

FUTURE-FOCUSED, FUNCTION-DRIVEN

Douglas Construction & Engineering (DCE) has successfully delivered Lot 2 Barracks Road, within the strategically located Metroplex Westgate. Designed and constructed to meet the evolving needs of modern logistics and industrial operations, the project features a high-specification warehouse, integrated office spaces, and external works.

Douglas Construction & Engineering (DCE) has successfully completed the state-of-the-art industrial facility at Lot 2 Barracks Road within the Metroplex Westgate precinct in Wacol, Queensland.

Purpose-built for flexibility, this premium-grade facility features two fully independent tenancies with dedicated office and warehouse zones

- High-clearance warehousing and expansive hardstand areas
- Targeting a 5 Star Green Star Buildings v1.0
- >35% reduction in Upfront embodied carbon emissions
- Large Suspended Warehouse slab over an undercroft car park

“This project showcases our commitment to building smarter, more sustainable industrial spaces that meet the evolving needs of

both tenants and investors,” said Mark Falconer, Pre-Construction and Sustainability Manager.

The Metroplex Westgate development is a premier industrial estate strategically located at the interchange between the Centenary Highway and Ipswich Motorway, providing seamless access to Brisbane’s major arterial roads. This prime location is ideal for logistics and distribution operations, enhancing the appeal of the facilities within the estate.

DCE’s scope of work for Lot 2 Barracks Road encompassed the design and construction of the high-specification industrial warehouse, complete with associated office spaces and external works. The facility was meticulously planned to meet the stringent requirements of contemporary industrial operations, focusing on functionality, durability, and adaptability.

“Our objective was to deliver a facility that not only meets the immediate operational needs of our client but also offers flexibility for future growth,” said Alex Douglas, Director, Construction at DCE. “We collaborated closely with all stakeholders to ensure that the design and construction processes were aligned with the client’s vision and the overarching goals of the Metroplex Westgate development.”

The construction process involved the use of advanced building techniques and high-quality materials to ensure the longevity and resilience of the facility.

DCE’s experienced project management team coordinated various aspects of the build, from site preparation and structural works to the installation of services and final fit-out, ensuring that the project was completed on time and within budget.

Sustainability was a key consideration throughout the project. DCE implemented environmentally responsible construction practices, including efficient waste management, energy-efficient lighting systems, and the use of sustainable building materials.

These initiatives align with the broader sustainability objectives of the Metroplex Westgate precinct, which aims to set new benchmarks in economic, environmental, and social sustainability.

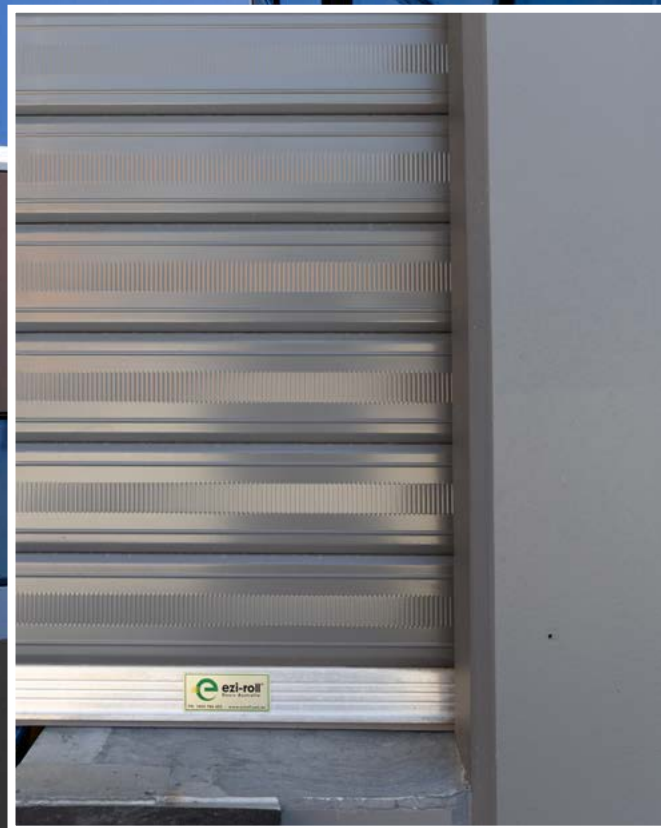
“Delivering this project at Lot 2 Barracks Road reinforces our position as a leading provider of industrial construction solutions,” Manish Jaiswal (General Manager Construction) added. “We take pride in our ability to deliver projects that not only meet but exceed our clients’ expectations, contributing to the growth and success of their operations.”

