Stage 2: Design & Construction of a 11,030m², 3-storey extension to an existing structure.
PACIFIC PINES, QLD

Kennards Self Storage $1.5m
Refit of an existing self storage facility with a new mezzanine floor and storage units.
BROWNS PLAINS, QLD

Storage King $10.4m
Reil Dealership
Design & Construction of an extention 2-storey, 3,800m² facility comprising of 400 units.
WOOLOONGABBA, QLD

StoreLocal $18.4m
Store Invest
Design & Construction of a new 14,377m² 4-storey facility comprising of 767 units.
BERRINBA, QLD

Storage King $8.3m
Abacus Storage Property Trust
Design & Construction of a 4-storey, 6,663m² fitted out with 519 self storage units.
DEAGON, QLD

Storage King $12.2m
Abacus Group
Design & Construction of a new 6,433m², 3-storey self storage facility comprising of 585 units.
BRENDALE, QLD

Storage King $4.3m
Abacus Storage Property Trust
Design & Construction of a fitout and expansion of an existing self storage facility.
BURWOOD, VIC

Kennards Self Storage $4.8m
Stage 2: Design & Construction of an additional 2-storey self storage facility of 2 separate buildings.
BARINGA, QLD

STORELOCAL BERRINBA

SELF STORAGE









StoreLocal Your local storage people

PROJECT VALUE
$18.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Berrinba QLD

OUR FIRST COLLABORATION WITH STORELOCAL, THE DESIGN AND CONSTRUCTION OF A FOUR-LEVEL SELF STORAGE FACILITY.

Leveraging our extensive self storage expertise, **StoreLocal Berrinba boasts a well-proportioned and efficient design**, where self storage space was maximised without compromising functionality or accessibility.

A commanding presence, StoreLocal Berrinba spans over four levels, achieving a **66% space utilisation rate**. Equipped with two goods passenger lifts for convenient movement of belongings, the facility caters to diverse customer needs. Features include working spaces, an interactive customer service kiosk and spacious storage units suitable for larger equipment.

Total Construction's meticulous planning ensured smooth progress when unique challenges were presented. This included **detailed lift studies for optimal crane placement**, strategic concrete pump positioning to navigate space constraints, and **innovative traffic management strategies** to minimise costs and disruptions. Additionally switching from precast façade to Askin Volcore panels facilitated an efficient and safe construction program.

Taking the leap into full automation and smart hardware solutions, StoreLocal Berrinba emerges as **Australia's largest remotely managed and monitored storage facility.** With 24 hours, 7 days a week access and an interactive booking kiosk, StoreLocal Berrinba customers enjoy unparalleled convenience and peace of mind.

KENNARDS SELF STORAGE MINTO

SELF STORAGE







PROJECT VALUE
$12.2 million

CONTRACT TYPE
Design & Construct

LOCATION
Minto NSW

THIS FOUR-STOREY MILESTONE PROJECT IS THE SECOND INSTALMENT THAT TOTAL CONSTRUCTION HAS BEEN COMMISSIONED TO BUILD ON THIS SITE.

The original self storage facility was **built by our Managing Director Steve Taylor in 1987 for Neville Kennard** as one of the first Easi-Stor centres, now Kennards Self Storage.

The project involved the demolition of two existing single-storey buildings and the **design and construct of a bold new showpiece**. Total Construction has revitalised this site with a new **four-storey structure with a 1,600m² build footprint,** housing 648 storage units across all levels along with amenities, a loading dock, an office and a showroom on the ground floor.

Total Construction collaborated closely with the client's management team to implement the **'Kennards' Technical Specifications'** during the design process. The project team managed design and construction under **tight delivery schedules**, successfully strategising the progressive authorisation approvals at key milestones.

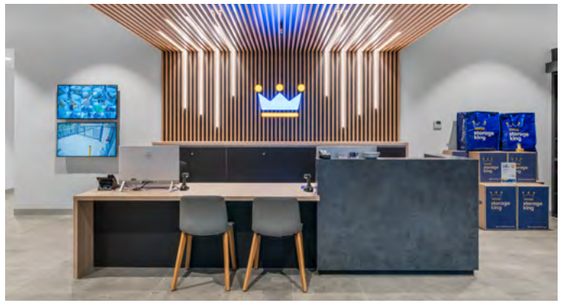
To maximise functionality, Total Construction employed meticulous coordination in the design process to ensure the **column layouts were effectively integrated with the storage spaces.**

Total Construction's proactiveness and ingenuity was successful in enhancing the quality of the final project. By proactively implementing a **pre-epoxy grinding process for each concrete slab,** we successfully removed any marks or stains for a **superior quality finish.**

STORAGE KING WOLLONGONG

SELF STORAGE







PROJECT VALUE
$18.1 million

CONTRACT TYPE
Design & Construct

LOCATION
Wollongong NSW

DESIGN AND CONSTRUCTION OF A LANDMARK FIVE-STOREY STORAGE KING FACILITY IN WOLLONGONG.

The project involved the **demolition of an existing one-storey warehouse**, making way for the construction of a new five-storey self storage facility.

The facility incorporates post-tensioned suspended slabs, a structural steel roof frame, metal roof sheeting and siphonic drainage.

Façade works include Kingspan cladding, Trimdek cladding, glazing, two-stage louvres, and Storage King branded signage. The scope also included the installation of a **new high-voltage substation**, along with modification of the existing electrical supply infrastructure.

External improvements involving **'Work to Public Assets'** were completed, such as resurfacing a public road and footpaths adjacent to the site.

A key challenge during construction was the **difficult ground conditions**, including the site's existing in-ground structures buried throughout the ground slab. To overcome this, the team set up **isolation zones**, cut the structures out of the ground, then re-stabilised the ground by laying and compacting suitable material.

The site's adjacency to the Illawarra Rail Corridor posed challenges that required the **approval and close coordination with Sydney Trains.** Site constraints required the demolition of walls to be performed by hand to facilitate **safe and controlled construction activities.**

STORHUB MIRANDA

SELF STORAGE







PROJECT VALUE
$21.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Miranda NSW

THE DELIVERY OF STORHUB MIRANDA MARKS OUR FIRST PROJECT FOR STORHUB AND STORHUB'S FIRST CONSTRUCTION PROJECT IN AUSTRALIA.

Following an Early Contractor Involvement process, Total Construction was engaged under a Design and Construct contract to deliver this landmark facility.

The project involved the **partial demolition of an existing structure** and the construction of a 12,600m², four-storey self storage facility. It is one of the largest of its kind Total Construction has completed to date.

A key driver of the program was **consistent structural productivity**, with formwork cycles averaging approximately 1,000m² every three to four days, supporting strong program performance.

Delivered through **close coordination between trades**, the facility comprises 842 storage units and a high-quality finish aligned with StorHub's international standards.

This project demonstrates our capability in delivering **large-scale self storage developments** and establishes a strong foundation for our ongoing relationship with StorHub as they expand their presence in the Australian market.

SWIFT STORAGE

SELF STORAGE







PROJECT VALUE
$3.9 million

CONTRACT TYPE
Design & Construct

LOCATION
Torrington QLD

DESIGN AND CONSTRUCTION OF A NEW FIVE-BUILDING GATED SELF STORAGE FACILITY FOR SWIFT STORAGE.

Total Construction was awarded the contract to **design and construct this new purpose-built, gated self storage facility for Swift Storage**.

The buildings were designed with steel frame structures constructed on structural concrete panels, with external clad in lightweight steel offering **durability, cost-efficiency and a clean, modern appearance.**

One of the more technically challenging components of the build was the delivery of a **suspended slab on bored piers over a rock batter,** requiring careful engineering from the team.

Total Construction also delivered an **external concrete hardstand to accommodate vehicle access**, complemented with minor landscaping works to enhance the overall visual presentation of the site.

During the design phase, the team investigated the use of **tilt panels over precast** in the build methodology, ultimately adopting this approach which offered **greater constructibility, efficiency and cost-effectiveness** for the client.

Drawing on our extensive experience in delivering regional projects, the Total Construction team proactively established a **strong local presence through subcontractor networks.** Building these valuable relationships with local subcontractors was imperative to support the project delivery.

STORAGE KING TAREN POINT

SELF STORAGE







CLIENT
SENTUMAR Pty Ltd

PROJECT VALUE
$11 million

CONTRACT TYPE
Design & Construct

LOCATION
Taren Point NSW

TOTAL CONSTRUCTION WAS ENGAGED BY SENTUMAR PTY LTD TO CONSTRUCT A MODERN STORAGE KING FACILITY AT TAREN POINT.

Under a design and construct contract, Total Construction managed complex site challenges to deliver this cutting-edge Storage King facility.

The facility was designed with a **robust structure** featuring suspended slabs, structural steel and metal roofing, offering **durability and functionality.**

A key complexity of the project was the site classification, which identified **soil contamination** largely in the form of methane gas. To manage this issue, Total Construction engaged a **specialist consultant to lead the remediation strategy** on behalf of the client. The remediation works were completed over four weeks, with the team **working diligently to minimise delays** and ensured the overall program remained on track.

Extensive works were also carried out to the façade, requiring **precise coordination between scaffolding, mobile equipment and other trades.** This critical planning allowed other programmed works to coninue without disruption.

The structural design also incorporated the use of **post-tensioned slabs with joints, eliminating the need for a welded membrane.** This innovative approach not only streamlined construction during the remediation process, but also delivered **significant cost savings of $250,000 for the client.**

STORELOCAL PACIFIC PINES

SELF STORAGE









StoreLocal Your local storage people

PROJECT VALUE
$24.5 million combined

CONTRACT TYPE
Design & Construct

LOCATION
Pacific Pines QLD

DESIGN AND CONSTRUCTION OF A TWO-STAGE SELF STORAGE FACILITY FOR STORELOCAL IN PACIFIC PINES, QUEENSLAND.

Stage 1 involved the design and construction of a **three-storey self storage facility housing 497 units.** Construction comprised a ground floor suspended slab with fire rated concrete columns and steel, as well as reinforced concrete columns to level two.

Due to unfavourable site conditions and **restraints with rock below ground**, Total Construction incorporated changes to the ground level design, diligently seeking approval from the Queensland Fire and Emergency Services.

