

# *in* SITE

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## It's swim time at the Croydon Aquatic Centre



Maritime influence for  
Port Melbourne



Construction industry  
to withstand the turmoil



A masterpiece of  
design and construction



## From the chairman's desk



Over the more than 40 years the Buxton Group has been in property development and construction, we have identified the tell-tale signs of when the time is right to sit or buy, build and re-enter markets.

In 1989, we had limited exposure to the development market but were able to capitalise on the pent-up demand for villa units in the early 1990s and have since enjoyed success across a broad range of building types and property sectors.

The great support we had from MAB Corporation with joint-venture projects during those years is acknowledged. In light of the economic conditions it's an appropriate time to take stock and contemplate shelving some of our top-end apartment projects – sell or look at alternative uses for sites – and concentrate

on the affordable end of the market. Developments such as 115 Nott Street, Port Melbourne provide an opportunity, in partnership with a good client, to undertake a quality project designed to meet current market expectations. The 41 – apartment complex is programmed to be built in 2010. Another project we have been working on in Richmond for almost eight years is close to reality.

The multi-apartment warehouse conversion and separate four-level office building with a majority of pre-committed space, is scheduled for 2010. Our retirement business continues to perform well in a tough market and demand is strong, although conversions are slower. We are committed to working with Stockland as a joint venture partner in a number of projects across Australia to expand the Rylands brand.

We expect the first of these in Victoria to commence during the second half of 2009. The best opportunities in years exist to buy affordable land for development and we see a positive future with our new joint ventures in aged care. As a result of the returns we have achieved in the retirement and apartment sectors over the last 10 years the Buxton Group continues to attract a steady flow of private investment funds which underpin activities in our preferred market sectors.

We believe the Buxton Group is in a good position to take advantage of the current slow down and reap the rewards when the market strengthens. Our construction business is attracting a high level of demand for its services especially in the health, education and community recreation sectors.

**Richard Buxton**

## Construction industry to withstand the turmoil

The media has been dominated by reports of the US sub-prime situation and the possible ramifications for the Australian property market, the global share market meltdown, corporate failures and recession. But Buxton Construction managing director Andrew Briggs maintains the construction industry in the area Buxton operates will remain buoyant.

“The world is in the midst of the most severe economic downturn in decades but from our perspective it's business as usual with the number of tenders we're being invited to submit continuing to be strong.” Andrew believes well-managed construction companies with financial stability and the score on the board for delivering quality projects to its clients will not only survive in today's harsh economic landscape but will be well placed to reap the rewards down the track when conditions turn around. Buxton Construction, which last year celebrated its 40th anniversary, has encountered tough conditions at various stages since it was established but has always weathered the storm.



Construction team on site at Rylands of Kew.

“Buxton Construction has never cut corners or compromised on quality at any time in its history and, although it hasn't always been easy to maintain these standards, the company has always been able to meet the challenges it has faced and go on to bigger and better things,” Andrew Briggs said. According to Andrew stringent cost control, management stability and quality staff are three of the

most critical aspects for maintaining operational efficiency and profitability in the construction industry.

“There's absolutely no point trying to achieve these objectives only when times are tough, it's generally too late then. They are the platform on which a construction company needs to operate to ensure its long-term viability and success.”

# Maritime influence for Port Melbourne

The City of Port Phillip issued a planning permit on 16 January 2009 for a six-storey residential complex with basement car parking the Buxton Group is developing at 115 Nott Street Port Melbourne. Designed by Plus Architecture, the Nott Street Apartments comprises 41 one and two-bedroom strata-title apartments with an average price tag of \$550,000.

The design is influenced by its seaside location and blends characteristics of modern day and historic shipping ports. "A joint decision was made by the Buxton Group and Plus Architecture to develop a building that departs from the homogenous style that characterises recent apartment developments in Nott Street," Buxton Group general manager Walter McIvor said.

The lower level reflects the sweeping, sinuous lines of today's maritime architecture as well as visual interpretations of the everyday working machinery seen in a port environment. In contrast, the upper-level design is based on an abstract grouping of sails while the selection of building materials complements the maritime theme.



Architect's impression of 115 Nott Street Port Melbourne.

The design documentation phase commenced in February and Buxton Group anticipates construction will commence in 2010.

"If market conditions are favourable and all goes to plan we expect 115 Nott Street Apartments to be completed towards the end of next year." Plus Architecture was

formed in 1997 to masterplan and design New Quay, a residential, commercial and retail precinct on Victoria Harbour at Melbourne Docklands.

The firm designed Moonah Links Golf Clubhouse, a project which earned Buxton Construction an MBAV Excellence in Construction award.

## A straightforward project with a degree of difficulty!

On face value it may seem a simple – almost mundane – task for an experienced building company like Buxton Construction to undertake alterations and add a 1,300 square-metre rectangular addition to a printing warehouse in Highett occupied by Leigh Mardon. But things are not always what they seem to be!

