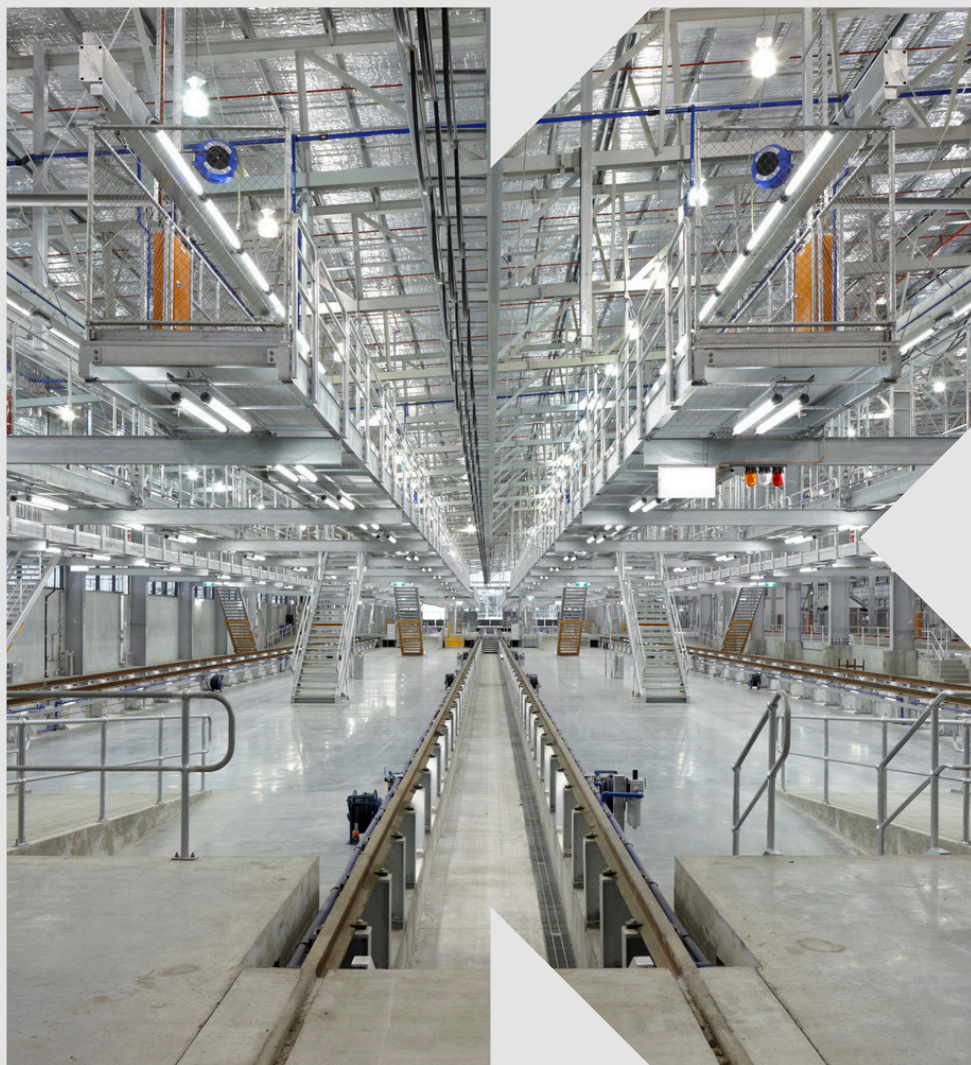


Design that supports Defence capability

**Defence Capability
Statement:
depots, logistics,
technical infrastructure and
contractor-led delivery**

July 2026

Kyriacou



Kyriacou Defence Position

From complex infrastructure to Defence estate outcomes

Kyriacou is an Australian architecture practice specialising in complex infrastructure, operational facilities and technically demanding projects. Operating nationally from Melbourne, Sydney, Brisbane and Perth, the practice brings experience across logistics precincts, maintenance and sustainment facilities, substations, technical buildings and high-compliance industrial environments.

Kyriacou works across early planning, reference design, documentation and construction support, often inside multidisciplinary and contractor-led delivery teams. Our Defence-relevant strength is translating operational, technical and stakeholder requirements into clear, functional and buildable architectural outcomes.

