

MODULATE GROUP PROJECT PORTFOLIO.



MODULATE

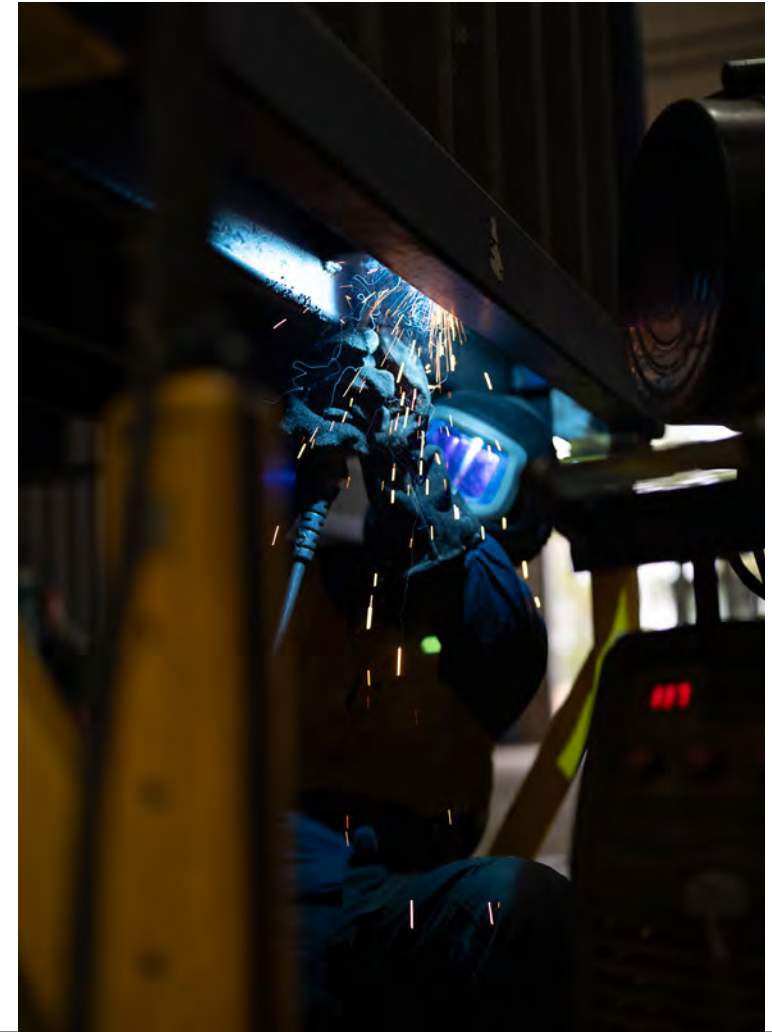


THE MODULATE DIFFERENCE.

Modulate Group is redefining modular and portable buildings. Our Australian-made, extra-wide container structures stand out for their superior engineering, durability, and flexibility. Designed for tough conditions, including cyclone-rated builds, our solutions cater to industries like mining, energy, infrastructure, hospitality, and education.

Our innovative structures, with a 25-year life expectancy, offer long-term value. Featuring stackable and double-width designs, they provide more space, comfort, and functionality. Fully compliant and engineered to the highest standards, our buildings can be delivered anywhere, ready to adapt to your needs.

At our 20,000 sqm Newcastle facility, we handle the entire manufacturing process to ensure quality control, timely delivery, and customisation. Whether in construction, hospitality, or another industry, our modular buildings offer strength, space, and transportability.



BIGGER. WIDER. STRONGER.



INFRABUILD 2-STOREY OFFICE COMPLEX.



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CLIENT
InfraBuild

LOCATION
Newcastle, NSW

PROJECT DESCRIPTION

This spacious light-filled 225 sq m multipurpose office development was custom-built by Modulate Group to provide a durable and practical design for recycling staff of InfraBuild, which is Australia's only fully vertically-integrated steel manufacturer spanning scrap metal recycling, steel manufacturing and downstream distribution.