The successful completion of the Lot 2 Barracks Road facility adds to DCE’s impressive portfolio of industrial projects and highlights the company’s expertise in delivering complex construction projects within dynamic and fast-paced environments.

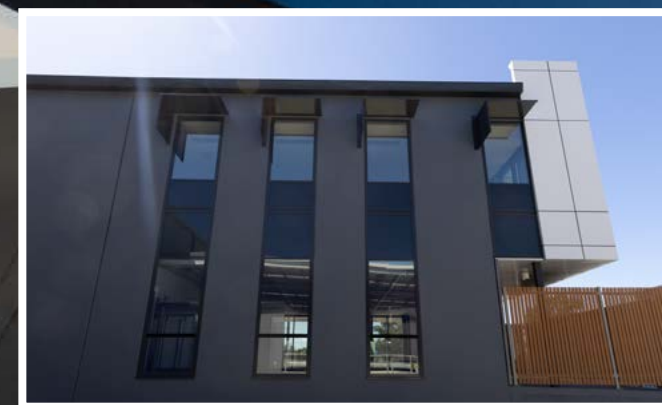
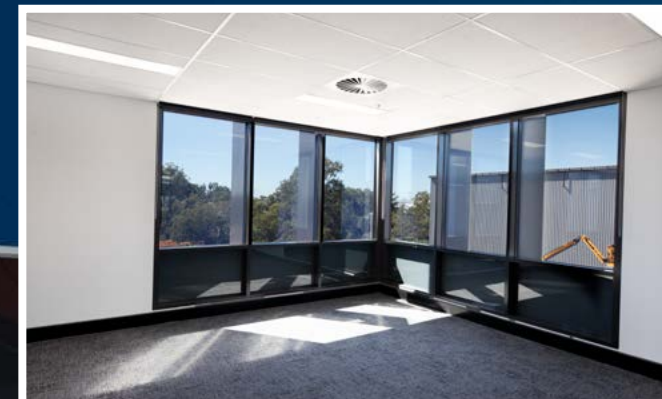
For more information contact Douglas Construction & Engineering, Suite 4, 1 Swann Road, Taringa QLD 4068, phone 07 3839 0176,

MAIN CONSTRUCTION COMPANY : Douglas Construction & Engineering
ARCHITECT : Watson Young Architects
STRUCTURAL ENGINEER : Tungsten Structures
PROJECT VALUE : \$30 million

Below Ezi-Roll supplied custom roller shutters for Metroplex warehouses, showcasing innovation, durability, and project partnership.



Below JKA delivered custom glazing solutions balancing acoustic, energy, and aesthetic requirements for Metroplex Westgate.



TRUSTED. TAILORED. TESTED: EZI-ROLL'S INDUSTRIAL SHUTTERS IN ACTION

With over 50 years of experience in the Australian market, Ezi-Roll Doors continues to lead the way in custom-engineered industrial and commercial roller shutters. Their recent work at Lot 2 Barracks Road in the Metroplex Westgate development is yet another example of the company's commitment to quality, innovation, and project partnership.