Kyriacou brings proven infrastructure design capability to Defence estate environments where operational performance, safety, constructability and long-term usability are critical. Our work across depots, logistics precincts, technical buildings, substations and live transport environments gives us practical experience in facilities that must operate reliably from day one.

01 Heavy industrial sustainment infrastructure Depot, workshop, yard, utilities and sustainment precinct proof for heavy industrial sustainment facilities.	02 Logistics & operational readiness Storage, fuel, dangerous goods, remote support and regional readiness facilities.
03 Controlled industrial support facilities High-compliance industrial support buildings, technical utilities and secure site interfaces.	04 Digital engineering and contractor-led delivery BIM, DfMA, authority submissions and technical documentation, constructability and design integration inside major delivery teams.
Operational infrastructure capability Kyriacou designs infrastructure that has to work in live, constrained and technically complex environments. We bring practical experience in coordinating architecture, engineering, services, access, safety, operations and stakeholder requirements into buildable outcomes.	

Why Kyriacou

Design that works in operational environments

At Kyriacou, we uncomplicate the complex. We design for the reality of the user, the integrity of the investment and the operational constraints that shape the built outcome.

For Defence estate, this means practical architecture for facilities where movement, maintenance, safety, services, security, authority requirements and constructability need to be resolved together.

Depot and sustainment thinking

Heavy-asset maintenance, stabling, workshops, yards, access, cranes, utilities and staged operations.

Compliance-led storage

Fuel, dangerous goods, warehousing, site controls and functional operational readiness.

Technical buildings and utilities

Substations, services-heavy enclosures, power supply, authority interfaces and robust maintenance access.

Delivery-team integration

Secondment, authority submissions and technical documentation packages, D&C documentation, BIM, DfMA and coordination within top-tier teams.

Stakeholder and authority discipline

Government agencies, operators, contractors, engineers, communities and regulatory bodies.



Our value is in operational infrastructure: facilities that must be safe, buildable, maintainable and reliable from day one.

Defence capability areas

Four areas where Kyriacou's infrastructure experience aligns with Defence estate requirements

01

Heavy industrial sustainment infrastructure

Kyriacou's depot, workshop, maintenance yard and technical facility experience is relevant to heavy industrial sustainment infrastructure, including support buildings, controlled movement, utilities, storage, maintenance access and services-heavy facility planning.

Evidence includes VRET, NGT Maidstone Tram Maintenance Facility, HCMT Pakenham Train Maintenance Facility, Craigieburn Train Maintenance Facility, Preston Workshops Redevelopment and NGT TMF Substation.

02

Logistics and operational readiness

Kyriacou designs operational support infrastructure where warehousing, high-bay storage, workshops, access and egress, fuel, dangerous goods, security, staff support and regional readiness need to be resolved as part of one working site.

Evidence includes the Intermodal Hub and Powelltown Depot Operational Readiness Upgrades.

03

Controlled industrial support facilities

Kyriacou's experience with high-compliance industrial buildings, technical utilities, controlled interfaces and services-heavy design is relevant to secure industrial facilities supporting manufacture, storage and site operations.

This capability sits in technical planning, robust building design, authority coordination, secure site interfaces and the integration of operational requirements into buildable outcomes.

04

Digital engineering and contractor-led delivery

Kyriacou works effectively inside major delivery teams, including Alliances, managing contractors, D&C contractors, PMCs and design services teams. The practice brings BIM, DfMA, authority submissions and technical documentation, constructability input and design coordination across complex infrastructure projects.

Evidence includes North East Link digital engineering and DfMA, HCMT secondment into Jacobs, Melbourne Metro bid integration and TOC/TAN documentation across industrial projects.

Selected Experience

Operational Infrastructure Projects

Representative Defence-relevant experience



Victorian Renewable Energy Terminal (VRET)

Technical Advisory Services

Client: Port of Hastings Corporation

Status: completed 2025

Location: Port of Hastings, Victoria

Technical advisory services to the Port of Hastings Corporation for the Victorian Renewable Energy Terminal, a major port infrastructure project enabling the import, storage and assembly of offshore wind components. Advisory role supporting planning and definition of technical requirements for a complex, multi-disciplinary terminal including heavy-duty pavements, berthing infrastructure and landside operational facilities.