The entire structure incorporates eight 20ft (6m x 3.5m) shipping containers and two 40ft (12m x 2.4m) shipping containers customised to meet the design brief for a functional, robust and aesthetically pleasing two-storey office complex with a practical design that maximises space, comfort, and convenience, with all insulation and services built-in.



KEY FACTS

- **Structure:** 12m x 9.5m, two-storey modular office complex made from eight 20ft (6m x 3.5m) shipping containers and two 40ft (12m x 2.4m) shipping containers.
- **Roofing:** A-frame trusses with a Colorbond® roof, gutters, and downpipes for efficient water management.
- **Interior Design:** Open layout with large boardroom, manager's office, and spacious kitchen on the top floor; seven offices on the ground floor.
- **Special Features:** Sliding glass doors, Polytec® joinery, large windows for natural light, well-equipped kitchen, and two bathrooms with easy-to-clean vinyl flooring.
- **Climate Control:** Three external AC units powering 16 head units throughout the building.
- **Utilities:** Plumbing and electrical switchboard discreetly placed at the back for a clean exterior look.

RYDGES ROOFTOP BAR.

Watch on



CLIENT
EVT

LOCATION
Melbourne, VIC

PROJECT DESCRIPTION

Modulate Group designed and built a bespoke rooftop bar for the Rydges Hotel in Melbourne CBD, showcasing a highly customised structure that complements the hotel's modern aesthetic.

This innovative project features sleek design elements, durable construction, and an efficient water management system, offering a functional yet stylish space for hotel guests.



KEY FACTS

- **Design Highlights:** Spacious bi-fold windows on both sides, large aluminium awning window, and decorative perforated mesh, which add a sleek and modern touch.
- **Construction:** Robust frame with 150x150 SHS corner posts, C-channel beams for strength and an industrial look.
- **Water Management:** Concealed gutter system integrated with the rooftop.
- **Interior:** Timber fans, custom wine shelves with LED lighting, fire-resistant insulation.
- **Custom Features:** Stainless steel beer trays, under-bench shelving, and rainwater gutters.
- **Tiling:** Beautiful tiles are featured around the lower part of the bar, illuminated by LED lighting to highlight the bar's vibrant orange tones, adding a warm, inviting atmosphere.

JONES BAY SUPERYACHT MARINA SITE BUILDINGS.

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YouTube

CLIENT
TOGA Group

LOCATION
Pyrmont, NSW

PROJECT DESCRIPTION

Modulate Group delivered three high-spec, floating container buildings for Jones Bay Superyacht Marina in Sydney Harbour, combining premium finishes with marine-ready functionality. The project includes a marina office, a toilet and shower block with a dedicated pump-out service room, and a secure storage hire container—all custom-built using 40ft shipping containers and installed on floating pontoons.

Each build balances aesthetics with practicality. From Japanese aluminium batten cladding and panoramic marina views to copper external showers and reconfigurable cage storage, the structures were tailored for luxury, durability, and ease of use—designed to serve marina staff, guests, and yacht owners alike.



KEY FACTS

- **Three Custom Builds:** Includes a marina office, a toilet/shower block with pump-out service room, and a storage hire unit—all on floating pontoons.
- **Premium Exterior Finishes:** Clad in Japanese-made aluminium battens, with steel shrouds around doors and windows for a sleek, high-end look.
- **Marine Waste Solutions:** All water and waste is pumped via macerator pumps to the mainland sewer, preventing discharge into the harbour.
- **Fully Equipped Amenities:** The ablution block includes showers, toilets, a DDA-compliant ambulant room, custom lockers, and copper outdoor showers.
- **Flexible Storage Options:** The storage container features four aluminium sliding doors with electronic access and configurable cage dividers.
- **High-End Interiors:** Office and ablution interiors feature painted insulated panels, timber-look vinyl flooring, custom joinery, and recessed sliding doors.