Following successful completion of Stage 1, Total Construction was contracted to deliver a second building on the site within the operational space of the existing business.

This second facility was constructed using a traditional method, **incorporating bored piers and slab-on-ground**. Levels 1 and 2 were designed as post-tensioned, with the structure comprising structural steel and Colorbond roof sheeting. An **internal drive-through** was incorporated into the design, enabling semi-trucks to drive through the entire facility.

A detailed methodology was developed in collaboration with the client to ensure their **ongoing operations were not disrupted** and the **safety of customers and staff** was maintained.

KENNARDS SELF STORAGE MEADOWBROOK

SELF STORAGE







CLIENT
Stevens Stor
Meadowbrook Pty Ltd

PROJECT VALUE
$18 million

CONTRACT TYPE
Design & Construct

LOCATION
Meadowbrook QLD

DESIGN AND CONSTRUCTION OF A NEW FOUR-STOREY SELF STORAGE FACILITY COMPRISING 452 UNITS.

Total Construction delivered the design and construct of a **four-storey, 6,196m² self storage facility** comprising 452 storage units in a range of sizes, supported by a ground floor office, associated car parking and feature landscaping.

The site presented **complex ground conditions**, including reactive acid sulphate soils, asbestos contamination and historical waste.

Early investigations and close consultant collaboration enabled **effective risk management** while maintaining safety, program certainty and environmental compliance.

Delivered as the first of a broader four-stage development, the project was **planned with future expansion in mind.**

Infrastructure and services were installed to support subsequent stages, with strategic decisions, including tower crane positioning, made to **maximise efficiency across the full masterplan.**

The result is an **open, clean and fit-for-purpose** self storage facility aligned with Kennards Self Storage's signature branding and operational standards.

ANGEL STORAGE

SELF STORAGE



Artist Impression


Artist Impression


Artist Impression

PROJECT VALUE
$27 million

CONTRACT TYPE
Design & Construct

LOCATION
Lidcombe NSW

THIS EXPANSIVE NEW FACILITY FOR ANGEL STORAGE IS OUR LATEST AND MOST AMBITIOUS SELF STORAGE PROJECT TO DATE.

This project marks the second major collaboration between Total Construction and Angel Storage. With over **30 years of experience in the self storage sector,** our team brings a weath of knowledge which was instrumental in securing this $27 million project.

The new facility will span **six storeys across a gross floor area of 15,466m².** The project will feature ground floor office space, precast concrete panels and power-coated aluminium elements.

Situated on Parramatta Road, the new facility will feature a bold exterior reflecting the Angel Storage brand. A **comprehensive traffic management plan** and strategic workflow management have been implemented to **minimise disruptions to the surrounding urban environment.**

The team have refined the design and construction approach through workshops in collaboration with project managers and architects. A rigorous **value engineering process** has allowed us to optimise the design for **enhanced usability and efficiency,** while maintaining the highest quality standards.

Given the site's flood risk, a **robust flood mitigation strategy** has been developed, including dedicated flood storage capacity to ensure long-term resilience.

The project is due to be completed in early 2027. Total Construction is excited to deliver another industry-leading self storage facility, setting **new benchmarks in quality, efficiency and environmental responsibility.**

INDUSTRIAL & COMMERCIAL



Greystar Yeerongpilly, QLD

Total Construction has delivered over 500,000m^2 of industrial and commercial buildings including large warehouses, data centres, self storage, food & beverage and other manufacturing facilities throughout Australia.

We have earnt an enviable reputation for our impeccable safety record, specialty knowledge, and commitment to quality and excellence. Our expertise across many industrial sectors and full project lifecycle capability is supported by dedicated project managers and design partners to manage planning, design and delivery.

SAFETY

Each project's specifications, location and construction methodologies requires individual assessment for its challenges and potential risks. By utilising HammerTech software and crafting site-specific safety plans, we are able to provide detailed risk assessments and mitigation strategies. We make no concessions when it comes to the safety of our people. We take our duty of care seriously to ensure that everyone gets home safe.

EXPERIENCED DELIVERY TEAMS

Our delivery teams are experienced in the end-to-end delivery of all industrial projects. Each member is empowered to think practically and innovatively to deliver a faultless solution for our clients.

Delivery is focused on ensuring facilities are operational and accessible to tenants as safely and quickly as possible.



B&E Foods , Ormeau QLD

PROJECT SNAPSHOT

UNDER CONSTRUCTION

MATSAL $11.6m
Industrial Development
Construction of 3 standalone industrial warehouses.
FLINDERS VIEW, QLD

JJ Richards & Sons Pty Ltd $1.9m
Transport Depot
Design & Construction of civil upgrades at an operational transport depot.
STAPYLTON, QLD

COMPLETED PROJECTS

Skylife Somersby Pty Ltd. $23.4m
Industrial Development
Design & Construction of a 10,678m² industrial development.
SOMERSBY, NSW

Greystar $19.2m
Warehouse Development
Design & Construction of a fit-for-purpose warehouse development with a GLA of 10,123m².
YEERONGPILLY, QLD

Vault Development Pty Ltd. $37m
The Vault
Design & Construction of 4-storey warehouse development including mezzanine offices and self storage.
ROUSE HILL, NSW

Greystar $37m
Large-scale Industrial Facility
Design & Construction of an industrial development comprising 2 warehouses.
Warehouse A is 17,550m² in area, divided into 5 units.
ZILLMERE, QLD

Data Centre $150m
Design & Construction of a data centre facility.
WEST MELBOURNE, VIC

Gateway to Thornleigh $23.5m
Industrial Precinct
Design & Construction of a 29,822m² industrial precinct.
THORNLEIGH, NSW

Fifty50 investments $3m
Mixed-Use Development
Design & Construction of alterations to an existing building to create a mixed-use development.
BALMAIN, NSW

Trumen Corporation $20m
Industrial Complex
Design & Construction of new warehouses, storage units and industrial units.
CHULLORA, NSW

UGL $3.5m
Waste Water Treatment Plant
$3.5m
Construction of 12 buildings across 2 waste water treatment plants.
SHOALHAVEN, NSW

Brookfield District Energy Conf.
CEP Chilled Water Link
Extension of chilled water piping under Broadway into the University of Technology Sydney.
SYDNEY, NSW

Brookfield Energy $9m
Tri-Generation Plant
Construction Management of the expansion and upgrade of an existing tri-generation plant.
MASCOT, NSW

Acciona Infrastructure Australia
Electrical Substation $2m
Construction of an electrical substation for Sydney Light Rail.
SURRY HILLS, NSW

Frasers Property Group $47m
Central Thermal Plant
Stage 1 - Design & installation of mechanical, electrical and hydraulic services for 2,100 apartments and 50,000m² of commercial space.
Stage 2 - Fitout and commissioning of the 'Central Thermal Plant'.
CHIPPENDALE, NSW

Royal Brighton Yacht Club $2m
Redevelopment Works / Stage 3
Redevelopment of the prestigious Royal Brighton Yacht Club.
BRIGHTON, VIC

Vopak $1.5m
Operations Centre
Design & Construction of a 2-storey extension to an existing Operations Centre.
PORT BOTANY, NSW

Ego Pharmaceuticals $1.5m
Dangerous Goods Store
Extension to the existing Dangerous Goods Store.
BRAESIDE, VIC

AM Crossroads P/L $1.5m
Retail Tenancy Fitouts
Retail tenancy fitouts at an existing Homemaker Centre.
CASULA, NSW

Bata Project Destiny $45m
Manufacturing Plant
Design & Construction of a manufacturing plant.
EASTGARDENS, NSW

Sydney Airport Corporation Ltd.
International Taxi Terminal $3m
Upgrade & enhancement of the existing Terminal 1 taxi terminal.
MASCOT, NSW

Bluescope Lysaght $7.5m
Manufacturing Plant
Design & Construction of an 8,000m² rolling mill facility.
EMU PLAINS, NSW

Keneco Property $3.5m
Warehouse Development
Design, Construction & Project Management of a warehouse and office development.
MAYFIELD WEST, NSW

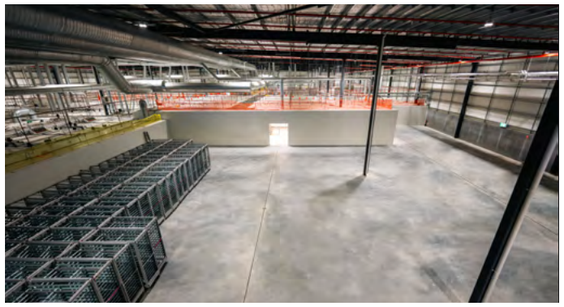
Keneco Property $4m
Industrial Complex
Design & Construction of an industrial complex.
MITCHELL, ACT

SKYLIFE SOMERSBY

INDUSTRIAL & COMMERCIAL







SKYLIFE

PROJECT VALUE
$23.4 million

CONTRACT TYPE
Design & Construct

LOCATION
Somersby NSW

DESIGN AND CONSTRUCTION OF A TWO-WAREHOUSE INDUSTRIAL DEVELOPMENT FOR SKYLIFE SOMERSBY.

Total Construction delivered a multi-storey industrial development with a **floor area of 10,700m²** as well as a two-storey office building, car parking and landscaping.

Multiple design changes and post-tender clarifications resulted in the construction methodology changing from **precast panels to tilt-up panels**. This approach in conjunction with an intricate suspended slab system **contributes to the building's unique structure.**

In-ground rock posed a challenge to the project, which the team managed through effective collaboration with the design team and coordination with subcontractors to mitigate risk.

The team also overcame challenges with site access, as the **original access plan was impacted by a high-pressure gas main.** Due to the height of the gas line, our temporary driveway solution to the lower pad became non-compliant. To mitigate this, the team proposed to pour a **temporary access ramp** down one side to ensure safe access.

The completed facility houses a **state-of-the-art hatchery facility,** leading the way in quality and efficiency of food manufacturing.

GATEWAY TO THORNLEIGH

INDUSTRIAL & COMMERCIAL







Gateway CAPITAL

PROJECT VALUE
$23.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Thornleigh NSW

DESIGN AND CONSTRUCTION OF A NEW HIGH CLEARANCE WAREHOUSE AND OFFICE INDUSTRIAL ESTATE.

