

# *in* SITE

EDITION 1 2013



## Over and out St Kevin's college



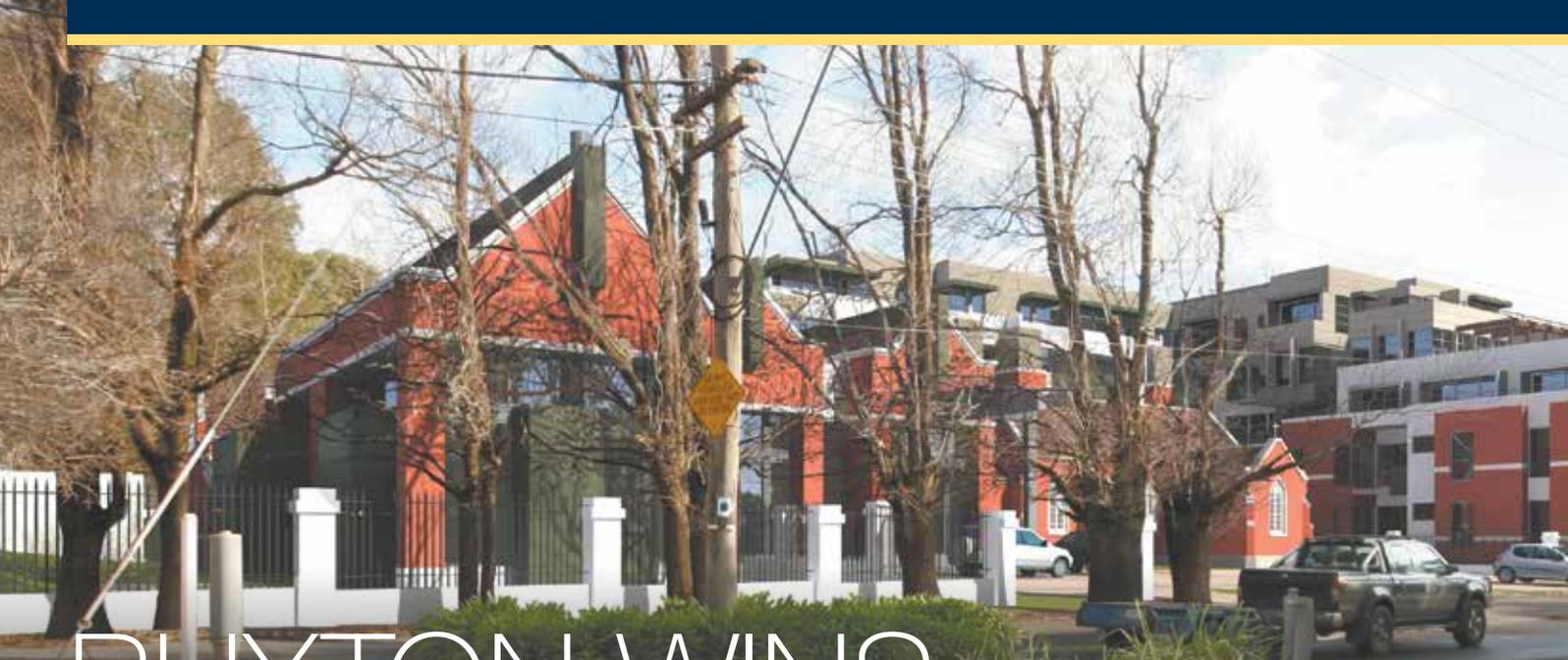
A heritage hotel is reborn



Buxton wins construction management role



Committed to teamwork and collaboration



# BUXTON WINS CONSTRUCTION MANAGEMENT ROLE

Buxton Construction has been appointed by Catholic Homes as construction manager – initially for the design and development stage – for a \$35 million retirement apartment complex to be built at 97 Elgin Street Hawthorn. Comprising 70 two and three-bedroom apartments, the development spans five levels over a basement car park.

The high-end apartments offer generous living areas and feature quality finishes, electronic security, emergency call facility and access control, and individual air-conditioning.

A disused school adjacent to the site is to be converted into resident facilities

including a restaurant, private dining room, lounge, library, coffee bar and billiards room, and support services.