HIGH-SPEC CONTAINERISED SWITCHROOM.

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YouTube

CLIENT
Confidential

BUILD SIZE
20ft HC Container
6,056mm (L) x 2,435mm (W) x 3,127mm (H)

PROJECT DESCRIPTION

Modulate Group collaborated with a leading Australian electrical company to deliver a fully sealed, custom containerised switchroom built for mobility, safety, and compliance. The unit houses a motor control centre, VSD, transformer, distribution board, and fire systems. Internal space was maximised with ceiling-mounted cooling units and a skillion roof that conceals key components.

Built to meet AS3000 and other strict Standards, the switchroom includes pressurisation, emergency exits, fireproof flooring, and a fully integrated fire detection system. Three interlocked air conditioning units maintain a temperature below 25°C, ensuring a safe and stable environment for high-voltage electrical equipment.



KEY FACTS

- **Sealed & Pressurised:** Fully sealed and pressurised to keep out dust, debris, and moisture.
- **Space-Optimised Cooling:** Ceiling-mounted A/C units and a skillion roof maximise usable internal space.
- **Integrated Electrical Systems:** Houses MCC, VSD, transformer, distribution board, LCS, and fire panels.
- **Built for Safety:** Includes fireproof flooring, fire detection, emergency lighting, and push bar exits.
- **Standards-Compliant:** Meets AS3000 and other safety requirements, tailored to client specifications.
- **Custom Entry & Exit Design:** Features an oversized fire-rated main door and a modified original container door with push bars on both—ensuring fast, compliant egress from either side.

GREYHOUND TRACK BROADCASTING TOWER.

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YouTube

CLIENT
Heavy Industry Solutions

LOCATION
Taree, NSW

PROJECT DESCRIPTION

Modulate Group designed and built a modern, 3-storey broadcasting and commentator tower for the Taree Greyhound Track.

Using six modular containers, this custom-built structure provides excellent visibility and comfort for broadcasters, featuring integrated AC units for climate control and a custom external stair system for easy access between levels. The tower also incorporates advanced cable management for a professional and functional setup.



KEY FACTS

- **Structure:** 3-storey tower built from six 20ft standard-width containers.
- **Exterior:** Full Colorbond® roof with integrated awnings on all levels for weather protection.
- **Interior:** Insulated track control office on the ground floor, commentator-friendly design with large windows and integrated cables.
- **Broadcasting Setup:** Top floor dedicated to broadcasting and camera rooms, with sun glare minimising awnings.
- **Comfort:** Split system AC units, insulated panels, and a professional cable setup for a clean interior.
- **Stairs:** External, galvanized steel stair system providing secure and easy access to all three levels of the tower.



PRINCE OF PEACE LUTHERAN COLLEGE CONTAINER CAFE.

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CLIENT

Prince of Peace Lutheran
College

LOCATION

Brisbane, QLD

PROJECT DESCRIPTION

Modulate Group designed the custom café container in collaboration with Prince of Peace Lutheran College and then manufactured and supplied the unit—now proudly operating as The Gathering Grounds Café on the school's Middle & Senior Campus.

Purpose-built to serve both students and staff, the 9m x 3m café is fully fitted with commercial-grade kitchen appliances, insulated wall panels, custom stainless steel benches, and stylish service awnings for efficient, professional operation. With thoughtful upgrades such as dual air conditioning systems, pendant lighting, and a dedicated coffee station, the container café strikes a perfect balance between function, food safety, and visual appeal—creating a welcoming space for the school community to gather and connect.