Working alongside Douglas Construction, Ezi-Roll supplied and installed their trusted Ezi-115 steel roller shutters across Warehouses A and B. "We measured and manufactured custom-made roller shutters to suit the specific needs of the site," said Brendan Gallagher, Account Manager at Ezi-Roll. The installation included nine large on-grade shutters measuring 5500mm high by 6000mm wide, and six loading dock shutters at 4200mm high by 3000mm wide, all finished in Powdercoat 'Colorbond Basalt' for a sleek, durable look.

All shutters were manufactured with Ezi-Roll's patented windlock system, offering enhanced protection against high winds and unauthorised access. "The windlock system uses windlocks inherent in manufacture to provide market-leading resistance, exceeding Australian standards for wind loading," Brendan explained. This feature was especially important for the high-exposure warehouse façades.

In terms of motorisation, the team used Grifco E-Drive motors, a reliable and powerful option for industrial applications. For loading docks, these motors were seamlessly interfaced with the dock levellers, ensuring safety and efficiency during logistics operations.

Despite the large scope of the project, the installation progressed smoothly. "This was a standard job for us," Brendan noted. "As a preferred supplier for Douglas Construction, we've built a great working relationship and have been involved in Metroplex projects since 2017."

The Lot 2 Barracks Road project reaffirms Ezi-Roll's reputation as a trusted partner in delivering made-to-order, high-performance roller door solutions across major industrial developments in Australia.

For more information contact Ezi-Roll, 20 Randle Road, Pinkenba QLD 4008, phone 1800 766 652, email sales@eziroll.com.au, website www.eziroll.com.au

FROM SPEC TO SITE: JKA'S TAILORED APPROACH TO PROJECT COMPLIANCE AND PERFORMANCE

JKA Commercial Glazing was engaged to deliver specialist glazing solutions that met Lot 2 Barracks Road's rigorous design and performance standards. JKA's scope included the supply and installation of commercial-grade aluminium windows and doors for both internal and external applications.

Externally, the team installed 150mm x 50mm front-glazed commercial framing, hinged doors, and an automatic sliding door, incorporating energy-efficient and acoustically rated Insulated Glass Units (IGUs). Internally, the same framing system was used along with double-pocket acoustic glazing, ensuring privacy, noise control, and compliance across the board.

"Key requirements for the project included wind and water ratings, acoustic and energy performance, powdercoating, hardware, and aesthetic consistency," said Andrew Woods, JKA General Manager. "We worked closely with Douglas Construction and used our in-house review systems to analyse all specifications, ensuring compliance with Australian standards and design intent."

One of the standout challenges was finding glazing solutions that could balance energy efficiency, soundproofing, and privacy. JKA sourced

and combined different types of glass, including painted glass for spandrel panels and coloured films for blocked-out privacy sections—often within the same window. Products used included Alspec Hunter front-glazed and acoustic framing, Alspec Swan commercial doors, and Duratec Zeus powdercoated finishes, paired with advanced IGU configurations and Auto Ingress operators.

Some windows, measuring up to 4.2m high, required pre-glazing offsite and installation using cranes and vacuum lifters due to limited site access. Despite these complexities, JKA delivered a sleek, high-performing glazing package.

"Our involvement in Metroplex Westgate highlights our ability to extract precise requirements from complex documents and deliver high-calibre glazing solutions on time," said Andrew. "It's a true testament to the expertise of our fabrication and installation teams, and our collaborative approach with clients and contractors."

For more information contact JKA Commercial Glazing, 22 Griffin Crescent, Brendale QLD 4500, phone 07 3881 3442, email sales@jkaglazing.com, website www.jkaglazing.com.au

Below T&M Cabinets delivered durable, high-quality cabinetry and stonework for a modern, high-traffic commercial facility.



Below Red Sand Ecology ensured environmental compliance and sustainability at Metroplex Westgate through expert planning and oversight.



