



Aquatic and wellness centre for Rosebud

Built on solid foundations.

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Welcome

When flames enveloped the exterior of a high-rise in Spencer Street Melbourne earlier this year it evoked chilling memories of West London's Grenfell Tower blaze, which claimed 72 lives in June 2017.

An investigation revealed that the Grenfell Tower fire was started by a malfunctioning fridge-freezer on the fourth floor but the world media focused on the building's facade, which blazed ferociously.

As the fires involved the exterior of the buildings in both West London and Melbourne, cladding materials came under increased scrutiny and Victorian authorities subsequently revoked the compliant status of a number of products previously used on facades.

The fact that the Spencer Street property was relatively new may have fuelled a belief that aluminium composite materials were contemporary products but in reality they have been used on the facades of buildings for many years. Grenfell Tower for example was completed in 1972!

Cladding materials – under various brand names – were adopted years ago, not so much for financial considerations but because their lightweight, easy-to-install properties made them cost-effective and provided design flexibility for creating distinctive and appealing facades more quickly than with conventional materials.

The review of composite panels resulted in a number of products having their certifications revoked, which has created significant issues for the industry as a whole and resolutions are being sought.

In the first instance, design alterations are being sought with the simplest solution being to revert to brick, masonry, concrete and glass facades but installing these materials could impact significantly on cost.

Aluminium cladding is still a preferred medium for most designers and alternative products are now being produced to meet this demand while still meeting strict compliance standards.

The other fallout from the cladding enquiries is the dramatic effect on companies' insurance premiums with large increases affecting everyone in the industry, including building owners, architects, fire engineers and building surveyors, with some being unable to obtain renewals. Again, another challenge and cost imposition on our industry!

Wishing you all a safe and happy holidays. We'd like to thank you for a wonderful year and look forward to seeing you in 2020.

Andrew Briggs, Managing Director

Andrew Hume, Director



Work commences on Nelson Bourke Stage 2

Having handed over Stage 1 of Nelson Bourke – a \$32 million, 110 apartment development in Bourke Street Ringwood – in April of this year, Buxton Construction has commenced site works on the second stage of the project, which is adjacent to the completed buildings.

“The unique architectural style and outstanding build quality of Nelson Bourke Stage 1 set the standard for luxury, high-end apartments in Ringwood and, as we were committed to delivering a product of a commensurate quality, it made good sense to award the contract for Stage 2 to Buxton Construction,” says Orion general manager Oliver Hu.

Comprising 49 one, two and three-bedroom apartments over five storeys with a two-level basement combining car parking and individual storage areas for residents, Nelson Bourke Stage 2 features a luxurious hotel-style lobby.

Designed by C & K Architecture – designer of Stage 1 – the apartments have open-plan living areas, with floor-to-ceiling glazing to maximise the entry of natural light and provide uninterrupted views. Each apartment is supplied with integrated fridges and classical pendant lighting.

Ground floor apartments incorporate private terraces while upper levels have generously proportioned balconies with glass balustrades.

“Because of its residential location the same stringent parameters that applied to Stage 1 relating to later starting times at weekends, construction noise containment, vehicular access and other environmental issues apply. There's also the proximity to Ringwood Magistrates' Court and the requirement to keep construction noise to a minimum during sitting hours,” Buxton operations manager Jeremy Laird says.



Luxurious lifestyle at “The Morgan” Glen Iris

Architects Smith + Tracey were asked to come up with a facility of gold star standard for BASScare Glen Iris facility, “The Morgan” to reflect the opulence and high-end retirement living that would appeal to people looking for a luxurious lifestyle in their senior years, says project architect Stasinis Mantzis.

“We incorporated an Art Deco influence to give the building character and uniqueness of design.”

The three-level complex comprises 62 two and three bedroom apartments – with individual balconies – over a basement that incorporates car parking, storage cages, staff amenities and a commercial laundry.

Apartments, which are internet enabled, feature stone finishes, plus rich timber flooring with carpet to bedrooms and have lounge and dining areas, an ensuite and second bathroom, kitchen and European laundry.

Standard amenities include a nurse-call system, heated bath towel rails, integrated fridge, power curtains, study desk, smart TV, washing machine and dryer, two-burner induction cooktop and microwave oven.

Communal facilities incorporate a restaurant, lounge, café, games room, bar, 40-seat cinema, hair dressing salon, gymnasium, consulting rooms and private dining and lounge facilities for residents’ use. A commercial kitchen services the restaurant and caters for private functions.

The double-height foyer is framed by a feature timber wall complemented by stone floors and finishes, and fluted glass panels, while the building’s facade combines limestone-look cladding with bronze screens and brick. Wave-like balcony screens reflect the meandering nature of the creek that runs through the bottom of the site.

The focal point of the landscaped gardens is a 25-metre-high Manna Gum tree, which influenced the architectural style of the building. **“It was important that such a magnificent Australian native be preserved, so the building’s design was influenced to a significant extent by the tree’s location,”** Stasinis explains.