KEY FACTS

- **Fully Fitted 9m Café Container:** Built using Modulate's 6x3m Crema Café design and extended to 9m to include extra bench space, lighting, and data ports.
- **Commercial Kitchen Ready:** Outfitted with a convection oven, griddle, pie warmer, four-door fridge, freezer, dishwasher, coffee machine, microwave, and stainless benches.
- **Professional Food-Grade Finishes:** Includes covered R10 commercial vinyl flooring, smooth food-safe insulated panels, subway tile splashbacks, and epoxy grout.
- **Stylish & Functional Exterior:** Features Unicote LUX cladding in "Deep Ocean" and "Ashwood," three service awnings, and dual TRESPA serving benches for efficient service.
- **All Utilities Installed:** Includes hot and cold plumbing, 32amp 3-phase power outlet, smoke alarm, air conditioning, and ventilation for refrigeration.



AECI MINING ABLUTION UNIT.



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CLIENT
AECI MINING

LOCATION
Papua New Guinea

PROJECT DESCRIPTION

Modulate Group designed and constructed a fully self-contained 40ft ablution unit and two 12m offices for AECI Mining in Papua New Guinea.

This project showcases our ability to deliver durable and efficient modular solutions, specifically designed to meet the needs of a remote mining site.



KEY FACTS

- **Structure:** 40ft self-contained container ablution unit.
- **Sanitation Facilities:** Seven individual toilet cubicles with aluminium windows for natural light.
- **Construction:** Insulated walls and ceilings, anti-slip vinyl flooring, and IP56 safety switches throughout.
- **Cooling and Ventilation:** Air conditioning and steel louvres ensure privacy and airflow.
- **Waste Management:** Macerator pumps and a 3,100-litre septic tank with watertight bunding for efficient waste disposal.
- **Maintenance Access:** Service area with roller doors for easy pump and piping inspection.
- **Signage:** The AECI Mining logo and branding were installed on the exterior.

ZOKAL SAFETY TRAINING FACILITY.

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CLIENT
Zokal Safety Australia

LOCATION
Newcastle, NSW

PROJECT DESCRIPTION

Modulate Group designed and built a custom training facility for Zokal Safety Australia in Newcastle.

This state-of-the-art facility includes a modified shipping container and a steel mezzanine with stairs, simulating realistic confined space entry and emergency response scenarios for comprehensive safety training.



KEY FACTS

- **Structure:** Modified 20ft shipping container with steel mezzanine and stair system.
- **Training Features:** Simulated confined space with manhole hatches, swinging doors, and smoke-filled scenarios.
- **Safety Enhancements:** Roof platform with secure egress, davit crane for harness training, and finely spaced mesh treads for safe access.
- **Specialised Training:** Includes boom lift simulation, stainless steel tank access, and various entry points for emergency and confined space training.
- **Tank Refurbishment:** A large stainless steel tank was fully refurbished and integrated into the facility, providing an additional confined space for training.

CITY OF NEWCASTLE DOG KENNELS.