FUNCTION, FINISH, AND FIT: CABINETRY THAT WORKS AS HARD AS YOU DO

T&M Cabinets brought their signature craftsmanship to the Lot 2 Barracks Road development at Metroplex Westgate, delivering a complete cabinetry and stonework package for the modern commercial-industrial facility.

Commissioned by long-time collaborators Douglas Construction, the project included the manufacture and installation of kitchen and bathroom cabinetry and stonework tailored to suit a high-traffic workplace environment. “The space needed to be highly functional, serving a large array of office and factory staff, and the materials reflected that,” said Managing Director Nick Theodotou.

Working to architectural plans and finish selections provided by the Douglas Construction team and project architects, T&M Cabinets delivered a seamless integration of durable Laminex finishes and Caesarstone benchtops, chosen for both their practicality and visual appeal. While T&M Cabinets is best known for its high-end residential joinery, the Metroplex project demonstrated their capacity to pivot smoothly into commercial territory.

“Although our main focus is high-end residential cabinetry, we enjoy working in the commercial space. We’re well equipped to handle

commercial projects, the core principles are the same. It’s just the materials and finish that differ.” Staying on schedule was a key priority in a fast-paced build.

“Timelines can quickly move on large scale commercial projects, but we have a great working relationship with our clients and ensure timelines are met,” Nick added. “We’ve worked with Douglas Construction for years—we know how to work well within their systems.”

T&M Cabinets has also delivered custom joinery on other Douglas projects, including the intricate reception and feature wall installations at 114 Gilmore Road, Berrinba—a testament to their design versatility and attention to detail. From luxury homes to large-scale developments, T&M Cabinets continues to combine precision, functionality, and finish with every project.

For more information contact T&M Cabinets, Shed 1, 8 Proprietary Street, Tingalpa QLD 4173, phone 07 3890 0845, email info@tandmcabinets.com.au, website www.tandmcabinets.com.au

BALANCING DEVELOPMENT WITH ENVIRONMENTAL INTEGRITY AND COMPLIANCE

At Wacol’s Metroplex Westgate precinct, Red Sand Ecology, led by Managing Director Sarah Hobson, ensured the project met top environmental standards. Their scope encompassed implementing erosion and sediment control plans for the entire Metroplex Westgate site in accordance with Brisbane City Council guidelines, requiring coordination with Douglas Constructions & Engineering (Lot 2) and Hutchinson Builders.

“We collaborated closely with the contractors to make sure our erosion and sediment control measures weren’t just compliant on paper but were actively upheld on site,” said Sarah. “Our inspections and oversight helped ensure that the work being done supported both council regulations and the project’s environmental objectives.”

Red Sand Ecology also contributed to fulfilling Green Star requirements drafting a technical memorandum to support the project’s environmental reporting. This included outlining how historical and legislative requirements were being addressed throughout the development.

“We participated in pre-start meetings with Brisbane City Council, helped shape erosion management plans, and mediated environmental

risks with the regulators,” Sarah explained. “We also undertook water quality monitoring during construction and supported Hutchison Builders in ensuring ongoing environmental compliance.”

Known for their work across major council infrastructure and commercial projects, including involvement in Brisbane Metro’s sustainable transport initiative, Red Sand Ecology brings specialist experience in planning, due diligence, on-ground ecological surveys, plan development, and long-term monitoring.

“Our focus is on ensuring environmental integrity from the earliest planning stages through to practical completion,” said Sarah. “It’s about finding practical, science-led solutions that work for developers, councils, and the environment.”

At Metroplex Westgate, their expertise helped deliver a more sustainable, compliant, and environmentally responsible outcome, reinforcing Red Sand Ecology’s reputation as a trusted partner in Queensland’s growing infrastructure landscape.

For more information contact Red Sand Ecology, 1300 733 763, admin@redsandecology.com.au, website redsandecology.com.au

Below DuraCube delivered a precise, compliant, and on-time washroom fit-out for Lot 2 Metroplex Westgate development.