Total Construction delivered the design and construction of a **two-storey, 9,000m² warehouse and office facility**, accommodating three tenants with the provision for a fourth. The development comprised two new buildings; one with undercroft parking, and on-grade parking for 177 vehicles. Civil works also extended into the public domain.

The scope included a 330,000 litre sprinkler tank, a pump room, two OSD (1 x 6m, 1 x 3.6m high) tanks, and extensive services infrastructure across both existing and new buildings.

Wide access roads were built for heavy vehicle access, and **landscaping works** included over 1,400m² of soft landscaping and 100 new trees.

More than **20,000m³ of cut and fill** was required, with fill areas up to six metres high. Remediation involved both offsite removal and onsite containment. **Service upgrades** included two substations, stormwater and sewer connections, and new links for gas, NBN and Telstra infrastructure.

Structural steel was designed in Australia and detailed in China. Lift shafts and retaining walls were redesigned in precast concrete, with shafts spanning two and three storeys. **Site levels were strategically raised** - within Statutory Approval limits - to contain non-compactable fill beneath suspended structures with loadings from 20kPa to 35kPa.

CENTRAL THERMAL PLANT

INDUSTRIAL & COMMERCIAL













FRASERS PROPERTY

PROJECT VALUE
$47 million

CONTRACT TYPE
Design & Construct

LOCATION
Chippendale NSW

DESIGN AND CONSTRUCTION OF A BASEMENT PLANT BUILDING KNOWN AS THE CENTRAL THERMAL PLANT (CTP).

Total Construction was engaged to design, supply, fabricate and install all **mechanical, electrical and hydraulic services required to provide district heating and cooling** for 2,100 apartments and 50,000m of office and commercial space for 11 high-rise buildings. The purpose of the CTP is to **generate hot and chilled water for the Central Park precinct**, whilst generating its own electricity with a natural gas fired engine.

The second stage of the project included **design, procurement, construction and commissioning**.

- Construction within one level of basement underneath building Block 4S.
- 11kV grid connection to a private high-voltage substation located in the basement.
- CTP2 electrical distribution to four adjacent buildings to provide electrical demand.
- Installation of a diesel backup generator to provide power to essential services and keep the CTP operating at a minimal capacity.

WINNER
MOST INNOVATIVE PROJECT
Master Builders NSW

WINNER 2014 AWARDS

WINNER
BEST CO-GENERATION OR DISTRICT ENERGY PROJECT
Energy Efficiency Council

energy efficiency COUNCIL
2014 INDUSTRY AWARD WINNER

GREYSTAR YEERONGPILLY

INDUSTRIAL & COMMERCIAL









PROJECT VALUE
$19.2 million

CONTRACT TYPE
Design & Construct

LOCATION
Yeerongpilly QLD

DESIGN AND CONSTRUCTION OF A FIT-FOR-PURPOSE WAREHOUSE DEVELOPMENT FOR GREYSTAR.

The project involved a **large-scale development with a total 10,125m² of gross lettable area** including warehousing, 574m² of office space, ring road heavy duty external pavement, light duty car parking and landscaping.

As a **Green Star certified project**, several items were implemented to achieve Green Star points, including upgraded filtration on mechanical filters, low Volatile Organic Compounds (VOC) paint, improved site office conditions and materials selection.

A major challenge of the project involved the **main sewer line running through the centre of the development**, which needed to be realigned for future maintenance access outside the new building footprint. Gaining approval to build over the service caused some setbacks, however the team completed major bulk earthworks and footings on either side of the proposed sewer works to minimise delay.

Furthermore, as the existing site was situated in a flood zone, the development involved **large-scale early earthworks and retaining wall package to future-proof the new facility.**

The project was completed defect-free and ahead of schedule.

THE VAULT

INDUSTRIAL & COMMERCIAL





PROJECT VALUE
$25 million

CONTRACT TYPE
Design & Construct

LOCATION
Rouse Hill NSW

DESIGN AND CONSTRUCTION OF A FOUR-STOREY MIXED-USE SELF STORAGE AND STRATA STORAGE FACILITY.

The Vault exemplifies a forward-thinking approach to storage facilities, providing a blend of **mixed-use self storage and strata storage lots**. Presenting a diverse range of unit sizes, the site includes showrooms, ground-floor warehouses, upscale conference facilities, and larger units with mezzanine office spaces and outdoor terraces, it caters to a **broad spectrum of consumers and needs**.

The facility houses **27 warehouses with mezzanine offices**, one of which was intentionally designed to become a cafe for the development. 30 larger self storage units were fitted with **insulated sandwich panel walls** to ensure effective acoustic insulation between units.

The team faced several challenges on this project. Weather was a main factor in time delays, with rain causing the delay of multiple pours across excavation and slab-on-ground pours.

The decision to **replace in-situ concrete pours with precast panels** for the lids to stairs and the lift shaft, along with the blast walls, **ensured quality standards were met and risks were minimised**. We engaged our formwork contractor to complete these items. This decision to use precast panels not only mitigated risks but resulted in **positive cost savings for the client and accelerated the construction program.**

DATA CENTRE

INDUSTRIAL & COMMERCIAL







CLIENT
Confidential

PROJECT VALUE
$150 million

CONTRACT TYPE
Design & Construct

LOCATION
West Melbourne VIC

DESIGN AND CONSTRUCTION OF A CUTTING-EDGE DATA CENTRE IN WEST MELBOURNE, VICTORIA.

Having completed the early works, Total Construction was awarded the contract for the construction of this Data Centre. The project included ground floor slab with a level 1 front office, precast concrete perimeter walls and structural steel roof with Kingspan roof sheeting. The project uses **515 precast concrete panels, 440 tonnes of structural steel and 12,500m² of roof structure.**

Project delivery included:

1. **Power -** Buildings maintained and supplied by an outdoor 66kV substation. To ensure uninterrupted power, Total Construction installed Battery Packs to supply 8 off-generators in case of blackout or brownout.
2. **Cooling -** Mechanical services including chillers and chilled water pipes serving the computer room air conditioning units, to ensure heat doesn't damage servers and other equipment.
3. **Security -** Total Construction installed a complex onsite security to protect against physical threats.

We worked closely with the client's consultants to ensure there were no unexpected hurdles with the planning and permit process. To expedite the program, we started onsite whist the changes in design were implemented.

Total Construction took the initiative to **hyper-scale our safety system**. We worked closely with all stakeholders to ensure the project was delivered on time, on budget, safely and to the highest standards.

TRUMEN CORPORATION

INDUSTRIAL & COMMERCIAL







PROJECT VALUE
$18.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Chullora NSW

DESIGN AND CONSTRUCTION OF NEW WAREHOUSES, STORAGE UNITS AND INDUSTRIAL UNITS, AS WELL AS ALTERATIONS TO THE EXISTING WAREHOUSE AND MINOR WORKS TO THE EXISTING SHOWROOM.

This quality development consisted of **two new standalone warehouses** with mezzanines, 11 new warehouse units with mezzanines, 33 new industrial units, and 84 new storage units in a **signature Trumen-style industrial development.**

The **14,600m² development** comprised a mixture of precast and insulated panels.

Our scope of works included the construction of **new storage units** to an existing undercroft parking area and **major concrete works** to the new mezzanine and ground floor slabs. The complete **interior fitout of the complex** and the **landscaping of external areas** completed the scope.

The fitout work included the installation of Storco prefabricated storage units, disabled access facilities, retail space, an office area and communications room.

GREYSTAR ZILLMERE

INDUSTRIAL & COMMERCIAL







PROJECT VALUE
$36.9 million

CONTRACT TYPE
Design & Construct

LOCATION
Zillmere QLD

DESIGN AND CONSTRUCTION OF A LARGE-SCALE INDUSTRIAL FACILITY FOR GREYSTAR COMPRISING OF TWO WAREHOUSES.

otal Construction completed the Design and Construction of a two-warehouse industrial development for Greystar. The project comprised:

- **Warehouse A** – 17,550m² across five tenancies, each incorporating open-plan warehouse space with double-storey office accommodation.
- **Warehouse B** – 3,605m² single-unit facility with adjoining double-storey office.

Works included retaining walls, concrete hardstand for vehicle access, car parking, landscaping and a dedicated fire-service water tank.

Both warehouses were delivered using slab-on-ground construction, structural steel framing and concrete panel and metal cladding as part of a targeted **5-Star Green Star** project.

The site adjoins a Queensland Rail car park, requiring protection of mature trees and the existing security fence line. These sensitivities were managed through **careful planning and compliance** with rail boundary conditions.

Value engineering during design ensured alignment with Greystar's **cost plan and operational needs**, and the replacement of a keystone wall with a post-and-sleeper system helped **streamline the construction program** while reducing interface impacts with Queensland Rail.

WOOLWORTHS METRO

INDUSTRIAL & COMMERCIAL







CLIENT
Fabcot Pty Ltd.

PROJECT VALUE
$7.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Mosman NSW

DESIGN AND CONSTRUCT OF SEVERAL TERRACED RETAIL SHOPS AT MOSMAN JUNCTION INCLUDING A WOOLWORTHS METRO SUPERMARKET.

This project involved the **partial demolition and redevelopment of the existing buildings** at 731-741 Military Road, Mosman. The 1,450m² site also consisted of the construction of **20 car parking spaces, a loading dock, and 520m² of retail space** for Woolworths Metro. The team also completed the construction of a general office, staff kitchen and produce preparation area on the first floor.

A key element of this project was the **retention and rehabilitation of the existing building façade.** This was an intricate process, requiring the team to build around temporary structural steel members while the structure was completed.

The team innovatively **reused the demolished bricks as the recycled brick veneer façade.** Additionally, roof tiles, timber window frames, timber architraves, existing structures and pavers were also **reused to achieve Green Star points.**

Low voltage disconnections of the existing six lots during construction consisted of one week of night works along the Military Road footpath. This required Total Construction to **manage noise disruptions, power outages, and site safety** through effective communication with neighbours.

FOOD & BEVERAGE



City Kitchen, NSW

Total Construction's in-house Design and Process Engineering team are specialists in integrated fitout projects. Our extensive Food & Beverage capability ensures we can deliver industrial spaces from concept through to completion that are flexible to meet the demands of various Food & Beverage operations.