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CLIENT

Newcastle City Council

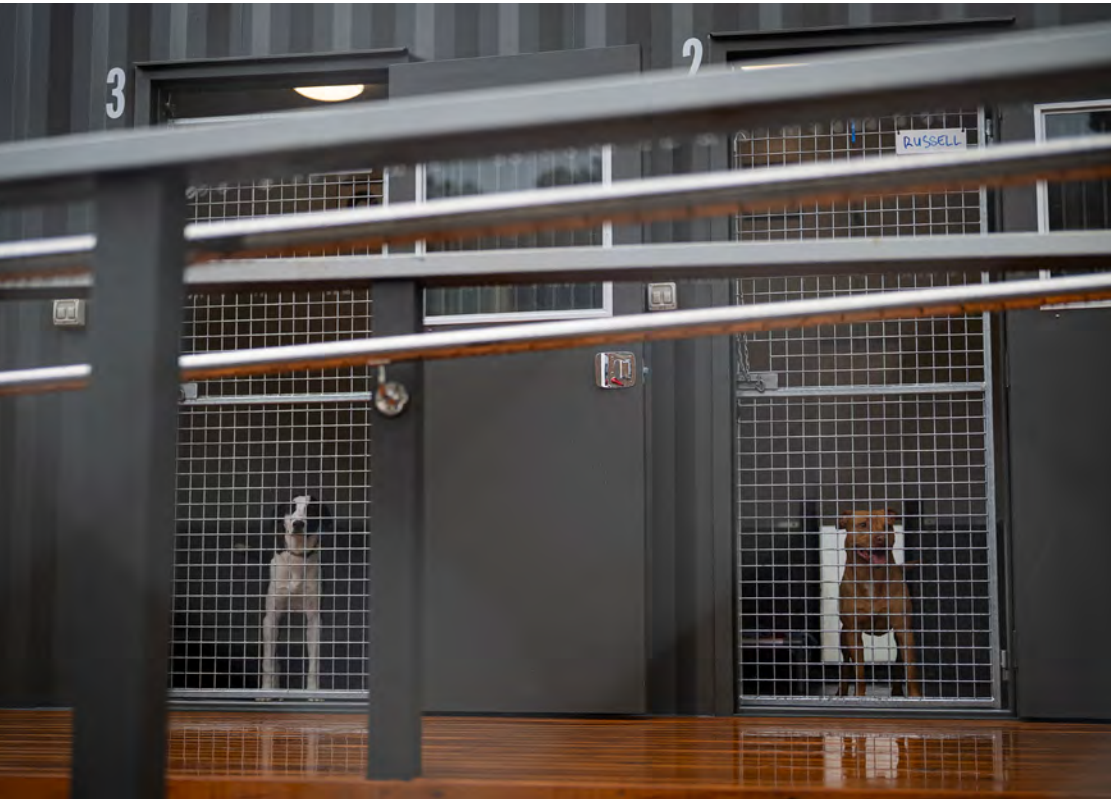
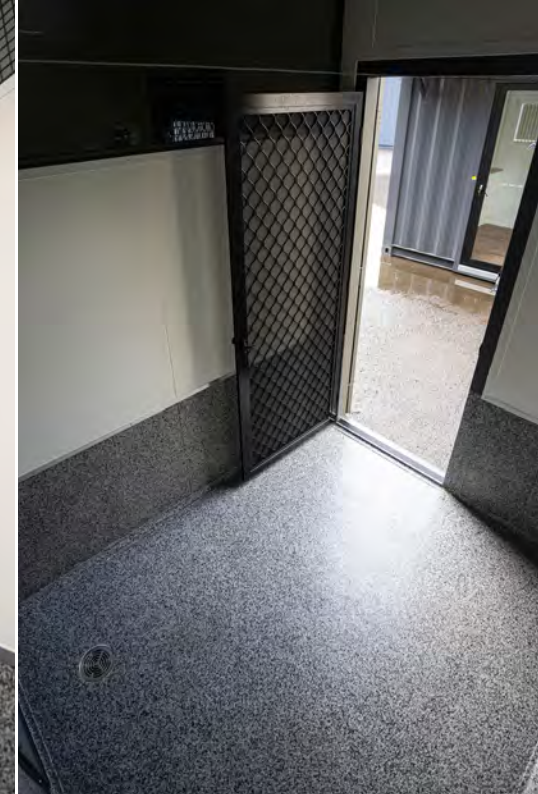
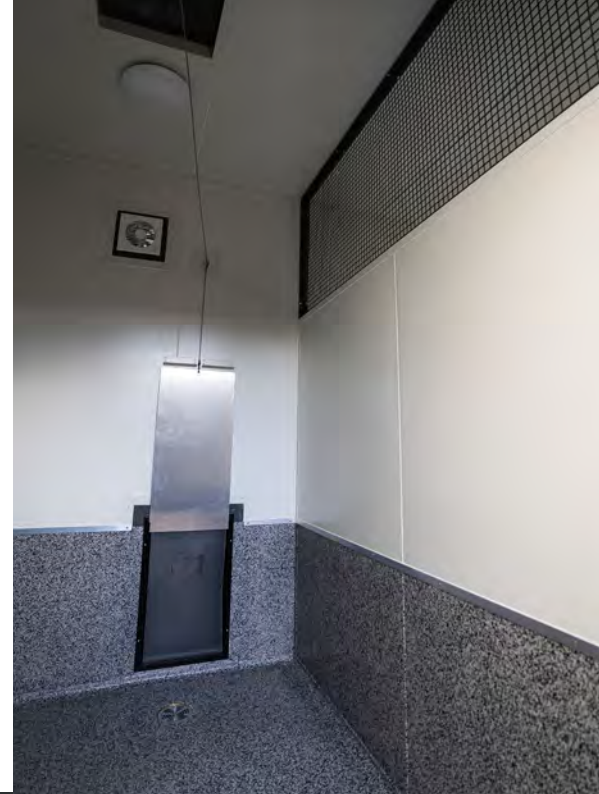
LOCATION