The refurbished 1908 building will integrate perfectly with the modern new apartment structure which provides additional facilities such as a theatrette, multi-purpose space and wellness centre. Sensitive heritage and streetscape issues associated with the former school and the one hundred and fifty-year-old St Joseph's church on the site have to be addressed to ensure the contemporary apartment building complements these historic structures as well as the surrounding 19th century residential architectural

style. The project architect for St Joseph's Retirement Living Complex, Edgard Pirrotta, together with Buxton Construction have previously successfully integrated a heritage-listed Victorian era mansion – complete with tower – with a modern day retirement facility located at the top of Princess Street hill in Kew.

“It's very reassuring having Buxton Construction on board because of the extensive experience they've had with numerous complex heritage situations,” said project manager, Catholic Homes property development manager, Simon Sloan.

## Welcome

As I reflect on the past 12 months I'm encouraged by the news that town planners and quantity surveyors are reporting increased enquiry levels in retirement/aged care and multi-storey residential along with most other construction sectors. Australia's aging population and increasing personal wealth are considered to be the major forces driving demand for retirement and aged care facilities. The fact that Buxton Construction has built a number of these facilities in recent years and is currently involved with three major projects in the sector provides a clear indication of the growth in this area of construction.

The resurgence in multi-storey residential could well have occurred for a combination of reasons; declining interest rates, pent-up demand for apartment living and a general realisation that, despite the economic rumbblings emanating from the US and Europe, our economy remains one of the soundest among developed countries.

During the year a number of long-serving staff left us to further their careers in different directions and, although it's always sad to see good people depart, it is an inevitable part of the evolutionary process in the commercial world.

On the upside, having vacancies presented us with an opportunity to recruit highly qualified people who've injected a new level of enthusiasm into the company.

Full details of the staff movements are included in Team Changes but I'd like to make special mention of the two members of our university graduates program – Trent Lo and William Kwong – who've moved on with a desire to explore further opportunities within the property sector.

Trent and William spent five years with us combining their studies with on-the-job training and it was a joy to see their



Architect's impression of Catholic Homes retirement living complex

Buxton is working closely with Catholic Homes, project consultants and Edgard Pirrotta on all aspects of the design development and documentation phases to balance buildability issues with creative and engineering values to deliver a project that ticks all the boxes in terms of quality, design and value for money.

“Buxton Construction’s formidable set of skills, proactivity and complete understanding of what is required with major projects of this kind are invaluable and mean we’re a step ahead all the time which significantly reduces the workload on both Catholic Homes and the architect.” Simon added.

progress, knowing that Buxton provided them with the best possible training the industry can offer.

I have always believed successful construction companies such as ours should give young people every encouragement and provide them with a pathway to industry-related tertiary qualifications.

I would like to take this opportunity to offer best wishes to all for health, happiness and success throughout 2013.

**Andrew Briggs**  
Managing Director

## Team changes

Since the last edition of Insite we have farewelled executive assistant Joanne Barron, business development manager Simon Lewin and two members of Buxton Construction’s university graduate program, contact administrators Trent Lo and William Kwong; all of whom have moved on to further their careers in different directions.

Buxton Construction is grateful for the valuable service Joanne, Simon, Trent and William gave the company over their time with us and wishes each one every success in their new roles.

Matthew Paris, who is completing a Bachelor of Environment – Construction degree at the University of Melbourne, joined Buxton’s university graduate program in November. We are delighted to introduce the people who have recently joined Buxton Construction in the following roles:

**Anthony Lijovic**  
Business Manager



Anthony, who has a Diploma of Applied Science (Building and Construction), has 17 years’ experience in the industry with a range of accomplished skills including building design, project and development management, tendering and cost planning, and business development encompassing all facets of the construction sectors.

An experienced and competent industry professional, Anthony has been involved in a diverse range of undertakings from road-making and infrastructure development to single and multi-storey residential construction through to local government, retail, office and warehouse projects.

**Edwina Harrison**  
Executive Assistant



Formerly from Adelaide, Edwina has a Diploma in Hotel Management and worked in hospitality in her home city, the Northern Territory and in Melbourne after she relocated in 1995.

Upon completing a music degree, Edwina taught at Geelong Grammar and was a freelance musician then worked as a PA and in sales support for a company specialising in soil stability products. Prior to joining Buxton Construction in October, Edwina spent a year as board secretary for the Macarthur Wind Farm Project with Danish-owned wind technology company, Vestas.