Defence relevance: Specialist advisory within a large, engineering-led infrastructure project delivering complex logistics and operational facilities. Directly transferable to Defence estate projects involving port-connected logistics, heavy infrastructure, and integrated planning for large-scale equipment handling, staging and deployment environments.

Selected Experience

Operational Infrastructure Projects



Intermodal Hub - Bid Phase

Port-connected logistics precinct

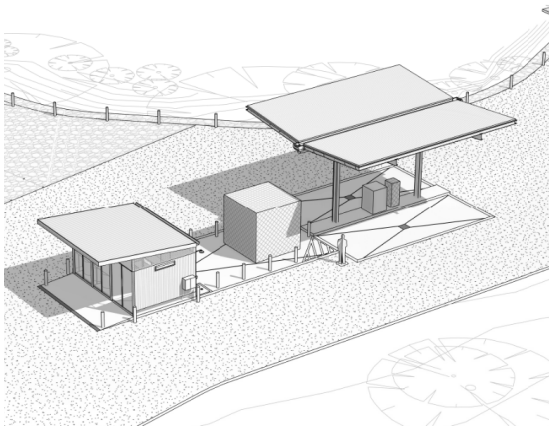
Client: Medlog

Status: concept design

Location: West Melbourne, Victoria

Architectural due diligence and documentation for a multi-building logistics precinct, including high-bay warehouse, workshops, gatehouse/amenities and authority submissions and technical documentation package preparation with civil, structural, MEP, fire and security coordination.

Defence relevance: logistics, controlled movement, warehousing, support buildings and landside industrial precincts



Powelltown Depot Operational Readiness Upgrades

Fuel & dangerous goods store

Client: Dept. Energy Environment & Climate Action

Status: in construction

Location: Powelltown, Victoria

Specialist technical design and project management from master planning and options analysis through design, tendering and construction for a government depot upgrade.

Defence relevance: Fuel, dangerous goods, operational readiness, regional support and high-compliance storage interfaces.

Selected Experience

Operational Infrastructure Projects



HCMT Train Maintenance Facility

Critical train maintenance facility
Client: Rail Projects Victoria
Status: completed 2018
Location: Pakenham, Victoria

Final detail design and documentation for a complex train maintenance facility, with Kyriacou specialist technical support seconded into the Jacobs team for technical coordination and construction design integration.

Defence relevance: Specialist architecture within major engineering-led team, maintenance support buildings and design integration under a larger delivery partner.



Next Gen Tram Maintenance Facility

Maintenance facility for new G Class Tram fleet
Client: Dept. of Transport & NWP Alliance
Status: completed Dec 2025
Location: Maidstone, Victoria
Budget \$367M
Size: 6.5 ha

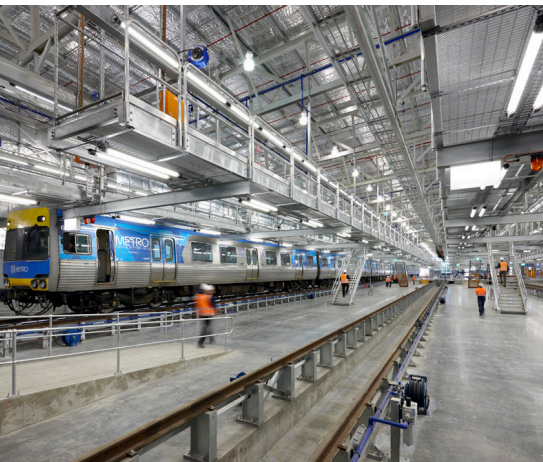
Kyriacou led Urban Design and Architecture for the Victorian Next Generation Tram Maintenance Facility through Master Planning and TOC, resolving site layout, transport functions, and contextual interfaces for Melbourne's new accessible tram fleet.

Defence relevance: Heavy-asset maintenance, controlled depot movement, sustainment support facilities and yard interfaces.