HOW WE DO IT

In our extensive experience, better client outcomes are achieved by involving our Food & Beverage team early on in a project. Our Early Contractor Involvement (ECI) model, coupled with our Construction Management processes, ensures all works are scoped, risks and restrictions are identified and mitigated, and a flexible, effective approach is provided.

WE COLLABORATE WITH OUR CLIENTS AND STAKEHOLDERS TO OPTIMISE PLANT AND EQUIPMENT LAYOUTS AND STREAMLINE PRODUCTION AND PROCESS FLOWS, TO PRODUCE A DESIGN AND BUILD THAT COMPLEMENTS MANUFACTURING PROCESSES.

EXPERIENCED DELIVERY TEAMS

Our delivery teams are experienced in the end-to-end delivery of all industrial and food & beverage projects. Each member is empowered to think practically and innovatively to deliver a faultless solution for our clients.

Delivery is focused on ensuring facilities are operational and accessible to tenants as safely and quickly as possible.

VALUE FOR MONEY AT EVERY STAGE

We are committed to ensuring our clients receive value for money at every stage of project delivery. We achieve this through critiquing the design at early stages, value engineering during detailed design phase and focusing on stringent sourcing of materials and labour.


Stacked Farm

PROJECT SNAPSHOT

UNDER CONSTRUCTION

Stacked Farm $59m
Indoor Vertical Farm
Design & Construction of a fully automated indoor vertical farm.
TULLAMARINE, VIC

dnata, WSI $23.5m
Flight Catering Facility
Brownfield fitout and associated building alterations for a flight catering facility.
WESTERN SYDNEY AIRPORT, NSW

McCain $2.7m
Heat Recovery Building
Design & Construction of a multi-level building extension to accommodate a fryer heat recovery unit.
BALLARAT, VIC

BAKERY

Goodman Fielder $2m
Manufacturing Plant
Upgrade works to an existing food manufacturing facility & management of equipment installation.
ERSKINE PARK, NSW

Goodman Fielder $6m
Warehouse
Re-purpose of an existing warehouse into a new production line facility and chiller.
MOOREBANK, NSW

Laurent Boulangerie $5m
Bakery Facility
Design & Construction of a new bakery facility.
BRAESIDE, VIC

TipTop (George Weston Foods) $6m
Bakery Facility
Full civil, structural, internal and external fitout & upgrade works at an existing bakery facility.
NEWCASTLE, NSW

COLD STORE

Wingham Beef Exports (NH Foods) $6m
Cold Store Facility
Construction of a new cold store and loading facility, packaging 'Plate Freezer' structure and truck turning area.
TAREE, NSW

CONFECTIONERY

Mars Australia $3.2m
Manufacturing Plant
Design & Construction of a new Conche room and associated works.
BALLARAT, VIC

BLOWFILL PRODUCTION LINE

Coca-Cola Amatil $1m
Manufacturing Plant
Construction of a blowfill production line.
NORTHMEAD, NSW

HIGH RISK CHILLED & READY MADE MEALS

Beak & Johnston City Kitchen $36m
Manufacturing Plant
Design & Construction of a new food production facility.
ARNDELL PARK, NSW

My Muscle Chef $17m
Manufacturing Plant
Design & Construction of the fitout of a 9,385m² brownfield facility to produce ready meals.
YENNORA, NSW

Alpha Flight Services (dnata) $15m
In-flight Catering Facility
Design & Construction of a new land-side catering facility.
MELBOURNE AIRPORT, VIC

Alpha Flight Services (dnata) $4m
In-flight Catering Facility
Construction of an air-side catering facility.
SYDNEY AIRPORT, NSW

Alpha Flight Services (dnata) $2m
In-flight Catering Facility
Roof replacement & refrigeration upgrade to existing catering facility.
BRISBANE AIRPORT, QLD

Alpha Flight Services (dnata) $8m
In-flight Catering Facility
Design & Construction Management of a new purpose-designed in-flight catering facility.
ADELAIDE AIRPORT, SA

Alpha Flight Services (dnata) $3m
In-flight Catering Facility
Construction Management of an extension and car parking facilities.
PERTH AIRPORT, WA

Kitchen Food Company $6m
Ready Meals Facility
Design & Construction of a purpose-built high-risk ready meals facility.
RIVERWOOD, NSW

DAIRY

Peters $16.1m
Manufacturing Plant
Design & Construction of an extension to the existing manufacturing facility.
MULGRAVE, VIC

Mead Johnson Nutrition $3.8m
Manufacturing Plant
Hygienic extension to an infant formula manufacturing plant.
DERRIMUT, VIC

Lion Nathan $1m
Cool Room
Design & Construction of a cool room to store soft ripened cheese & installation of air flow panelling.
LAVERTON, VIC

MEAT

BE Campbell $8.3m
Fitout & Refrigeration Upgrades
Design & Construction of warehouse upgrades, new amenities, lunch room & refrigeration upgrade works.
YENNORA, NSW

B&E Foods $13.1m
Manufacturing Plant
2,286m² extension to an existing food manufacturing facility and fitout to food hygiene standards.
ORMEAU, QLD

B&E Foods $4.2m
Manufacturing Plant
Conversion & fitout of existing warehouse into a processing facility.
WANGARA, WA

B&E Foods $6m
Manufacturing Plant
2,300m² extension to an existing food manufacturing facility & fitout to food hygiene standards.
BLACKTOWN, NSW

Illawarra Smallgoods $6m
Warehouse
Construction of a 1,200 pallet Automatic Storage and Retrieval System (ASRS) & fitout of freezers and cool rooms.
FAIRY MEADOW, NSW

CITY KITCHEN

FOOD & BEVERAGE







Woolworths | B&J BEAK & JOHNSTON

PROJECT VALUE
$36 million

CONTRACT TYPE
Design & Construct

LOCATION
Arndell Park NSW

CITY KITCHEN IS A MANUFACTURER OF CHILLED AND FROZEN READY MEALS SUPPLYING TO SUPERMARKETS AND FOOD SERVICE OPERATORS.

Total Construction was engaged to deliver a new purpose-built food production facility for Beak & Johnson City Kitchen. Since then, City Kitchen has been purchased by Woolworths and rebranded to The Kitchenary.

The project involved constructing a structural steel-framed warehouse with metal roof sheeting, concrete internal slabs, and a combination of metal, aluminium, PIR panel sheeting and precast wall cladding. Internally, the facility features both high-care and low-care production areas, two racking storage zones, three freezers, a dedicated retail space, and a mezzanine level housing offices, lunchrooms and change rooms.

Externally, the site was developed to include a main car park, additional parking to the north, and two loading docks to support the facility's operational needs. The facility layout was designed to optimise workflow and efficiency while meeting stringent food safety requirements.

The project team **successfully navigated challenges including asbestos-contaminated ground conditions** and the need to **redesign core production areas** due to the client's business growth. Through strategic program resequencing and design revisions, Total Construction ensured the facility could accommodate increased capacity, while also mitigating the impact of wet weather delays to keep the project on track.

B&E FOODS

FOOD & BEVERAGE









PROJECT VALUE
$28.3 million combined

CONTRACT TYPE
Design & Construct

LOCATIONS
NSW, QLD, WA

B&E FOODS IS A LEADING WHOLESALE DISTRIBUTION COMPANY SPECIALISING IN QUALITY POULTRY, FRESH AND FROZEN MEAT, SEAFOOD AND GROCERY TO THE FOOD SERVICE INDUSTRY.

Total Construction has delivered multiple projects for long-term client B&E Foods, including Blacktown NSW, Ormeau QLD, and Perth WA.

Total Construction completed a **2,286m² extension to their existing poultry processing facility in Ormeau**. The expansion was designed to support new processing lines for poultry de-boning and preparation, **enhancing the site's overall production capacity.** Constructed at the rear of the facility using precast panels, the new build was delivered as a separate fire compartment to comply with **stringent fire safety regulations**.

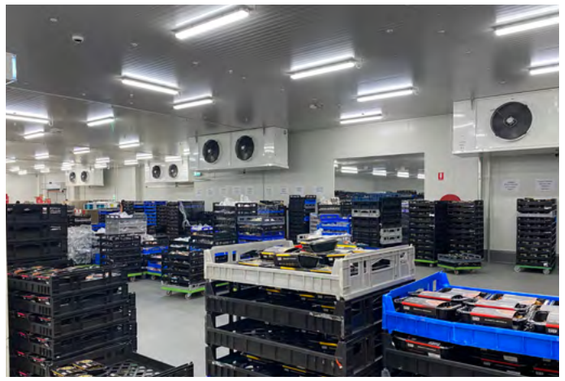
The fitout was executed to meet **strict food hygiene standards**, with PIR insulated panels installed on internal walls and sealed, epoxy-coated concrete flooring throughout. The extension includes a dry goods store, freezer, dispatch and loading dock, knife job room, chicken storage area, and a deep chiller - each **tailored to the operational demands of a modern poultry processing environment.**

Working **adjacent to a 24/7 live warehouse**, we carefully **adapted the delivery program to minimise disruption.** This enabled continuous operations onsite and resulted in a seamless handover that exceeded client expectations.

MY MUSCLE CHEF

FOOD & BEVERAGE







PROJECT VALUE
$22 million

CONTRACT TYPE
Design & Construct

LOCATION
Yennora NSW

MY MUSCLE CHEF OFFERS OVER 70 HIGH-QUALITY READY-MADE MEALS, DELIVERING SMART NUTRITION AND EXCEPTIONAL TASTE FOR CONSUMERS FOCUSED ON HOLISTIC HEALTH AND FITNESS GOALS.

Total Construction was engaged to deliver the internal fitout of a new Ready Meals Facility for My Muscle Chef. The project involved finalising **fitout design layouts, securing the Client Development Certificate, and completing all works to meet stringent hygienic food preparation standards.** The brownfield base building was extended to accommodate the client's operations, with Total Construction commencing the fitout once the base build was complete.

A new base slab was installed with **integrated drainage** and graded falls, ensuring effective washdown and easy maintenance throughout the facility. The fitout covered essential areas, including receivables, dry and frozen storage, preparation, cooking zones, packaging, and dispatch docks - each **designed to meet food-grade standards and support a streamlined production workflow.**

Despite a tight program, with base building handover in August 2021 and the client aiming for operational readiness by December, Total Construction effectively managed multiple work fronts to meet the ambitious timeline. Our expertise in food facility construction guided design decisions and ensured the delivery of a high-quality, functional, and compliant facility tailored to My Muscle Chef's operational needs.