Newcastle, NSW

PROJECT DESCRIPTION

Modulate Group collaborated with Newcastle City Council to design and build four kennel containers, each housing four separate and secure kennels.

These custom-built units provide a safe, comfortable, and climate-controlled environment for stray and rescue dogs, ensuring their well-being while offering an easy-to-maintain solution.



KEY FACTS

- **Structure:** Four custom-built 20ft High Cube containers—each fitted with a COLORBOND® roof and gutter, and housing four spacious, insulated kennels.
- **Secure Access:** Each kennel has steel PA doors with viewing windows, internal security doors, and lockable steel shutters on dog doors operated via a pulley system.
- **Durable & Easy to Clean:** Waterproof sloped flooring with floor waste, concealed wiring, and low-maintenance finishes make cleaning fast and hassle-free.
- **Safe & Functional Layout:** Each kennel features mesh partition walls for ventilation and a pulley-operated safety door to prevent escapes during feeding or cleaning.

HANSON AUSTRALIA LUNCH ROOM.



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CLIENT

Hanson Australia

LOCATION

Coffs Harbour, NSW

PROJECT DESCRIPTION

Modulate Group designed and built a 40ft custom lunchroom and toilet block for Hanson Australia.

This modular facility is fully customisable, offering durable and practical solutions for on-site staff facilities, with a focus on functionality, ease of access, and efficient waste management.



KEY FACTS

- **Structure:** 40ft shipping container elevated on high footings to accommodate a 6000L septic holding tank beneath.
- **Accessibility Features:** Custom-fabricated stairs and walking platform for easy access to lunchroom and toilet areas, with galvanised finishing for durability.
- **Lunch Room Setup:** Standard kitchenette layout with fridge, microwave space, drawers, overhead cupboards, and customisable joinery options.
- **Toilet Block:** Three toilet cubicles, each with a toilet, ceramic hand basin, wall-mounted mirror, frosted glass sliding window, and exhaust fan.
- **Durability:** R10 sheet vinyl flooring, curved up the walls in toilet rooms for ease of cleaning, with a split system A/C unit recessed in a steel box for climate control.
- **Windows & Doors:** 1200x1200 aluminium frame windows, customisable with glass sliding or bifold doors, and steel PA doors.
- **Septic System:** 6000L polyethylene septic tank mounted in a galvanised steel frame for easy transport and waste management.

ZIG ZAG RAILWAY STATION CAFE.



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CLIENT
Zig Zag Railway

LOCATION
Blue Mountains, NSW

PROJECT DESCRIPTION

Modulate Group designed and built the Station Café at Zig Zag Railway, nestled in the Blue Mountains.

This modular café combines practicality with style, offering a space that complements the natural surroundings while adhering to Australian food health and safety standards.



KEY FACTS

- **Structure:** Modified 20ft standard width shipping container.
- **Exterior Features:** Awnings with manual actuators, recycled blackbutt timber serving benches, custom plasma-cut steel signage.
- **Interior Layout:** Knee-operated hand wash station, double dish sink, 50-litre hot water system, stainless steel worktops, fridges, pie oven, and display unit.
- **Design Touches:** Glossy white subway tiles, dark anti-slip vinyl flooring for easy cleaning, and ambient lighting with downlights and pendant lights.
- **Functionality:** Power points strategically placed for equipment and gadgets, ensuring a smooth operational flow.