Below Civil Contracting Solutions QLD delivered early works at Barracks Road, overcoming terrain challenges with precision.



FROM DESIGN TO DELIVERY: DURACUBE FLUSHES OUT A FLAWLESS FIT-OUT

As part of the new Metroplex Westgate development in Brisbane, DuraCube delivered a high-quality washroom fit-out for the facility. Known for their reliable commercial cubicle systems and washroom accessories, DuraCube supplied and installed a comprehensive package designed for durability, compliance, and seamless site integration.

“Our scope at Lot 2 Barracks Road Metroplex included 18 pedestal-mounted overhead braced partitioning systems, five floor-mounted systems with shower seats, six wall-mounted privacy panels, eight grab rails, and 18 toilet roll holders,” said Nick Serafin, DuraCube’s Marketing Manager.

From the earliest design phases, DuraCube worked closely with project stakeholders to ensure a smooth process. “We were engaged while the project was still on paper, providing design and compliance support, followed by a detailed proposal documenting every element—from layouts and materials to colours and features,” Nick explained.

Once construction was ready for fit-out, DuraCube conducted final site measurements to ensure a perfect fit. The company’s in-house designers then produced shop drawings based on those dimensions. All

components were manufactured in Sydney, where they were pre-drilled, cut, quality-checked, and packed for delivery and installation.

While the job was technically standard, it required strong scheduling coordination. “We accommodated the builder’s installation date preferences, working around multiple trades and a tight project handover window,” Nick noted. The result was a clean, functional, and compliant washroom installation that met the project’s strict timelines.

DuraCube is a trusted Australian manufacturer and installer of premium commercial toilet partitions and washroom systems, delivering durable, functional, and compliant solutions for education, healthcare, retail, and commercial sectors. Based in Sydney, DuraCube offers end-to-end service—from design consultation and custom fabrication to onsite installation—ensuring every project meets exact specifications. With a focus on quality, precision, and customer satisfaction, DuraCube is known for delivering on time, every time.

For more information contact DuraCube, 13 Pullman Place, Emu Plains NSW 2750, phone 1300 387 228, email sales@duracube.com.au, website www.duracube.com.au

FROM EXCAVATION TO RETAINING WALLS: A WHOLE-OF-SITE APPROACH

Civil Contracting Solutions QLD, a South East Queensland based civil contractor operating since 2018, has successfully delivered the full package of civil works for the Lot 2 Barracks Road project within the Metroplex Westgate precinct.

Known for their expertise in end-to-end civil construction—from early engagement through to practical completion—Civil Contracting Solutions brought their extensive experience and collaborative approach to this landmark industrial development.

“Civil Contracting Solutions was engaged for the full civil works package, including bulk earthworks, stormwater, pavements, and the design and construct of both boulder and concrete sleeper retaining walls,” said Senior Project Engineer, Jen Third. This broad remit demanded technical agility and close coordination with the client and other contractors.

One of the site’s major challenges was the significant change in ground level between the development site and the surrounding streets. “This provided unique challenges, but we were able to deliver a combination of fully certified design and construct retaining walls that were both cost-effective and efficient,” said Jen.

Additionally, unexpected rock conditions during excavation required swift adaptation of methodology and resource allocation to maintain the programme.

Civil Contracting Solutions ensured that safety and quality remained a top priority throughout. “We operate under an ISO-certified Quality Management System, and our in-house engineering and management team maintained close oversight throughout the build,” said Jen. “This allows us to identify and rectify any issues early while delivering to Tier 1 standards.”

A key highlight of the project was the early completion of Civil Contracting Solutions’ scope, allowing Douglas Construction to take possession of the building pad ahead of schedule. “The success of this project really came down to collaboration, technical expertise, and a team that’s dedicated to delivering above expectations,” Jen concluded.

For more information contact Civil Contracting Solutions QLD, phone 0407 714 724, email ben@ccsqld.com