TIP TOP BAKERIES

FOOD & BEVERAGE









GWF / George Weston Foods Limited

PROJECT VALUE
$20 million combined

CONTRACT TYPE
Design & Construct

LOCATIONS
NSW, QLD

TIP TOP BAKERIES IS AUSTRALIA'S LEADING MANUFACTURER OF BAKERY GOODS WITH AN EXTENSIVE RANGE OF WHOLESOME SLICED BREAD, MUFFINS, CRUMPETS, PIES AND BAKERY SNACKS.

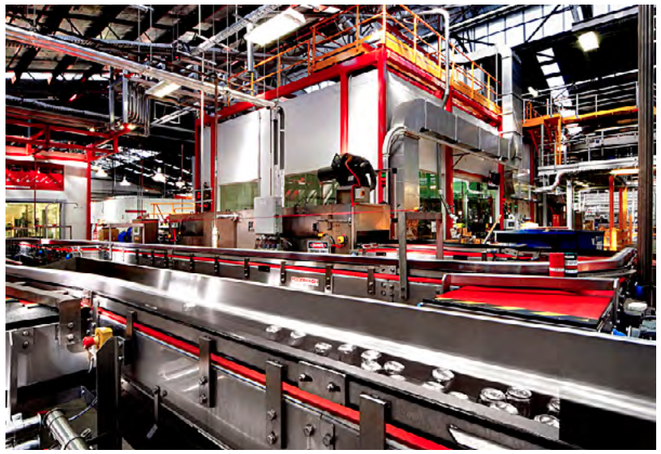
Total Construction has delivered key upgrades to Tip Top Bakeries facilities in Gateshead NSW, Slacks Creek QLD and Carrara QLD to support **increased production volumes and operational efficiency.** With demand for bread units on the rise, the works spanned across eight distribution lines and included the construction of a **new distribution warehouse, installation of automated packaging and handling equipment**, engineering workshop upgrades, and the addition of wash bays and crate washing equipment.

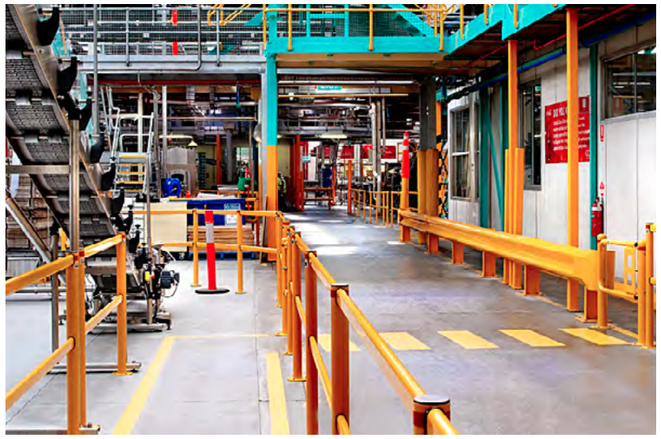
To enable the new fitout, demolition works were first undertaken, including slab cutting and the removal of tilt-up panels. Once cleared, the site was transformed with new production and packing areas, **enhanced workflow layouts** and expanded support facilities. These changes aimed to streamline output while improving functionality across the operational areas.

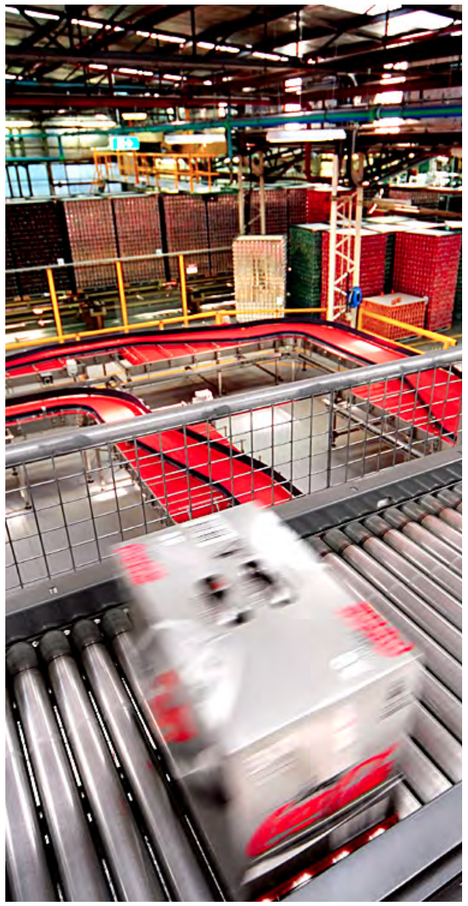
Significant service enhancements were also completed to support the upgraded infrastructure. A **new HVAC system** was installed, featuring packaged units and **evaporative coolers for climate control.** Electrical works included **upgraded lighting and power distribution**, along with a new Distribution Board. In addition, new hydraulic services were installed, including a 5000L grease trap, ensuring **the facility meets both hygiene and compliance standards.**

COCA COLA AMATIL

FOOD & BEVERAGE







Coca-Cola

PROJECT VALUE
$2 million combined

CONTRACT TYPE
Design & Construct

LOCATIONS
NSW, VIC

WORLD-LEADING BRANDS COCA-COLA, DIET COKE, COKE ZERO, FANTA, SPRITE, POWERADE AND OTHER TRADEMARK BEVERAGES OF THE COCA-COLA COMPANY ARE BOTTLED AT THIS MOORABBIN FACTORY.

The scope for this project comprised **demolition including the removal of asbestos, installation of new services, steel stairs, walkways, pipe racking, concreting and epoxy floor finishes** in line with Coca Cola Amatil's standards.

The 754m^2 area needed to be **drained with underground stainless steel pits and pipe work** in lieu of the crude existing concrete trench drains crisscrossing the area.

Prior to the commencement of works, the client obtained town planning and building permits. Programming and access coordination was agreed to in preparation for the works.

The need to share the working facility with the client and to keep any contact 'food safe' meant that the **project needed to be cocooned from the surrounding manufacturing lines and operation.** This took the form of ceiling-to-floor shrouds up to 9 metres high. **No internal combustion motor-operated equipment** was allowed in the building.

The existing floor was sawn and removed, drains laid, slabs poured and after curing, epoxy applied. Because of the nature of the client's business, **access was restricted and security needed to be maintained**.

BE CAMPBELL

FOOD & BEVERAGE







BE CAMPBELL

PROJECT VALUE
$8 million

CONTRACT TYPE
Design & Construct

LOCATION
Wetherill Park NSW

WITH OVER 50 YEARS OF INDUSTRY EXPERIENCE, BE CAMPBELL HAS ESTABLISHED ITSELF AS ONE OF AUSTRALIA'S LARGEST AND MOST TRUSTED SUPPLIERS OF PREMIUM MEAT PRODUCTS.

Serving major supermarkets, restaurants, retail butchers and export markets, BE Campbell's Wetherill Park facility serves as both the company's Head Office and the site of its **industry-leading pork deboning and processing plant**, with an impressive output of 15,000 pigs per week.

Total Construction has been engaged as the head contractor for a **significant upgrade to the Wetherill Park facility.**

The project includes enhancements to the existing warehouse and cool rooms, the construction of a new plant room, upgraded amenities, a lunchroom and a commercial kitchen.

Working within a **live operating environment** demands close collaborating with stakeholders to develop **staged programs that ensure minimal disruption and maintain full operational capacity.** Through exceptional communication, meticulous planning and flexibility, we achieve a clear separation between construction activities and operational areas.

The team's top priority has been **safeguarding mission-critical operations with zero unplanned disruptions**, and ensuring all works are compliant with national standards and local regulations.

PETERS

FOOD & BEVERAGE









Charter Hall

PROJECT VALUE
$16 million

CONTRACT TYPE
Design & Construct

LOCATION
Mulgrave VIC

TOTAL CONSTRUCTION WAS ENGAGED BY CHARTER HALL TO DESIGN AND CONSTRUCT AN EXTENSION TO THE PETERS' ICE CREAM PLANT, ENSURING SEAMLESS INTEGRATION WITH THE EXISTING LIVE FOOD PRODUCTION FACILITY.

Our specialist Food & Beverage Engineering team collaborated closely with our Design & Construction team to meticulously plan and execute the project, **prioritising food safety, hygiene and operational efficiency while minimising disruption to ongoing operations.**

When appointed as the lead contractor, alongside Watson Young Architects and WGA Project Managers, the project's design documentation was only 25% complete. Through a collaborative approach, we worked closely with the client to **refine and develop the design to full 100% documentation**, ensuring all project requirements were captured and implemented effectively.

The extension features concrete and steel mezzanines, providing access to newly constructed plant rooms. Several breakthrough connections into the live facility were required, each carefully coordinated to maintain continuous operations while seamlessly re-diverting existing services.

Recognising the critical importance of food safety, we **applied our proven methodologies to ensure zero contamination risks**, delivering a high-quality outcome for our client.

STACKED FARM

FOOD & BEVERAGE









stacked farm

PROJECT VALUE
$59 million combined

CONTRACT TYPE
Design & Construct

LOCATION
Tullamarine VIC

STACKED FARM DELIVERS HIGH-QUALITY PRODUCE YEAR-ROUND THROUGH ITS STATE-OF-THE-ART AUTOMATED INDOOR VERTICAL FARM TECHNOLOGY.

Engineered for efficiency, the facility will produce 3.4 million kgs of herbs and leafy greens annually within **3,586 m² of grow rooms** operated with industry-leading proprietary technology.

Advanced robotics, AI and machine learning oversee seeding, germination and plant health, ensuring **precision, consistency and minimal waste**. From seed to pack, end-to-end automation eliminates human intervention and guarantees pristine quality.