Selected Experience

Industrial and technical support evidence

Supporting proof for sustainment, controlled industrial and operational control environments



Craigieburn Train Maintenance Facility

Heavy rail maintenance facility

Client: Dept. of Transport

Status: completed 2011

Location: Craigieburn, Victoria

Budget \$130M

A large-scale maintenance precinct with roads, inspection and lift, bogie pits, roof access, cranes, warehouse, yard storage, staff accommodation, offices, amenities, parking, security, landscaping and utilities. Project completed while Gary Kyriacou was a Director with HBO+EMTB.

Defence relevance: A strong physical analogue for sustainment precincts with heavy assets, workshops, cranes, warehouses, security and utility infrastructure.



Preston Workshops Redevelopment

Major urban transport operational hub

Client: Coleman Rail and Yarra Trams

Status: completed 2016

Location: Preston, Victoria

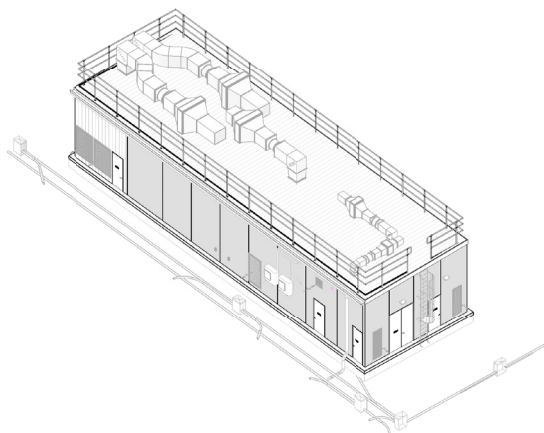
Budget \$110M

Major workshop redevelopment introducing tram stabling and operations while continuing heavy maintenance and servicing functions for the E-Class tram fleet. Significant heritage overlay.

Defence relevance: Live workshop redevelopment, industrial operational handover, maintenance and servicing continuity.

Selected Experience

Industrial and technical support evidence

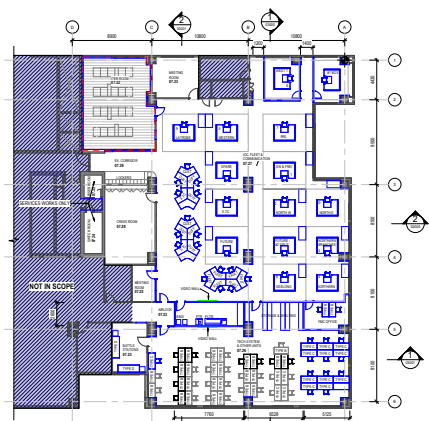


NGT TMF Substation

Maintenance facility for new G Class Tram fleet
Client: Dept. of Transport & NWPA Alliance
Status: completed Dec 2025
Location: Maidstone, Victoria
Budget \$367M (overall facility)

Architect and Urban Designer for the depot substation, working with services engineering, the power authority and the delivery team to support essential depot operations and traction power.

Defence relevance: Critical utilities, services-heavy technical buildings, secure industrial power infrastructure and operational reliability.



V/Line Flinders Disaster Recovery Site

Operational control environment
Client: V/Line
Status: anticipated completion 2026
Location: Flinders Steet Station, Melbourne
Budget commercial in confidence

Lead Architect translating system requirements into a functional control environment for train controllers, technical services, IOC/fleet management and retained DRS functional groupings.

Defence relevance: Command, control, operational support rooms and mission-support style technical environments.

Selected Experience

Digital Engineering and Coordinated Design Delivery

Supporting proof for data-driven coordination, constructability and digital engineering in major delivery environments