**Rebecca Hanna**  
Contract Administrator



Rebecca holds Bachelor of Architecture from Wentworth Institute in Boston USA, and worked for nine years as an engineer on Boston’s central artery tunnel, the largest construction project in the world at the time. After being a member of the team that established the procedures for handing over the tunnel to Massachusetts Turnpike Authority, Rebecca took a travel break and, after visiting Melbourne, decided to make it her home.

Following a short stint as a contract administrator with a Melbourne building firm, Rebecca joined Buxton Construction.

# A heritage hotel is reborn

Built in the 1890s, the heritage-listed Bridge Inn Hotel at Mernda is being restored to its former glory by Buxton Construction. Supervised by The Pacific Group and designed by DRC Architecture, the first stage of the \$6.5 million design and construct project involves stripping back plumbing pipes and other non-original additions from the exterior of the historic two-storey hotel.

The external refurbishment program includes restoring the facade to its 19th century appearance and installing a new galvanised iron roof to retain the building's heritage character.

An obsolete extension to the building comprising a bistro, toilets, kitchen and bar is to be demolished concurrently with the work on the exterior of the hotel and replaced by a new extension – with a footprint more than five times the area it replaces – to create bistro and gaming facilities.

The ground floor interior of the original hotel will be refurbished and become a dining area that integrates with facilities in the new single-story contemporary addition, while the renovated first floor becomes an administration centre for the hotel.

Constructed on a concrete slab, the new structure's exterior has a combination of blockwork and insulated aluminium sandwich panels together with a metal deck roof. A new car park for patrons and staff will be constructed adjacent to the new building.

“Buxton Construction has refurbished and extended a large number of heritage-listed buildings over the years and we're acutely aware that projects of this nature not only demand the highest quality but must also be faithfully restored to reflect their original state,” Buxton project manager Daryl Marson said.



Architect's impression of Bridge Inn refurbishment and additions.

# A community entertainment hub for Mernda

Brothers Eddie and Joe Gauci – directors of Benmara Pty Ltd, operator of the Bridge Inn Hotel at Mernda which is currently being extended and refurbished by Buxton Construction – recognised a need existed for a hospitality venue in the region with a focus on meeting the specific needs of all demographics within the local community.

“There has been rapid residential development in Mernda and the surrounding suburbs in recent years and the area was crying out for an entertainment hub which delivers value for money to a cross-section of local residents,” Joe Gauci said.

A family-style hotel with quality bistro meals at affordable prices together with designated secure children's play areas, Bridge Inn also offers patrons modern café, lounge and bar facilities as well as a gaming area and TAB which are isolated from the family zones.

“Today's hotels are a far cry from the old beer barns; the Bridge Inn offers all the traditional hotel facilities but it's also a community focal point where people can enjoy a meal, a quick snack and young mothers or other groups with similar interests can meet for coffee and a chat in a friendly, relaxing environment.”

Excellence in service delivery is a priority at the Bridge Inn Hotel. “We ensure our staff are well trained in all facets of

hospitality, are immaculately presented and have a strong service ethic,” explains Eddie Gauci.

Involved in the development, construction and management of hospitality venues since the mid-1990s, the Gauci brothers have a string of successes to their credit including West Waters Caroline Springs, Elevation at Emerald, Sugar Gum Hotel Sydenham and the soon-to-be-opened Phoenix Hotel at Point Cook.

Commenting on the Bridge Inn Hotel upgrade Joe Gauci said, “Buxton Construction ticks all the boxes when it comes to performance, communication, flexibility and willingness to commit to meeting timelines.”

# OVER AND OUT

## ST KEVIN'S COLLEGE



The \$8.1 million development recently completed at St Kevin's College Heyington campus by Buxton Construction links the historic J A Kearney Building – the original 1960s structure on campus – with a striking contemporary educational facility designed by Baldasso Cortese.

“The collaboration between the design team at Baldasso Cortese, our client and the Stonnington Council during the planning phase not only produced a building that reflects a distinctive architectural statement but, more importantly, achieved the goals of the school,” said design architect David Chandler.