Stacked Farm operates with **47% higher lighting energy efficiency, a proprietary zero-waste water system, 100% green energy and approximately 15 staff.**

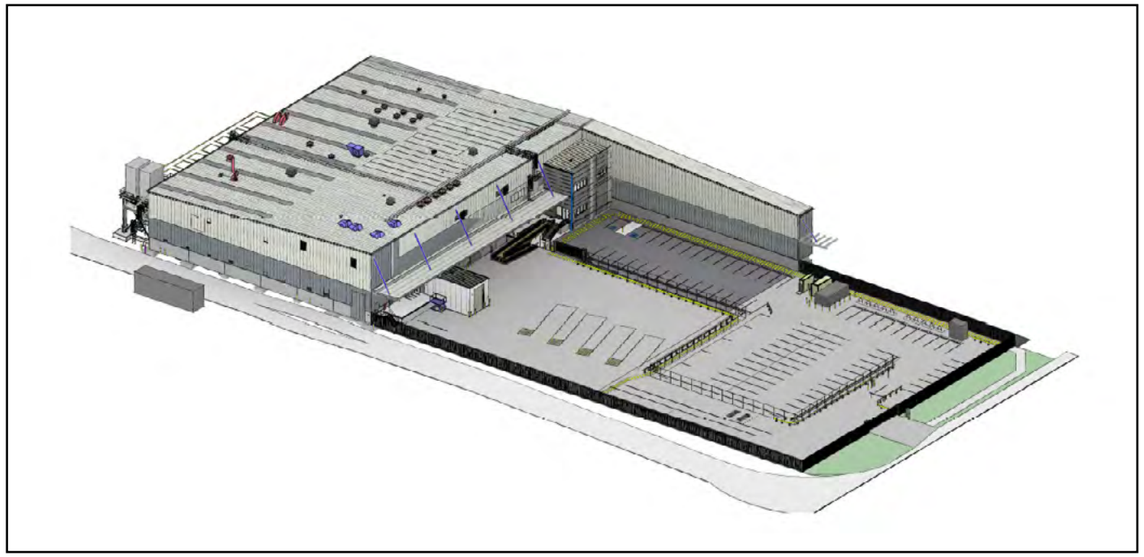
Upon completion, this will be the world's largest fully automated indoor vertical farm by volume output.

Total Construction Victoria and our Food & Beverage Engineering team were engaged under an **Early Contractor Involvement (ECI) model**. This approach enabled efficient coordination with Stacked Farm and Melbourne Airport, ensuring the design, construction, and fitout approvals were aligned with project requirements and delivered within the set timeframes.

Following successful delivery of the base building, Total Construction were awarded the Construction Management of the internal fitout, which is now under construction.

DNATA WESTERN SYDNEY AIRPORT

FOOD & BEVERAGE







dnata catering & retail

PROJECT VALUE
$23.5 million

CONTRACT TYPE
Construct

LOCATION
Western Sydney Airport NSW

DNATA CATERING AND RETAIL, FORMERLY ALPHA FLIGHT SERVICES, IS A LEADING IN-FLIGHT CATERING COMPANY AND A LONG-STANDING CLIENT OF TOTAL CONSTRUCTION.

Total Construction is delivering the **internal fitout of dnata's new flight catering facility** within the Cargo Precinct at Western Sydney International Airport (WSI). The project will transform a newly constructed base building into a fully operational catering hub, servicing domestic and international flights, with **capacity to produce meals for up to 200 flights daily.**

The scope of works includes façade modifications for new services, roller doors and windows, and an extended mezzanine office to enhance circulation.

External works involve a blockwork lift shaft, southern office extension, and northern plant platform supporting key services.

Internally, the fitout will include receivals and dispatch docks, freezer, coolroom and ambient storage areas, wash-up and equipment make-up zones, a cold shell hot kitchen, wastewater treatment plant and plantrooms, as well as integrated mechanical, electrical, hydraulic and refrigeration systems.

Located within the Airside zone, the project demands **adherence to stringent aviation and security protocols.** Total Construction will draw on extensive experience working in airport environments, having completed several projects for dnata nationally.

The project is now under construction.

REFURBISHMENT & FITOUT



Hotel Kurrajong, ACT

Total Construction's end-to-end construction services include the refurbishment and internal fitout works for any project across a wide range of specialty sectors.

WHAT WE DO

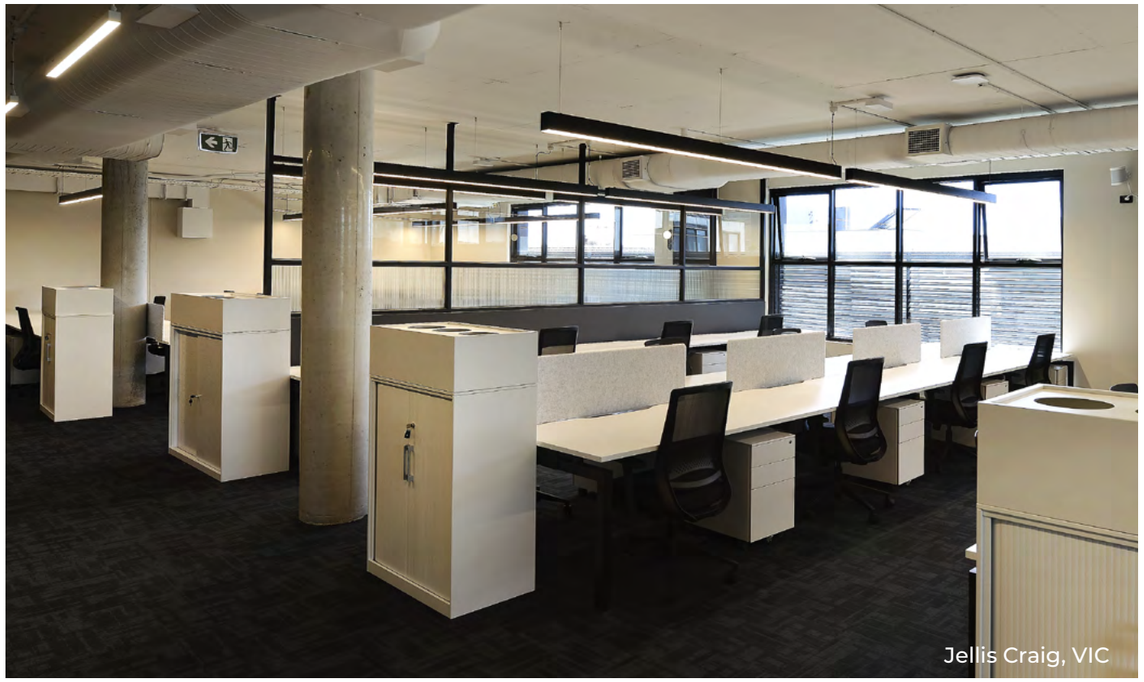
Total Construction provides solutions for capital works and operational needs, offering outstanding project management, new builds, refurbishments, upgrades and ongoing maintenance. Our expertise spans a wide range of sectors, ensuring tailored solutions for every project.

HOW WE DO IT

With three decades of experience in project delivery, Total Construction understands the importance of selecting a construction partner who aligns with your values and project requirements.

We ensure accurate budget forecasting to avoid unnecessary financial pressures, while our emphasis on scheduling precision, quality finishes and high standards ensures we surpass expectations.

We are committed to delivering high-quality results on time, within budget, and with a professional approach from the earliest stages.


Jellis Craig, VIC

PROJECT SNAPSHOT

Monash City Church of Christ $245k
Multi-Use Church Environment
Design & Construction of a new hardstand and awning.
CAMPBELLFIELD, VIC

Centennial Property Group $2.1m
Hardstand
Design & Construction of a new hardstand and awning.
CAMPBELLFIELD, VIC

Hotel Kurrajong $12m
Refurbishment & Fitout of an iconic heritage boutique hotel.
BARTON, ACT

Colonial First State $4m
Adelaide Building
Design, Construct & Fitout of the iconic Adelaide building including the Myer Centre, food court and new escalator.
ADELAIDE, SA

Jellis Craig $1.1m
Office
Design, Construct & Fitout of new Real Estate offices.
ESSENDON, VIC

Hume Partners Property $200k
Foyer and Office
Design & Construct of a Level 5 Lobby and tenancy.
SOUTHBANK, VIC

Hume Partners Property $301k
EOTF and Foyer
Design, Construct & Fitout of end-of-trip facilities and foyer.
SOUTHBANK, VIC

Hume Partners Property $195k
Office
Design, Construct & Fitout of new offices.
SOUTHBANK, VIC

Hume Partners Property $195k
Office
Design, Construct & Fitout of an office space including separation of tenancy.
SOUTHBANK, VIC

Yachting Victoria $715k
Boat Shed
Design, Construct & Fitout of an existing boat shed.
ALBERT PARK, VIC

Mimecast $205k
Office
Design, Construct & Fitout of an office space.
SOUTHBANK, VIC

Stockland Development Pty Ltd. $700k
Commercial
Construct & Refurbishment of Subway and relocation of the Commonwealth Bank.
WENDOUREE, VIC

Hume Partners Property $120k
Office
Design, Construct & Fitout of an office space including separation of tenancy.
SOUTHBANK, VIC

Bennelong Property Management $340k
Commercial Properties
Construct of BCA Compliance and refurbishment works.
HAWTHORN, VIC

Mirvac Limited. $600k
Shopping Centre Bathrooms
Design, Construct & Fitout of shopping centre bathrooms.
ULTIMO, NSW

Ezard Restaurant $200k
Hospitality
Design, Construct & Fitout of a restaurant located in the basement of the Adelphi Hotel.
MELBOURNE CBD, VIC

Federation Centres $2.4m
Centro Shopping Centre
Design, Construct & Fitout of a new retail outlet & 3 existing retail tenancies.
DARRA, QLD

Wentworthville Leagues Club $1m
Construct & Fitout of an addition to the existing building to create an outdoor area for patrons.
WENTWORTHVILLE, NSW

Dan Murphy's $2.2m
Liquor Store
Design, Construct & Fitout of a new store facility including cool room, loading dock, kitchen and toilets.
SOUTH MORANG, VIC

GrowthPoint Properties $535k
Office
Design, Construct & Fitout of office spaces.
KILSYTH, VIC

Dan Murphy's $2.6m
Liquor Store
Design, Construct & Fitout of a new liquor store including cool rooms, a loading dock, kitchen and toilets.
FAWKNER, VIC

First Choice $1.2m
Liquor Store
Design, Construct & Fitout of a 1920s showroom and workshop.
MAROUBRA, NSW

Stockland Development $500k
Food Court
Construct & Refurbishment of a food court area.
WETHERILL PARK, NSW

JELLIS CRAIG OFFICE

REFURBISHMENT & FITOUT









Jellis Craig

PROJECT VALUE
$1.1 million

CONTRACT TYPE
Design & Construct

LOCATION
Essendon VIC

FITOUT OF A NEW OFFICE FOR REAL ESTATE AGENTS JELLIS CRAIG.