Aquatic and wellness centre for Rosebud

Designed by Peddle Thorp, the \$35.82 million Rosebud Aquatic Centre will provide a range of swimming and associated facilities, and contribute to community health.

Water-based facilities include a 50-metre, eight-lane lap pool, warm water pool, learn-to-swim and toddlers pools, spa and jets and an aqua play zone, which are complemented by other amenities such as a gymnasium, multi-purpose room and health club.

A wellness centre incorporates consulting, steam and sauna rooms, allowing for special services such as physiotherapy, massage, relaxation, and sports recovery.

In addition to the conventional male and female change rooms there is a changing village for the use of families or those with disabilities or special needs. Disability access to the spa and warm water program pool is a priority.

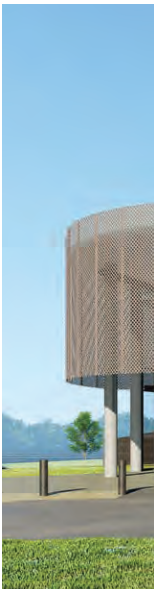
The administration area comprises work spaces, reception, manager's office, staff facilities and entrance foyer, while other facilities include a café, kitchen, cool store and kiosk.

The centre takes full advantage of natural light and features a 231 kw solar panel system on the roof to generate a significant amount of the electricity required. It also features insulation treatment to walls and floor of concrete pools, and an energy-efficient plant and equipment.

An air pressurisation system reduces heat loss when the pools are not in use, eliminating the need for pool blankets.

Project manager for the centre, Coffey Projects, has previously worked with Buxton on major sporting projects and welcomes its addition to the team.

"We are very pleased to have Buxton on board. We know the quality of their work and are confident that, together with them, we'll deliver an outstanding facility for the council and the community," Rob McFee, Coffey Projects project management leader Victoria and Tasmania, says.





Rosebud Aquatic Centre



Rosebud Aquatic Centre

Coffey Projects has the score on the board

Coffey Projects is one of the nation's foremost client-side project managers and operates throughout Australia and New Zealand.

The Coffey team provides professional project management services for complex projects from concept through to completion, specialising in sporting, educational, social housing and community wellbeing facilities.

Landmark sporting and recreational projects Coffey has played a pivotal role in which includes Kardinia Park, Peninsula Aquatic Recreation Centre (PARC) at

Frankston, City of Hume's SPLASH Aqua Park and Leisure Centre and the Holden Centre, headquarters of Collingwood Football Club.

"While we are involved across a number of construction sectors much of our work centres on projects with a strong community focus. As well as Rosebud Aquatic Centre we're currently working on the Gippsland Regional Centre and East Keilor Leisure Centre," said Rob McFee, Coffey Projects project management leader Victoria and Tasmania.

Breaking News



BHB Construction up and running

Buxton managing director Andrew Briggs announced the establishment of BHB Construction, a stand-alone company financially backed by the Buxton group. "We've moved with the times and set up BHB Construction as a non-EBA company that will compete predominantly, but not entirely, in the sub \$25 million sector."

The new entity will share common directors, management and administration staff with the parent company but will have discrete on-site teams and its own sub-contractor base.

BHB Construction will provide greater flexibility without the higher wage costs and RDOs associated with EBA companies. Consequently it will take advantage of productivity gains, improved efficiencies and economies of scale to be highly competitive.

"It will be a case of horses for courses and we will make an assessment of projects in consultation with clients to decide which company is the preferred option. It could be that BHB Construction will follow a defined path with its operations and concentrate on the buildings of a particular scale or physical manifestation," Andrew added.

Display suite for Box Hill development

Buxton Construction is building a display suite on an empty prime 2,600 square-metre site at 16-18 Spring Street, Box Hill for Orion International Group, developer of the recently commenced 49-apartment Nelson Bourke Stage 2.

The \$1 million structure incorporates a bedroom, kitchen, bathroom, toilets and living area plus fit-out for The Spring Box Hill, a 29-level development over a podium and four levels of basement car parking.

The site has been rezoned to mixed-use and the ground floor frontage is expected to be occupied by retail or hospitality outlets.

Architect Ellenberg Fraser will lead the development of the site – together with Silver Thomas Handley, a specialist in health care buildings – which will be home to a purpose-built Box Hill Institute nurse training facility extending over three levels.

"The full-size display suite will reflect the detail and outstanding quality of the apartment complexes, such as Nelson Bourke Stages 1 and 2, Orion, International Group has developed in Ringwood,"

Buxton director Andrew Hume says.



Quality aged care and retirement living design

Architect for BASScare "The Morgan" in Glen Iris, Smith + Tracey was founded in Melbourne more than 70 years ago. Specialising in aged care, education and retirement living facilities on the eastern seaboard, Smith + Tracey has offices in Melbourne, Geelong, Sydney and Brisbane employing a team of professionals who share a common commitment to client satisfaction, product quality and continual design improvement.

"We maintain a strong relationship with aged care providers and our team combines

retirement living experience with expertise and capability to think laterally and provide innovative, operationally efficient sustainable outcomes." Smith + Tracey director Adrian Curtis said.