Consisting of four levels, the new building comprises five science laboratories, a state-of-the-art design technology facility for woodworking activities and student study centre.

“The focus on form and sculptured materiality employed for the exterior is complemented by the intense integration of visible services inside to create a high-tech building that completes the architectural master plan our firm developed in 2007 for St Kevin's.”

Severe site space and vehicular access limitations posed significant challenges for Buxton Construction and extreme care was exercised by the on-site team at all times to safeguard the safety of the more than 1,000 students who moved to and from the Heyington railway station each day.

“We couldn't speak too highly of Buxton Construction's performance; from the managing director down they were across every detail, had intricate knowledge of each aspect of the project, responsive to change and totally professional,” David Chandler observed.

# New facilities for University of Melbourne

Buxton Construction commenced a conversion and refurbishment program for a sports centre at the University of Melbourne in concert with Mantric Architecture in early August. The \$2.6 million project involves converting four existing squash courts to two-level office space and storage facilities together with refurbishment of remaining squash courts and amenities.

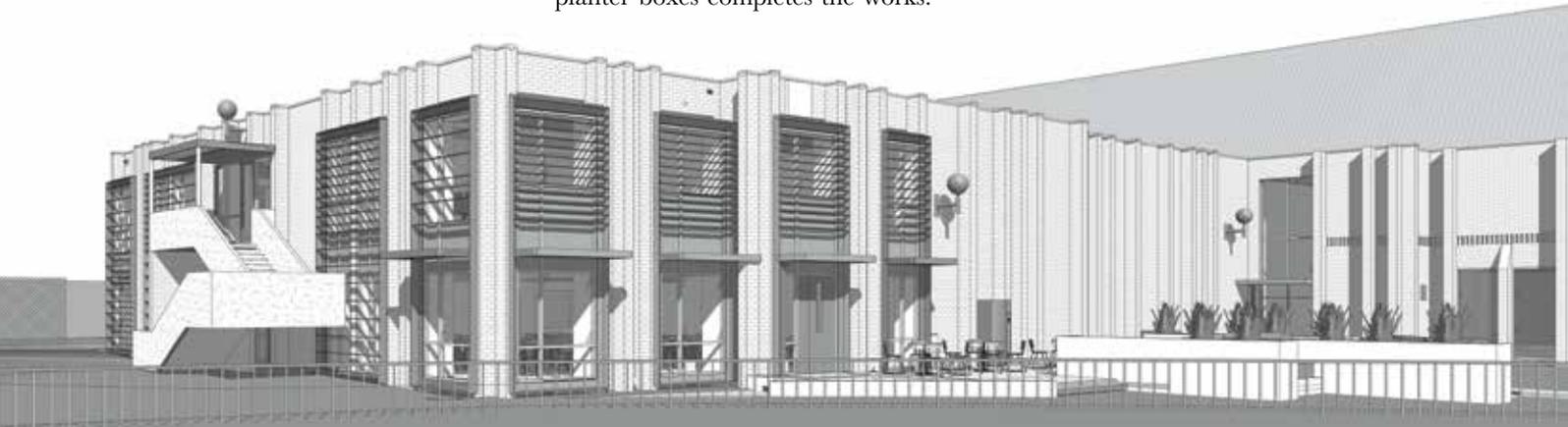
Ties to the existing brickwork have to be positioned to sustain the building's structural integrity before new full-height windows – featuring shrouds and louvres – and the steel framing and metal deck roof are installed.

A mezzanine floor with an architecturally-designed bulkhead creates an upper level which is fitted out with partition walls to create open-plan office spaces, break-out areas, conference facilities and a director's office. A stand-alone air-conditioning system and a new IT centre, which is a priority under the contract, are included in the fit-out.

The ground floor comprises a new kitchen and relaxation area for users of the squash courts plus a new amenities block with toilets and showers while existing male and female locker rooms in an adjoining sports complex are to be upgraded and showers installed. A paved outdoor terrace area with seating and planter boxes completes the works.

Site access is very restricted and frequent consultation is required with university officials to coordinate closure of access roads and, because adjacent facilities are operating as usual, there is a lot of pedestrian traffic nearby so safety is paramount.

According to project architect David Newstead of Mantric Architecture, the project is not on a large scale but it has a significant number of hurdles that have to be overcome. "Being an older structure, many construction issues have surfaced since the design phase and Buxton has kept its eye firmly on the ball, providing solutions to the various challenges as they've arisen."