The project was completed under a very tight timeframe. The scope of works comprised **complementary finishes to the industrial environment.**

The team fitted out the offices with new doors and internal glazing, new carpet and sealed concrete flooring throughout, and new tiling to wet areas.

The Total Special Projects team completed the installation of extensive joinery including a new kitchen, reception desk, credenzas and vanities. We also **supplied and installed specified soft furnishings and white goods** including a new dishwasher, microwave, fridge and several TVs. **Upgrades to electrical, mechanical, hydraulic and fire services** were also completed. Painting completed the works.

The team overcame unexpected delays with the **Building Permit issued 5 weeks late during the 8-week program.** By purchasing several items in advance, including soft furnishings, furniture and fittings, the team were able to minimise further delay. The project team worked effortlessly to complete the program on time, **successfully handing over to the client ahead of the planned official opening.**

FIRST CHOICE LIQUOR

REFURBISHMENT & FITOUT







PROJECT VALUE
$1.2 million

CONTRACT TYPE
Design & Construct

LOCATION
Maroubra NSW

REFURBISHMENT OF A 1920S WORKSHOP SHOWROOM AND FITOUT FOR FIRST CHOICE LIQUOR MARKET.

The original buildings comprised a **two-storey brick showroom with a dwelling above and a large trussed roof workshop behind.** These structures were joined by a high-level mid section added in the 1960s. The property was initially used for new and used vehicle sales, mechanical repairs and more recently, camper van hire and sales.

The **workshop structure was shortened to accommodate road widening** at the rear and a steel framed loading dock added to the side. The mid section had structural and non-structural mezzanines demolished followed by **strengthening of the original structure with steelwork**.

The two-storey showroom at the front was stripped and bathroom amenities added to the first floor. New slabs and toppings were poured to the entire ground floor area.

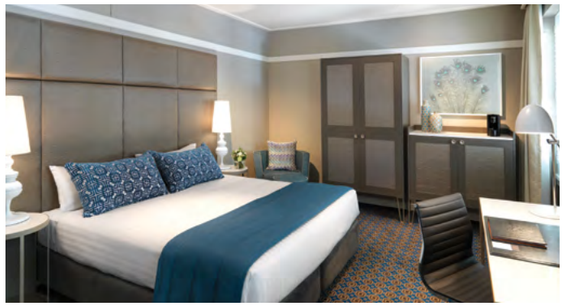
Fitout comprised the installation of vaulted ceilings in the mid and rear sections, polished concrete floors throughout, air conditioning, new shop fronts and entries, lighting to suit the merchandising and new finishes to walls.

The first floor was **converted to offices with lunch facilities, meeting rooms and modern new amenities.** Additionally, the **car park was completely rebuilt** with new drainage, pavement and an acoustic rated steel framed car port full length of the boundary. New fences and electric gates enclosed the site, complemented by landscaping works.

HOTEL KURRAJONG

REFURBISHMENT & FITOUT







PROJECT VALUE
$12 million

CONTRACT TYPE
Construct

LOCATION
Barton ACT

REFURBISHMENT AND FITOUT OF THE HOTEL KURRAJONG, AN ICONIC HERITAGE BOUTIQUE HOTEL IN CANBERRA.

Located on the National Circuit in Barton, a short walk from new Parliament House, the Hotel Kurrajong is an iconic heritage boutique hotel whose origins go back to the birth of Canberra as the nation's capital and whose corridors are steeped in Canberra's political history.

Designed in 1924 by the Commonwealth's Chief Architect, John Smith Murdoch, who also designed Parliament House and the Hotel Canberra, the Hotel Kurrajong is a fine example of early Commonwealth architecture, influenced by the Prairie style of architects Frank Lloyd Wright and visionary planner of Canberra Walter Burley Griffin.

Total Construction's scope of works comprised the complete **refurbishment of the existing 120 bed hotel and the construction of an additional 29 rooms,** incorporating new ensuites to all rooms, the upgrade of back-of-house areas, the reconfiguration of floor plans and commercial kitchen works. Construction was **undertaken in two stages to minimise disruption** to the hotel's continued operations.

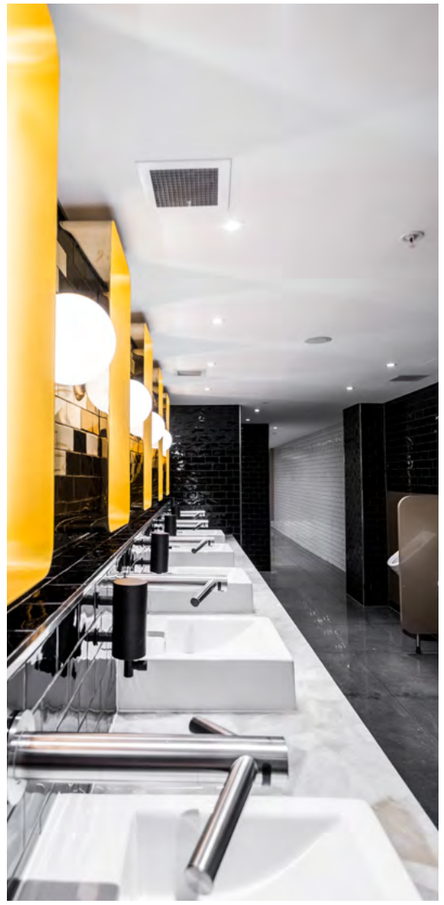
The scope also included an **extensive refurbishment to the major services**, including removing the original boiler heating system and replacing it with new mechanical services.

BROADWAY CENTRE BATHROOMS

REFURBISHMENT & FITOUT







mirvac

PROJECT VALUE
$600k

CONTRACT TYPE
Construct

LOCATION
Ultimo NSW

REFURBISHMENT OF THE EXISTING LEVEL 2 AMENITIES AT BROADWAY SHOPPING CENTRE.

Total Construction was contracted for the refurbishment of Broadway Shopping Centre bathrooms, which involved a **full strip out of the existing bathrooms and fitout of new luxury amenities.**

Total Construction delivered high-level finishes to the bathrooms including custom vanity mirrors, Italian stone tiles and Akril wall panelling.

As the project was **completed within a live shopping centre environment**, this required careful management from the team. The demolition and noisy works were completed out of hours, in coordination with the Hoyts movie schedule to **avoid disruptions to movie-goers.** Total Construction also contracted the base building cleaner to ensure that the common spaces were left spotless every morning.

Furthermore, deliveries were planned within specific windows to minimise disruptions, and the team **effectively communicated with the Broadway Shopping Centre security team.**

These strategies employed by the project team allowed us to effectively complete the project to **high standards of quality and attention to detail**, while simultaneously managing a live operating environment.

WENTWORTHVILLE LEAGUES CLUB

REFURBISHMENT & FITOUT







CLIENT
Wentworthville Leagues Club

PROJECT VALUE
$1 million

CONTRACT TYPE
Construct

LOCATION
Wentworthville NSW

CONSTRUCTION AND REFURBISHMENT OF AN UNENCLOSED GAMING TERRACE AS AN EXTENSION OF THE ‘WENTY’ LEAGUES CLUB.

Total Construction was engaged by Wentworthville Leagues Club to construct an additional **outdoor terrace area** to their club.

The extension is formed of structural steel and has **louvred walls and an open roof section**, allowing the terrace to be considered an outdoor area.

A prominent feature of the unenclosed terrace is the open roof area and landscaping, offering patrons access to direct sunlight and an open feel. The louvred walls and thoughtful landscaping provide aesthetic value to the club.

Total Construction completed the works while the club remained trading, meaning there were several challenges to operating in a live environment. Through **careful planning and effective communication**, the team was able to complete the project in 13 weeks with minimal disruptions to club operations and patron experience.

DOUTTA GALLA AGED CARE

REFURBISHMENT & FITOUT







PROJECT VALUE
$4 million combined

CONTRACT TYPE
Construct

LOCATION
Multiple sites VIC

THE INTERIOR REFURBISHMENT OF FOUR DOUTTA GALLA AGED CARE RESIDENCES IN THE MELBOURNE METROPOLITAN AREA.

Total Special Projects was awarded the contract to complete the interior refurbishment of four Doutta Galla aged care residences at **Kensington, Avondale Heights, Grantham Green and Sunshine.**

The scope of works included the refurbishment of communal living areas, resident rooms, ensuites, commercial kitchens and the relocation of staff stations.

The newly designed communal areas at Avondale Heights offered residents a modern cafe and hairdressing salon. The dementia wing dining room was also extended to increase seating capacity.

As all residences were operational during construction, Total Construction engaged in **forward planning and programming to ensure the safety and comfort of residents was maintained.**

Although project documentation was incomplete, it was critical to begin works immediately. Total Construction's **extensive knowledge in aged care standards helped inform the construction plan** and allowed effective collaboration with consultants to **speed along the documentation process.**

With the project under a tight schedule, two resident bedrooms were completed at one time. As many of the ensuite bathrooms had been exposed to water damage and building movements over time, this required more extensive works under the tight program. **The team worked proactively to overcome these challenges in a live environment.**

MONASH CITY CHURCH OF CHRIST

REFURBISHMENT & FITOUT







PROJECT VALUE
$245k

CONTRACT TYPE
Minor Works

LOCATION
Brandon Park VIC

TOTAL SPECIAL PROJECTS DELIVERED THE CONVERSION OF AN EXISTING OFFICE INTO A VERSATILE MULTI-USE CHURCH ENVIRONMENT.

The team completed the transformation of a conventional office tenancy into a **150-person worship and multi-purpose hall**, supported by a new foyer, community café and lounge areas, meeting rooms, kitchenette, children's area and staff offices, creating a **welcoming, community-focused space.**

The scope comprised a **full internal fitout**, including new partitions, glazing and joinery, alongside upgrades to fire and electrical services.