BARA BARANG OFF-GRID SITE OFFICE.

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CLIENT
Bara Barang

LOCATION
Central Coast, NSW

PROJECT DESCRIPTION

Modulate Group designed and built a 6m by 3.5m fully off-grid site office for Bara Barang.

This self-sufficient modular office operates independently from traditional utilities, combining sustainability with functionality for a remote work environment.



KEY FACTS

- **Structure:** 6mx3.5m shipping container.
- **Off-grid Power:** 8360-watt Victron solar panels with a 48V 17.5 kWh lithium battery system and a backup 8.0 kVA generator.
- **Interior Features:** Commercial-grade timber-look vinyl flooring, a kitchenette with Polytec® joinery, and a waterproofed bathroom with a compost toilet.
- **Eco-friendly Systems:** Water catchment from Colorbond® roof, eco-friendly waste management with compost toilet, and energy-efficient design.
- **Security:** Lockable recess boxes for AC and generator, with easy-access service rooms for maintenance.

GOURMET FISH & CHIP SHOP

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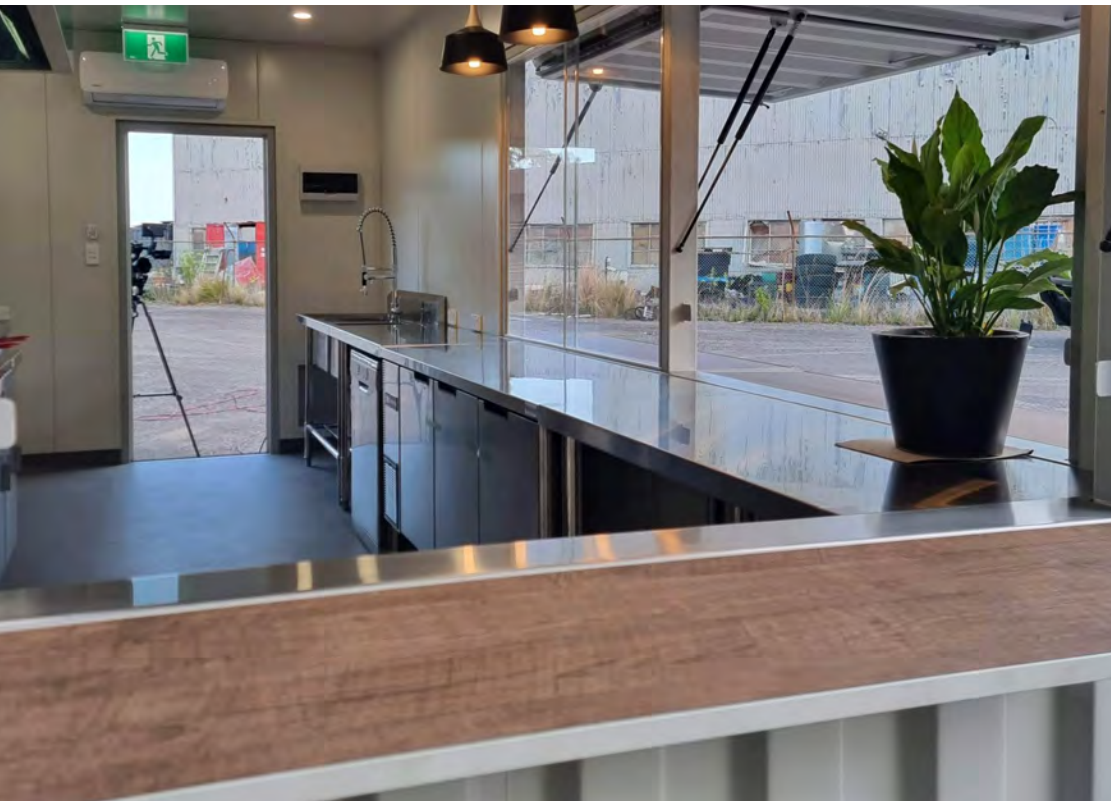
CLIENT
Small Food Company

LOCATION
Boundary Bend, VIC

PROJECT DESCRIPTION

Modulate Group designed and built a 6m by 3m fish and chip shop container, delivered to Boundary Bend, Victoria.