The project is made more complex because work must be carried out while the printing company continues its 24-hour operations and extreme care needs to be taken to contain noise and dust within the building site as these could wreak havoc if they were to infiltrate the print room. Project manager and building superintendent Nick

Ockelshaw of Hyder Consulting has no doubt about Buxton's ability to work under these conditions. "As Buxton has had a considerable amount of experience constructing and fitting out laboratories in the midst of hospital operations I'm confident they will complete this project without any problems."

The first stage involves stripping asphalt from the existing first-floor car park to slab level – over an existing printing area – where the new warehouse will be constructed. The new construction, which is scheduled for completion at the end of July, consists of a structural steel portal frame clad with lightweight bondor panels to minimise load on the original structure. The works include construction of a

firewall to replace the insitu warehouse wall, a new car park and the installation of a 400,000-litre fire tank together with pump house to protect the new warehouse from fire. A water tank will be installed to capture rainwater from the roof for use throughout the facility. Hyder Consulting – project manager for the Croydon Aquatic Centre completed in 2008 by Buxton Construction – is a globally operating company offering an extensive range of planning, engineering consultancy, design management, environmental and property management services. The company's project management division specialises in medium-sized commercial projects across Australia.



Concrete structure of the 31-metre navigational aid and observation tower at Queenscliff Harbour.

## Queenscliff structure stands out like a beacon

As part of the redevelopment at Queenscliff Harbour for Queenscliff Harbour Pty Ltd, Buxton Construction is building a lighthouse or, as they are more commonly referred to today, a navigational aid, for the Port of Melbourne Authority (PMA).

Classed as a Type B lighthouse it is the first of its kind to include a passenger lift and external staircase. The most recent comparable lighthouse, the 26-metre-high Port Melbourne Channel Rear, was completed more than 80 years ago. Piling for the seaside structure extends to a depth of up to 12 metres to ensure there

is zero tolerance for movement. Even the slightest movement of the structure could cause ships using the navigational aid to take a wrong reading, with potentially catastrophic consequences.

The circular 31-metre-tall tower has 200mm-thick walls and was constructed using the slip-form method with continuous concrete pouring, a process that was completed in 60 hours.

“This method of construction is employed for single constructions of this kind because it ensures good bonding between the layers of concrete and eliminates seam

cracking,” Buxton Construction project manager Andrew Stapleton said.

The building, which is topped by a decorative, sculptured aluminium shroud, was handed over to the PMA on 31 March this year to enable the New Zealand contractor to install the specialised electronic equipment vessels will use to navigate the heads of Port Phillip Bay. The tower has an enclosed observation platform affording sweeping views of the bay and the Bellarine Peninsula that will open to the public when the structure is complete towards the end of 2009.

## A masterpiece of design and construction

The two single-level luxury apartments Buxton Construction is building at 188 The Esplanade Brighton provide uninterrupted views of Port Phillip Bay. Designed by Edgard Pirrotta, architect of the prestigious Rylands properties in Brighton, Kew and Hawthorn, the apartments have discrete entrances and are serviced by separate lifts from the basement which has a total of six parking bays and generous storage space.

There is also provision in the basement for a home cinema for the upper level apartment. The concrete-framed building is constructed from rendered concrete panels and features extensive glazing to



Architect's impression of 188 The Esplanade Brighton

# It's swim time at the Croydon Aquatic Centre



Pool areas and entrance of the \$10.5 million Croydon Aquatic Centre - designed by Peddle Thorp Architects - completed in 2008 for Maroondah City Council. The building's impressive facade is featured on the front cover.

afford views from all of the main living areas. The wave-like Reinzinc roof – inspired by the building's seaside location – is expressed in the ceiling of the main living area in the upper-level apartment.

“There is synergy of design with the apartments and both share the same quality materials and finishes one associates with fine dwellings in this highly sought-after suburb, but at the same time, each has its own distinctive character,” Edgard Pirrotta said.

Each apartment comprises a master bedroom with dressing-room and full-size bathroom with spa plus two double-

bedrooms – each with ensuite – and spacious living areas. Hand-crafted joinery in the kitchens and bathrooms, and a combination of timber, stone and carpet have been selected to create interiors that are in harmony with the building's architectural style. Acoustic treatment exceeds the minimum standards to insulate against vibration and minimise sound transference between the apartments. The ground-floor apartment is set in a private garden with terraces and a water feature while the upper-level dwelling has a roof-top terrace for outdoor entertaining as well other accessible outdoor areas.

## News update

### State Government increases Buxton's pre-qualification level

Buxton Construction's pre-qualification to tender for government projects has been increased from \$10 million to \$25 million on the Victorian Government Construction Supplier Register. This allows Buxton to tender for commercial refurbishment, new commercial construction and new residential construction projects of up to \$25 million with no financial checks having to be conducted by the government department concerned. Buxton Construction also has full Victorian Government Occupational Health and Safety accreditation.