The team also coordinated the **supply, installation and commissioning of audiovisual systems** to support worship, events and broader community use from day one.

Delivered within an existing commercial building, the project required **careful staging, coordination of trades and proactive management of services tie-ins** to minimise disruption to surrounding tenancies. Early engagement with consultants, AV specialists and key trades ensured efficient integration of services and technology, resulting in a **high-quality, functional and welcoming outcome** within a constrained program.

TESTIMONIALS

To any prospective clients contemplating a partnership with Total Construction for their construction needs, I endorse them. **Total Construction stands out for its industry acumen, ingrained culture of collaboration, and adaptability** - qualities that are invaluable in today's ever-evolving construction landscape.

Our experience working with Total Construction spans multiple states, and throughout these engagements, we have consistently encountered teams characterised by **integrity, professionalism, and a commitment to excellence.**

Our collaboration with Total Construction transcends the bounds of individual projects and we view it as a **long-lasting strategic alliance.** I can confidently assert that our business has derived significant benefits from this partnership, and I have every reason to believe that other clients will share in these rewarding experiences.



STEVEN LAST
GENERAL MANAGER, DEVELOPMENT
ABACUS GROUP



Total Construction successfully completed the design and construction of Stage 1 of Central Park's Central Thermal Plant (CTP) and tri-generation facility. Being the first of its kind in Australia for a mixed precinct, this project was highly complex and had many challenging aspects from commencement to completion. **Total Construction 'stepped up to the plate' and produced a high quality, reliable plant, which now serves over 1,400 apartments and 13,500m² of retail space.** Total Construction's attitude, commitment and willingness to provide a quality outcome for all stakeholders is one of the reasons why we awarded the second and final stage of the CTP to Total Construction. We look forward to a long and rewarding relationship.

SCOTT CLOHESSY
PROJECT MANAGER
FRASERS PROPERY GROUP

Total Construction's cooperation in minimising disturbance to residents was appreciated. Positive and regular communication between Total Construction, the Architect and TTHA ensured an **excellent project outcome** with the project on budget and our residents and staff all enjoying the new facility. Total Construction's cooperation in observing strict site Covid-19 rules was very much appreciated.



PAUL ENGLISH
CHAIRMAN
TABULAM AND TEMPLER HOMES FOR THE AGED



I would like to thank you again for the hard work you and your team have put into the successful completion of our Brookvale Centre. **Your strong attention to keeping and improving the schedule is the major reason for the timeliness of completion.** You have brought a great deal of experience that has been invaluable in a project of this size and is a key reason for its success. I am extremely proud of the centre and have enjoyed working with you to get it built.

Total Construction has been working closely with Kennards Self Storage since 1994 and has successfully delivered over 100 self storage facilities. Given the absolute need to complete these projects on time and on budget, they have played a key role in the successful growth of our company.

SAM KENNARD
CHIEF EXECUTIVE OFFICER
KENNARDS SELF STORAGE

The recent facility fit out works Total Construction carried out for European Catering was conducted with utmost professionalism. From the first initial contact, working with Total Construction's Food & Beverage Division has been a pleasure.

Total Construction's approach to being along for the journey with their clients was both true and beneficial. Numerous meetings were conducted regularly and professionally to ensure that every party was on the same page and up to date on details. Throughout the process, Total Construction supplied our organisation and myself with **comprehensive designs, advice, quotes, scope of works, and the rest of works conducted was to the highest standard.** European Catering is delighted to have the opportunity to work with Total Construction and hope we have the pleasure to work together again at some stage in the future.



ARNOLD HUBEN
DIRECTOR
EUROPEAN CATERING

TESTIMONIALS

"At our first tender meeting, Total Construction arrived well prepared and demonstrated a thorough understanding of the project concept and brief. Total Construction took the time to explain their processes and point out key features of their design and building.

Total Construction always collaborate, are willing to cost-engineer and present alternative options to address unexpected challenges that present themselves throughout the building process. StoreLocal provide the builder scope to fill in the design gaps. Total Construction's ability to interpret, design and build exceeds our expectations.

Total Construction's site teams take great pride in their work, something that stands out when our StoreLocal team and partners visit sites. Their estimating team are knowledgeable and inexhaustible.

Total Construction bring the benefit of many years of experience building self storage facilities to StoreLocal builds. They complete the builds on budget and ahead of programme. StoreLocal regularly recommend Total Construction as facility development partners... without hesitation.



STEVE GIRDIS
SENIOR DEVELOPMENT MANAGER,
STORELOCAL



"The Total Construction team have efficiently addressed all design and construction challenges in each of our projects and have a proven track record in effective communication. Total Construction's commitment to quality outcomes along with post-completion attention have greatly assisted our team to commission these new facilities to become operational in as short a time as possible after project handover.

MICHAEL POWELL
PARTNER / NON-EXECUTIVE DIRECTOR
MCKENZIE AGED CARE GROUP



"Together with Steve Taylor and the Construction Manager from Total Construction and Simon Thorne from Integrated Design Group, we have been able to deliver a state-of-the-art home. Edensor Gardens will provide residents with an amazing lifestyle, the best in-house services and professional person-centred care.

MICHAEL KRESNER
MANAGING DIRECTOR
ADVANTAGE CARE

"I choose to work with Total Construction for their standout knowledge of the self storage industry. They have the background and the experience, and I have dealt with them for a number of years in other businesses and as an owner for several builds and projects that are currently in the pipeline.

Total Construction are great in the way they collaborate. They are open and talk about solutions. A deal is a deal with them, they get through problems faster and we get through builds quicker. With our North Lakes Coomera and Pimpama projects, Total Construction exceeded our expectations, delivering great quality projects, on time and to budget. I have recommended Total Construction in the past and will continue to do so.

JON PERRINS
FOUNDER,
UNIVERSAL SELF STORAGE FUNDS MANAGEMENT





"I have been acquainted with Bill Franks and Steve Taylor of Total Construction for the last 15 years and in each setting I've worked with the Total Construction team, I have found them professional, responsive, proactive and helpful.

They have tremendous experience in self storage construction which is obvious, however it is their pre-construction advice and consulting where I have found them extremely helpful to me in my roles over the last 15 years and especially now with our developments with StorHub. Value engineering and creative construction methods are a particular strength of the team. Their knowledge and professionalism are second to none.

SIMON DEGARIS
CHIEF EXECUTIVE OFFICER
STORHUB AUSTRALIA

OUR AWARDS

WE'RE PROUD TO BE A MULTI-AWARD WINNING CONSTRUCTION COMPANY.

We take pride in delivering exceptional projects across Australia. Our dedication to safety and high quality outcomes for our clients has earned us numerous prestigious industry awards. These recognitions reflect our commitment to excellence and the trust our clients place in us.

Master Builders New South Wales
Northern Regions Excellence in Building Awards
Aged Care / Lifestyle Over 55's: Over $20 million
ASSISI APARTMENTS AT CROWLEY

Master Builders Victoria
Northern Regional Building Awards
Commercial Buildings Under $5m
HEATHCOTE HEALTH

Master Builders Queensland
Gold Coast Housing & Construction Awards
Commercial/Industrial Building from $15m up to $30m
STORELOCAL PACIFIC PINES

Master Builders Queensland
Downs & Western Housing & Construction Awards
Community Accommodation
BLUECARE ACACIA GARDENS

Master Builders Queensland
Brisbane Housing & Construction Awards
Commercial/Industrial Building from $15m up to $30m
STORELOCAL BERRINBA

Master Builders New South Wales
Excellence in Construction Awards
Aged Care Building Over $35m
KOPWA ROSEVILLE

Master Builders New South Wales
Excellence in Construction Awards
Aged Care Building Up To $25m
HAMMONDCARE MIRANDA

Urban Development Institute of Australia
Awards for Excellence
Affordable Development
HOUSING FIRST 'HOMES FOR HOPE'

Master Builders Queensland
Sunshine Coast Housing & Construction Awards
Industrial Building Over $5m
KENNARDS SELF STORAGE BARINGA

Master Builders Queensland
Far North Queensland Housing & Construction Awards
Community Accommodation for Aged Care & Nursing Homes
THE KUBIRRI AGED CARE PLUS CENTRE

Master Builders New South Wales
Excellence in Construction Awards
Aged Care Open Price
EDENSOR GARDENS

Master Builders Queensland
Sunshine Coast Housing & Construction Awards
Community Accommodation for Aged Care & Nursing Homes
THE ORMSBY

Master Builders New South Wales
Excellence in Construction Awards
Best Use of Bricks
PRESBYTERIAN LADIES COLLEGE CROYDON

Master Builders New South Wales
Excellence in Housing Awards
Aged Care Up To $20m
THE RESIDENTIAL GARDENS ROOTY HILL

OUR AWARDS

Master Builders Association of New South Wales
Excellence in Construction Awards
Industrial Building Up To $7m
WINGHAM BEEF EXPORTS

Master Builders Association of New South Wales
Excellence in Construction Awards
New Product Innovation
CENTRAL THERMAL PLANT

Energy Efficiency Council
Industry Award
Best Co-generation or District Energy Project
CENTRAL THERMAL PLANT

NSW Country Division Australian Institute of Architects
National Architecture Awards
Non-Residential Architecture: New & Outstanding Work of Architecture
INTERNATIONAL FRENCH SCHOOL OF SYDNEY



Winners of the 2026 Master Builders NSW Northern Regions Excellence in Building Awards for the Assisi Apartments At Crowley



Special Commendation at the 2026 Master Builders Victoria Northern Regional Building Awards for Heathcote Health



Winners of the 2023 Master Builders NSW Excellence in Construction Awards for KOPWA Roseville and Hammondcare Miranda



Winners of the 2018 Master Builders NSW Excellence in Construction Awards for the Presbyterian Ladies College Croydon

TOTAL CONSTRUCTION

EXCELLENCE IN CONSTRUCTION
SINCE 1995

'Making a positive difference in people's lives through excellence in construction.'

SYDNEY
9A George Street
North Strathfield NSW 2137
T: 02 9746 9555

MELBOURNE
Tenancy 1, Level 2
6 Palmer Pde
Cremorne VIC 3121
T: 03 9417 4744

BRISBANE
13/16 Metroplex Avenue
Murarrie QLD 4172
T: 07 3393 7700

October 2026