Architect's impression of conversion and refurbishment of University of Melbourne sports centre

## PROJECT MILESTONES REACHED

Buxton Construction recently completed stage one of two major projects; Assisi Aged Care and RSPCA.

### Assisi Aged Care

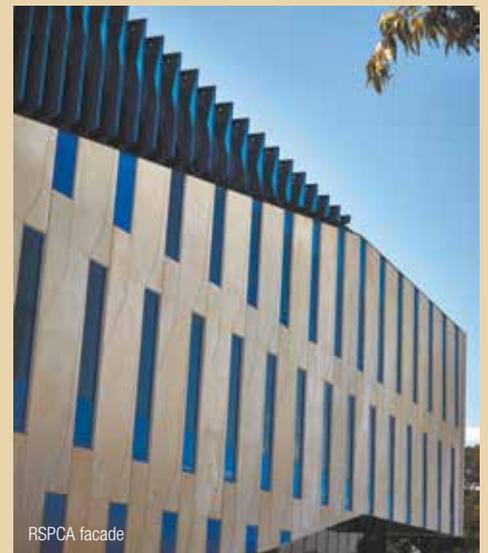
Construction of the first stage of the \$16.8 million additions and alterations to the Rosanna facility, which includes a new two-storey wing comprising 45 bedrooms with bathrooms and an undercover car park to a section of the ground floor level, was completed ahead of schedule in November.

Designed by Thomson Adsett to complement the centre's existing architectural style, the new wing is divided into three 15-bedroom blocks; each with a lounge, dining room and food serving area serviced by the central kitchen.

Approximately half of the 90 residents currently occupying the original building on the site will be relocated to the new wing early in 2013 to allow the second stage – refurbishment of half the existing building – to commence which will then be followed by stage 3; refurbishment of the remaining rooms.

### RSPCA

Stage one, a four-level extension consisting of approximately 1,000 square metres of floor space housing a retail outlet, offices, adoption and grooming facilities, and a café was finished and handed over accordance with the program. Work is scheduled to commence



RSPCA facade



## COMMITTED TO TEAMWORK AND COLLABORATION

Baldasso Cortese was established in 1987 when present day partners managing director Anthony Baldasso and design director Steven Cortese – who had studied architecture together at the University of Melbourne and qualified in 1984 – joined forces.

Today with its highly experienced leadership and 35 professional staff, Baldasso Cortese operates across six major sectors:

- care
- commercial
- education
- interior design

- residential/mixed use
- retail

Broad exposure in the marketplace gives the firm the ability to transfer learning from sector to sector for the benefit of its clients' businesses. Baldasso Cortese consistently receives awards for design and customer service that are founded on a strong and loyal client base, some of whom date back 20 years.

Baldasso Cortese places great emphasis on teamwork and has developed an open and inclusive collaborative design studio that fosters discussion and the exchange of ideas in an environment where staff

can freely express themselves in the interests of better design outcomes for clients.

“For us every project is the synthesis of a wide ranging series of inputs from a variety of client stakeholders and project team members,” managing director Anthony Baldasso said.

Baldasso Cortese designs and oversees the construction of buildings across Australia and has maintained enduring relationships with a number of major private schools, universities and leading players in the corporate sector including Woolworths, Shell, KFC, Coles, BP and Hungry Jacks.

immediately in the new year on the second stage of the project which includes replacing the facade on the original building and refurbishing the existing clinic which will be undertaken in two stages to enable staff to continue to provide around-the-clock service seven days a week.

Extensive landscaping and a number of ESD principles such as horizontal sun shading to lower floors, rainwater harvesting and a black water (sewage) recycling plant incorporating new environmentally designed wetlands to provide water for irrigation and toilet flushing are included in the \$18.5 million contract.

## A boutique practice with a hands-on approach

Supervising architect for the \$2.6 million upgrade of facilities at the University of Melbourne's sports centre, Mantric Architecture, is a boutique practice specialising in the sport and recreation, institutional, civic and local government sectors.

“Although these are the sectors the practice concentrates on, we'll take on just about any design project because we have extensive combined expertise in-house and enjoy challenges,” director David Newstead said.