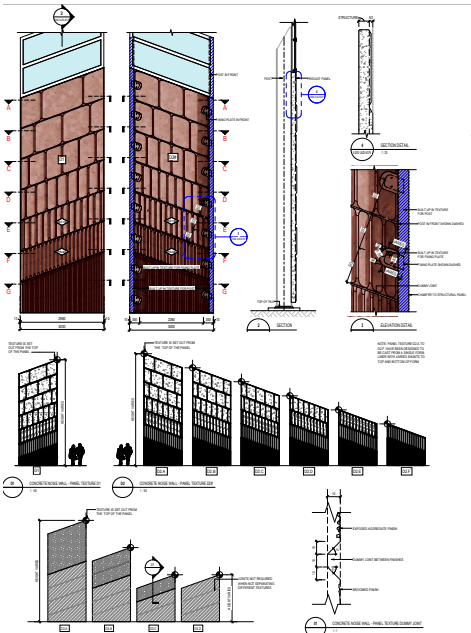


North East Link (NEL) – Digital Engineering

Architecture and Urban Design
Client: Laing O’Rourke, MTIA
Status: currently in construction
Location: Northeast of Melbourne

Kyriacou delivered digital engineering input as part of Victoria’s largest road infrastructure project, working within a multidisciplinary team. An ISO 19650-aligned BIM and data environment enabled coordinated design across architecture, civil, structural and specialist disciplines. Operating within ProjectWise and ACC, the team achieved real-time coordination across design packages, supported by automated workflows that reduced rework and improved model accuracy. This approach strengthened integration between disciplines and supported efficient delivery across the program.

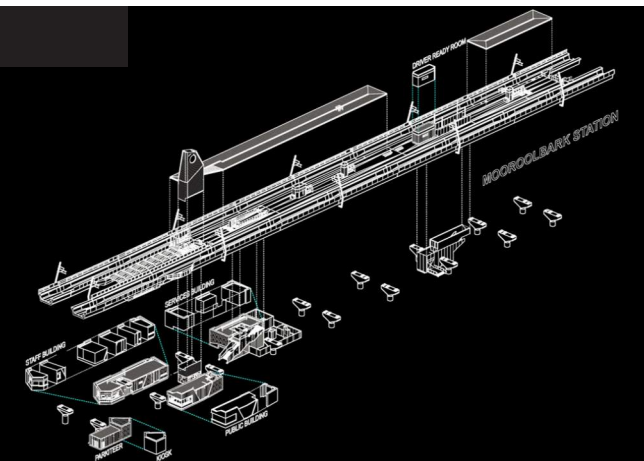
Defence relevance: Delivery of digital engineering within engineering-led infrastructure programs, supporting coordinated design, constructability and integration across complex packages. Directly transferable to Defence estate projects requiring structured data environments, real-time coordination, and efficient integration within secure delivery frameworks.



Selected Experience

Design for Manufacturing and Assembly (DfMA)

Supporting proof for prefabrication-led design, constructability and efficient infrastructure delivery



Level Crossing Removal Projects (LXRP) – DfMA and Design Integration

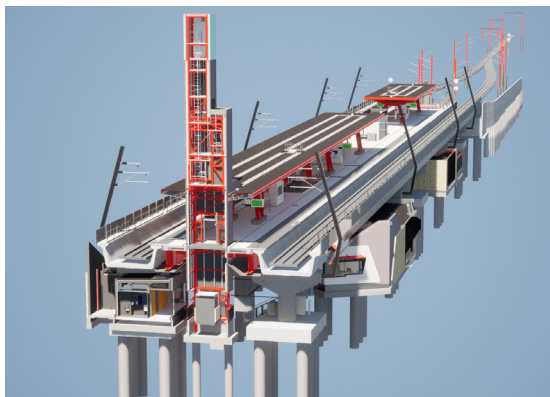
Architecture and Urban Design

Client: South East Program Alliance, Laing O'Rourke

Status: completed 2022

Location: Mooroobark, Lilydale, Merinda Park

Kyriacou applied Design for Manufacturing and Assembly (DfMA) across multiple station and rail packages, working within alliance-led teams to deliver repeatable, buildable design outcomes. Using BIM-enabled workflows and automation, the team developed standardised components adaptable to site-specific conditions while maintaining design consistency and efficiency. This approach improved constructability, reduced on-site complexity and supported efficient delivery across a program of works.



Defence relevance: Application of DfMA within large, program-based infrastructure delivery, supporting prefabrication, repeatable design solutions and reduced on-site construction risk. Directly transferable to Defence estate projects requiring efficient delivery of multiple facilities, standardised components, and integration within contractor-led and alliance environments.