This modular shop combines functionality with style, ensuring it meets Australian food health and safety standards while being durable and weather-resistant for a remote location.



KEY FACTS

- **Structure:** 6mx3.0m shipping container.
- **Exterior Features:** Three servery awnings on gas struts (option for electric actuators), foldable weatherproof servery benches, Colorbond® roofing, and a roof-mounted exhaust fan.
- **Interior Design:**
 - **Kitchen Setup:** Double dish sink, knee-operated hand basin, gas-powered deep fryers, and a three-burner griddle cooktop.
 - **Health and Safety:** Equipped to meet food health and safety standards, including a 50-litre hot water system and stainless-steel splashback.
 - **Storage:** Underbench fridges, freezers, upright drinks fridge, and space for a coffee machine setup.
 - **Flooring:** R11 anti-slip vinyl for safety and easy cleaning, insulated walls and ceiling with 50mm EPS panels.
 - **Lighting:** Downlights in the ceiling and black pendant lights over the servery for a modern look.

SEAHOLME CONTAINER HOME.

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CLIENT
Private Homeowner

LOCATION
Sawtell, NSW

PROJECT DESCRIPTION

Modulate Group, in collaboration with Baldwin Building Group, designed and built Seaholme, a charming and unique container home using two widened containers arranged in an L shape.

This project demonstrates our expertise in creating beautiful, functional, and eco-friendly modular homes that maximise space and functionality.



KEY FACTS

- **Design:** Two widened containers arranged in an L shape, featuring a deck space, extended roof for awning and carport.
- **Eco-Friendly Materials:** Timber-look composite cladding made from 60% recycled timber and 40% recycled plastics for a modern, low-maintenance exterior.
- **Interior Design:**
 - **Kitchen:** Custom Polytec® joinery, YDL white stone bench, Gumleaf green tile splashback, Tasmanian Oak shelves, and hidden fridge/freezer.
 - **Living Area:** Hidden cupboards, large window, sliding glass door to deck, and indoor-outdoor dining table.
 - **Bedroom:** Full-size wardrobe, overhead storage, and work-from-home desk with shelves.
 - **Bathroom/Laundry:** Wet room-style shower, hospital-grade anti-slip vinyl, cabinetry with laundry, and custom curved glass shower separator.
- **Sustainability:** Use of recycled materials and energy-efficient design for a future-proofed, eco-friendly home.

THREDBO SKI RESORT MOUNTAIN BIKE SHOP

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YouTube

CLIENT
EVT

LOCATION
Thredbo, NSW

PROJECT DESCRIPTION

Modulate Group designed and built a 12m by 3m modular mountain bike hire shop for Thredbo Ski Resort.

Positioned at the base of the Kosciuszko chairlift, this shop is utilised during the summer months for bike rentals. Its design is tailored to endure both the summer crowds and the winter snow loads, with functionality and aesthetics at the forefront.



KEY FACTS

- **Structure:** 12m by 3m modular unit, built in two separate pieces for easier on-site installation, with an option to build as a single unit up to 4.5m wide.
- **Skillion Roof:** Colorbond® cladding, engineered for heavy snow loads, with gutters for water management.
- **Windows & Doors:** Clerestory windows for natural light, three large aluminium frame windows, and two recessed glass sliding doors for smooth access.
- **Interior Features:** Adjustable downlights, multiple power and data outlets, and a customisable kitchenette.
- **Durability:** Fully engineered to withstand Thredbo's harsh winter conditions.

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