### Buxton gains membership of Green Building Council

Buxton Construction has been admitted to the Green Building Council of Australia, a national, not-for-profit organisation committed to developing a sustainable property industry for Australia by encouraging the adoption of green building practices. "We joined the council to assist with the delivery of more environmentally efficient and sustainable buildings to our clients," Buxton Construction managing director Andrew Briggs said. Key members of the Buxton team – senior project manager Andy Jardine and site manager Damien Collins – are Green Star Accredited Professionals as a result of having completed the council's educational program.

### Major refurbishment for Haileybury College facility

Just before Insite went to press, Buxton Construction was awarded a \$1.54 million contract to refurbish the Grenda Centre, an indoor swimming pool facility at Haileybury College's Keysborough campus. Architect for the project, which includes pool resurfacing, upgrading services and renovating the facade, is John Sanderson. The work will be supervised by consulting project manager, Gallagher Jeffs.

# Current Projects

## Kingston Heath Golf Clubhouse

\$5.85m refurbishment and extension of clubhouse

**Client:** Kingston Heath Golf Club Limited

**Project Manager:** Johnson Group

**Architect:** Demaine Partnership

**Interior:** Stephen Akehurst Design

**Structural/Civil:** Keith Patrick & Associates

**Services:** O'Connor & Associates

**Hydraulics:** Clements Consulting

**Building Surveyor:** BSGM

## Geelong Leisure Link Aquatic Facility

\$20m construction of new aquatic centre

**Client:** City of Greater Geelong

**Project Manager:** Davis Langdon

**Architect:** Peddle Thorp Architects

**Structural:** Bonacci Group

**Services:** Waterman AHW

**Landscape:** Edaw Gillespies

**Pool Consultant:** David Powick & Associates

**Quantity Surveyor:** Slattery Australia

## 117-119 Camberwell Road, Hawthorn

\$23.2m construction of a mixed-use development

**Client:** J G Vic Pty Ltd

**Architect:** Watson Young Architects

**Structural:** Adams Consulting

**Electrical:** Fryda Dorne & Associates

**Hydraulics:** Clements Consulting

**Building Surveyor:** Reddo Building Surveyors

**ESD:** Sustainable Developments

## Methodist Ladies College

\$8.7m construction of a new multi-purpose building and refurbishment/alteration of science precinct

**Client:** Methodist Ladies College

**Architect:** DesignInc Melbourne Pty Ltd

**Structural/Civil:** John Mullen & Partners

**Services:** Umow Lai & Associates

**Landscape:** Outlines Landscape Architects

**Quantity Surveyor:** WT Partnership

## Queenscliff Harbour

\$10.3m design and construction of a two-storey restaurant building, a 30 metre-high navigation aid, a single-storey retail strip and a two-storey community building

**Client:** Queenscliff Harbour Pty Ltd

**Development Manager:** Sinclair Brook Pty Ltd

**Architect:** Conti Architects

**Structural:** Meyer Consulting Pty Ltd

**Civil:** GHD Pty Ltd

**Services/ESD:** BRT Consulting Pty Ltd

**Building Surveyor:** PLP Building Surveyors & Consultants

**Acoustic:** WMG Pty Ltd

**Landscape:** Tract Consulting

## Zinc Apartments

\$19.8m construction of three apartment buildings in Port Melbourne

**Client:** Zinc Pty Ltd

**Architect:** Williams Boag Architects

**Structural:** Hyder Consulting

**Mechanical:** Fryda Dorne & Associates

**Hydraulics:** Christofi & Associates

**Fire:** Omni Pty Ltd

**Quantity Surveyor:** Donald Cant Watts Corke

**Building Surveyor:** PLP Building Surveyors & Consultants

## 188 The Esplanade, Brighton

\$4.1m construction of 2 luxury apartments over a basement carpark

**Client:** Bayside Financial Services

**Architect:** Edgard Pirrotta Architects

**Structural:** Antonov & Snashall Pty Ltd

**Services:** MacCormack Associates Consultants Pty Ltd

**Quantity Surveyor:** Trevor Main & Associates

**Building Surveyor:** Red Texas

## 1144 Nepean Highway, Highett

\$2.2m alterations and additions to an existing warehouse facility

**Client:** Drapac Pty Ltd

**Project Manager:** Hyder Consulting

**Architects:** Castel Lucci Design Group

**Structural:** Hyder Consulting

**Services:** Hyder Consulting

## Haileybury College

\$1.5m refurbishment of existing swimming pool and amenities at the Grenda Centre Keysborough.

**Client:** Haileybury College

**Project Manager:** Gallagher Jeffs

**Architect:** John Sanderson Architects

**Structural:** Kersulting Engineers

**Pool Consultant:** Aquatic Consulting

**Services:** VOS Group