Delivery Model

How Kyriacou supports Defence delivery teams

A practical architecture partner for major contractors, managing contractors, PMCAs and design-service teams

Kyriacou works inside complex infrastructure delivery teams where architectural discipline, technical coordination and constructability need to be resolved under live project conditions. Our experience with government agencies, major contractors, engineering-led teams and specialist consultants supports Defence estate and defence-adjacent projects requiring clear documentation, disciplined interfaces and practical delivery support.

Design integration

Secondment, specialist package support and architectural coordination inside engineering-led and contractor-led teams, including major infrastructure programs.

Authority submissions and technical documentation discipline

Reference design validation, authority submissions, interdisciplinary coordination and construction-minded documentation for high-compliance facilities.

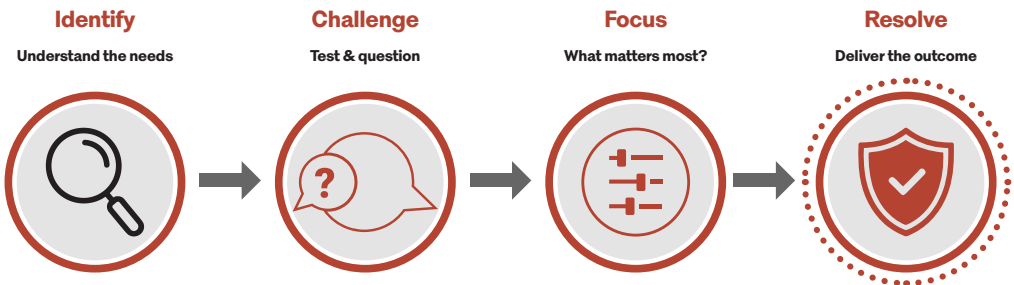
Digital engineering and DfMA

BIM across project phases, ISO 19650-aligned data practices, common data environments and automation to reduce rework, support coordination and improve asset handover.

Stakeholder and authority management

Structured coordination with government agencies, operators, contractors, engineers, regulators, community representatives and First Nations advisers where projects require it.

Bring Kyriacou in where the project needs architectural discipline across constructability, technical interfaces, authority requirements, operational continuity and large-team coordination.



Proven partnerships

Kyriacou brings established, working relationships with Australia’s leading contractors and engineering firms.

Our team has collaborated directly with Tier 1 constructors and global engineering consultancies through project Alliances, contributing to coordinated design outcomes within complex, multi-party delivery models. These relationships are built on repeat collaboration, mutual trust, and a shared understanding of project drivers, constraints, and delivery expectations.

This embedded position within the delivery ecosystem enables us to align quickly with contractor methodologies, integrate seamlessly with engineering teams, and support efficient design progression.

We work alongside established project partners to deliver coordinated, buildable, and resilient outcomes.

Constructors/ Contractors

Engineering Firms





















Delivery Team

People, systems and credentials

Senior architectural leadership with complex infrastructure delivery experience

Gary Kyriacou Managing Director

25+ years in practice; rail, infrastructure, government, commercial and major project leadership.



Tim Eastaugh Managing Principal

Multidisciplinary coordination across transport, public realm and major infrastructure.



Creative leaders, disciplined delivery partners.

Kyriacou coordinates complex teams so their efforts are focused on a collective outcome. The Defence offer is senior attention, practical technical judgement and an ability to work inside client, contractor and consultant delivery environments.

Abe Garrity Principal

Transport, infrastructure, civic, government and institutional projects; depot and technical facility leadership.



Troy Thirlwell Principal

Transport architecture and urban design expert; stakeholder engagement and complex team management.



Brian Novanto Senior Associate

Sydney Studio Lead with complex transport infrastructure experience across NSW.



Greg Scott-Young Principal

30+ years in major projects including industrial and complex infrastructure.



Zoe Bishop Senior Associate

Perth Studio Lead, Green Star Accredited Professional, leads Kyriacou's Defence sector with multidisciplinary delivery expertise.



BIM and CDE Structured data and collaboration
DfMA Manufacturing-aware design
Stakeholders Government, operators and contractors
Sustainability Materials, energy and resilience

Thank You

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