The practice has forged a reputation for its work in aged care and retirement facilities, however, it is also involved with residential, commercial, community projects, schools and spaces for worship.

Ecologically sustainable design is core to Smith + Tracey's practice and professional responsibility.

"We continue to develop an ESD knowledge base and raise awareness among participants and those affected by the process of shaping the quality of the environment." Adrian added.

Buxton fights juvenile cancer

Buxton sponsored the RCD Foundation's Go Grey in May campaign which generates funds and raises awareness of paediatric cancer, the number one disease killer of young people.

The RCD Foundation was established in memory of 18-year-old Robert Connor Dawes who died of Ependymoma – a type of cancer that can develop in the brain or spine – in 2013.

The campaign conducts a number of fund-raising activities, culminating with Connor's Run on Sunday 15 September which raised \$1.2 million.

"Our team not only held fund-raising events as part of our sponsorship but also participated in Connor's Run and played an integral role in staging the event, saving the organisers considerable operating costs. We would

specifically like to extend our thanks to our suppliers Lee Fencing, Bingo Bins and MC Labour for their valuable support in running the event," Buxton managing director Andrew Briggs said.



CURRENT PROJECTS

CV APARTMENTS

A \$118m, 140 apartment development in Hawthorn East consisting of two residential towers, four-levels of commercial tenancies and five-levels of basement car parking.

Client: Pamato Pty Ltd

Architect: Elenberg Fraser

Interior Design: Hecker Guthrie and Watson Young Architects

Structural/Civil: Adams Consulting Engineers

Services: Simpson Kotzman

Building Surveyor: Reddo

Quantity Surveyor: Rider Levett Bucknall

SWAN STREET RICHMOND

Six-level mixed use development including 29 apartments over five levels, two levels of basement car parking and ground floor retail.

Client: Blueprint Projects

Architect: Watson Young Architects

Structural: Adams Consulting Engineers

Services: HR Consulting

Town Planner: SJB Planning

Building Surveyor: Reddo

MORGAN ASSISTED LIVING APARTMENTS

\$35m construction of 62 assisted living apartments over three levels with one level of basement carparking. Resident facilities include cinema, bar, café, activity room and private dining room

Client: BASSCare

Project Manager: McMullin Property

Architect: Smith & Tracey Architects

Structural: 4D Workshop

Hydraulic: Clements Consultants

Electrical/Mechanical: Fryda Dorne

Fire: Omnii

Landscape Architect: Xurban

Building Surveyor: PLP Building Surveyor

Quantity Surveyor: Trevor Main & Associates

IVANHOE LIBRARY & CULTURAL HUB

The \$29m library and cultural hub for Ivanhoe consists of a modern accessible library, art gallery, conference and meeting spaces, maternal and child health suites, theatre and cafe.

Client: Banyule City Council

Architect: Croxon Ramsay

Structural/Civil: Weber

Services: Umow Lai

Landscape Architect: ACLA Consultants

Building Surveyor: Banyule BPI

Quantity Surveyor: Slattery Australia

ROSEBUD AQUATIC CENTRE

Construction of a new aquatic centre comprising indoor 50m 8 lane pool, warm water and learn to swim pools, aqua play area, spa sauna and steam rooms, family change village, offices, reception, cafe, entry foyer, health club including program rooms, social space, gymnasium, multi-purpose room, wellness centre, external terraced areas and landscaping.

Client: Mornington Peninsula Shire Council

Project Manager: Coffey Projects

Architect: Peddle Thorp Architects

Structural/Civil: WGA

Services: BRT Consulting

Landscape Architect: Urbis

Aquatic Engineering: HydraTech Designs

Building Surveyor: BSGM Consulting

Quality Surveyor: Turner & Townsend

NELSON BOURKE STAGE 2

Construction of 49 residential apartments over 4 levels, including a two level basement car park.

Client: Orion International Group Development

Project Manager: Duo Projects

Architect: C&K Architecture

Services: Meinhardt

Structural: WSP Civil and Structural

Building Surveyor: Philip Chun & Associates

Quantity Surveyor: Rider Levett Bucknall

RECENTLY COMPLETED PROJECTS

HARROW STREET MULTI-DECK CAR PARK

\$13.5m construction of a 5 level car park, 2 tenancy spaces, motorbike and bicycle parking facility including external landscaping.

Client: Whitehorse City Council

Architect: MGS Architects

Structural/Civil: Bonacci Group

Services: JBA Consulting

Fire: Red Fire Engineering

Landscape Architect: Fitzgerald Frisby Landscape Architecture

Building Surveyor: Philip Chun & Associates

Quantity Surveyor: Turner & Townsend

HARROW STREET RETAIL

Fit out of retail spaces within the new multi deck car park.

Client: Whitehorse City Council

Architect: MGS Architects

Structural/Civil: Bonacci Group

Services: JBA Consulting

Fire: Red Fire Engineering

Building Surveyor: Philip Chun & Associates

Quantity Surveyor: Turner & Townsend



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