Multi-disciplinary with hands-on directors who are involved in all projects and maintain strong client relationships, Mantric Architecture offers services in the areas of architecture, interior, urban and master planning.

“In our view communication and collaboration are the keys to quality design outcomes so we make it our practice to listen to what clients have to say and learn from them what the driving principles of their project are.”

Established by David Newstead and Miranda Ellis in 2003, Mantric Architecture is about to enter an exciting new phase with a move to upgraded premises in order to better meet the needs of its clients.

David, an award winning architect leads the architectural team and Miranda, a qualified interior designer with a flair for briefing and consultation, have collectively more than 30 years' experience and bring to the firm a diverse mix of professionalism.

# Current Projects

## RSPCA

\$18.4m additions and alterations to existing administration building in Burwood

**Client:** RSPCA (Victoria)

**Project Manager:** Sweett Group

**Architect:** Bamford-Dash Architects

**Structural:** Robert Bird Group

**Hydraulics:** C J Arms & Associates

**Services:** BRT Consulting Engineers

**Building Surveyor:** Approval Systems

**Quantity Surveyor:** W T Partnership

**Landscape:** Rush Wright & Associates

**Water Management:** Eco Harvest

**Acoustic:** Marshall Day

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## Assisi Aged Care Redevelopment

\$16.8m additions and alterations to an existing aged care facility in Rosanna

**Client:** Assisi Centre Inc

**Project Manager:** Sweett Group

**Architect:** Thomson Adsett

**Services:** Waterman AHW

**Structural/Civil:** Barry Gale Engineering

**Quantity Surveyor:** Sweett Group

**Building Surveyor:** Approval Systems

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## CaSPA Care Development (Design Phase)

\$23.4m construction of a 146-bed aged care facility in South Melbourne

**Client:** Claremont & Southport Aged Care Ltd

**Project Manager:** Care Capital

**Architect:** Smith & Tracey Architects

**Traffic Consultant:** GTA

**Heritage:** Bryce Raworth

**ESD Consultant:** Sustainable Developments

**Structural:** Hyder Consulting Services

**Electrical/Mechanical:** Fryda Dorne and Associates

**Hydraulics:** SEMF

**Building Surveyor:** Reddo Building Surveyors

**Town Planning:** Glossop

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## Sandyhill Apartments – Stage 1

\$50m construction of 187 apartments over a three-level basement, including 2,000m<sup>2</sup> of retail in Sandringham

**Client:** Blueprint Development Group

**Architect:** Watson Young Architects

**Structural/Civil:** Adams Consulting Engineers

**Services:** ALA Consulting Engineers

**Building Surveyor:** McKenzie Group Consulting

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## Portsea Golf Clubhouse

\$9.2m construction of a new golf clubhouse

**Client:** Portsea Golf Club

**Project Manager:** Montlaur Project Services

**Architect:** Perrott Lyon Mathieson

**Structural/Civil:** Adams Consulting Engineers

**Services:** JBA Consulting Engineers

**Building Surveyor:** Philip Chun & Associates

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## Bridge Inn Hotel

\$6.5m major additions and alterations to an existing heritage gaming facility/hotel in Mernda

**Client:** Pacific Group of Companies

**Architect:** DRC Architecture

**Structural:** 4D Workshop

**Services:** ALA Consulting Engineers

**Civil:** MA Civil Design

**Landscape:** Urban Initiatives

**Building Surveyor:** McKenzie Group

**Interior Designer:** Powerhouse Projects

**Operator:** Seachange Management

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## University of Melbourne Sports Centre upgrade

\$2.6m upgrade to sports centre at University Of Melbourne

**Client:** Melbourne University

**Architect:** Mantric Architecture

**Structural/Civil:** Wood Grieves Engineering

**Services:** Wood Grieves Engineering

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## Catholic Homes

\$35m 70-apartment, 5-star retirement living in Hawthorn

**Client:** Catholic Homes

**Architect:** Edgard Pirrotta

**Services:** Fryda Dorne and Associates

**Structural/Civil:** Cardno Grogan Richards

**Interior Designers:** MBA

**Landscape:** John Patrick

**Building Surveyors:** Philip Chun and Associates

**Hydraulics Engineers:** Clements Consulting Group

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