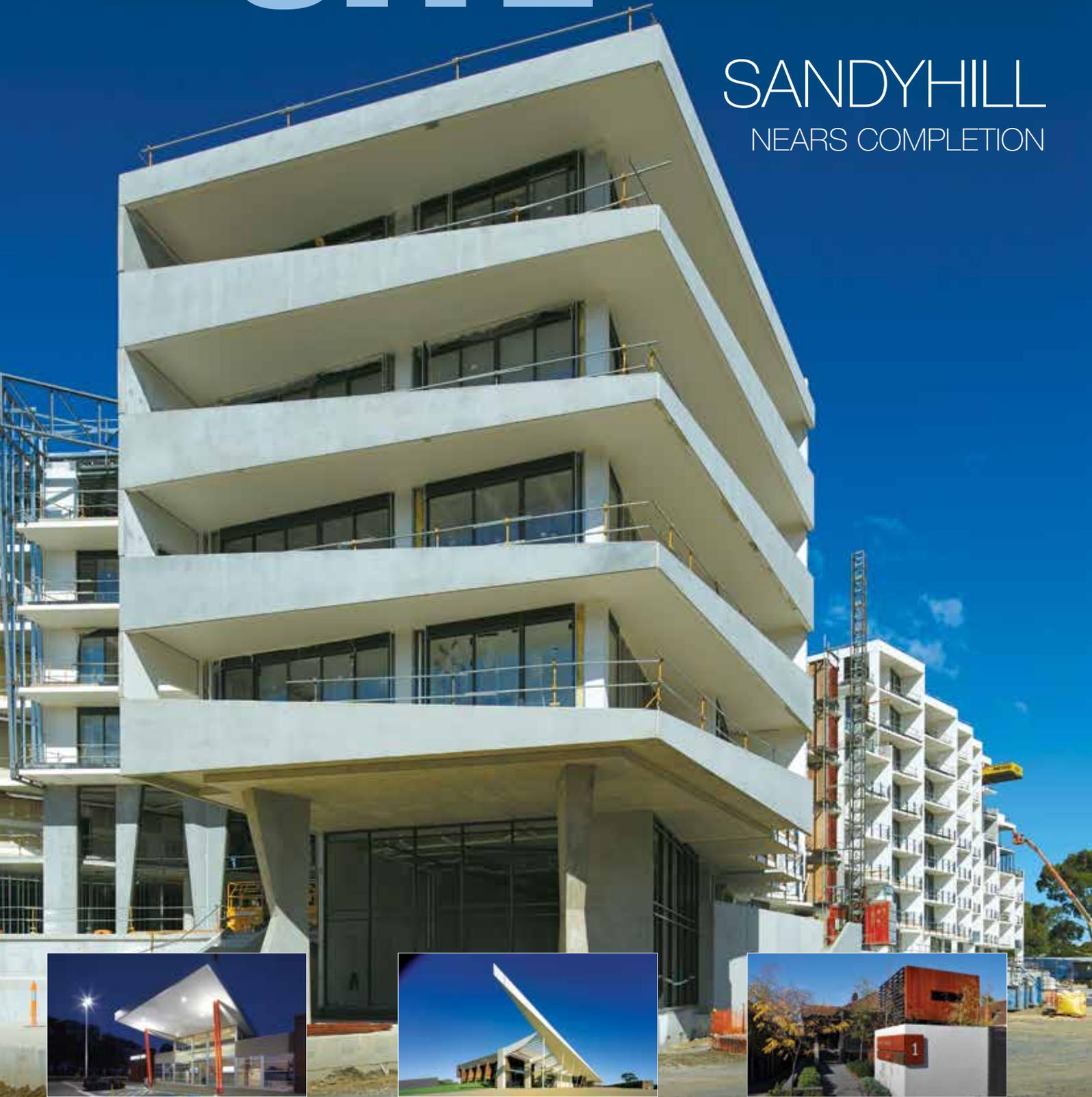


# *in* SITE

EDITION 1 2014



## SANDYHILL NEARS COMPLETION



Heritage Bridge  
Inn Hotel reborn



A leader in project  
management



Quality aged care and  
retirement living design

# Welcome

As part of Buxton's strategy to develop the business, an independent market research study was completed on our behalf early this year.

As both the identity of respondents and the views they expressed remain confidential we have no way of knowing who participated in the survey but I'd like to express my heartfelt thanks to those who gave their time so freely to share their views with the research company.

Much of the feedback was rewarding, especially in relation to the quality of our work, client relationships, communication, dependability, understanding of the industry and responsiveness. However, the research revealed issues that require attention and we're already implementing measures to address perceptions of

Buxton's capabilities, specifically in relation to the size, dollar value and complexity of projects. The respondents' perceptions and views obtained are invaluable in a strategic sense as they will enable us to more effectively develop a five-year business plan for taking us into the next tier of construction. You can be assured though, that while we have a steely determination to progressively grow Buxton Construction, the one thing we will not do is take our eye off the ball.

Certainly we'll be out there pitching for larger jobs, but will never neglect the market that has made us what we are today and will continue to deliver quality projects regardless of their size or value.

Stage one of the \$130 million, Sandyhill 450-apartment development, which

is rapidly approaching successful completion, is the largest and most complex project Buxton Construction has undertaken to date and is a reflection of our increased capabilities.

The onsite team at Sandyhill has clearly demonstrated that they collectively possess the qualifications, experience and expertise required for a project of this magnitude which, in many respects, has proven to be more challenging than a repetitive vertical high-rise building.

On a personal note, all at Buxton Construction extend warmest wishes to accounts officer Judith Shannon who recently retired after more than 19 years with the company. Always a goer, Judith plans to remain active and spend much of her time travelling in retirement.



# THE SKY'S THE LIMIT

No sooner had the tower crane at Sandyhill Apartments in Sandringham been dismantled, than another one was installed for construction of the \$25.4 million Claremont and South Port Aged Care 146-bed facility in Napier Street South Melbourne.

This is the first time Buxton Construction has used tower cranes on consecutive projects and is indicative of the larger, more complex projects the company is now undertaking.

OVER AND OUT

# HERITAGE BRIDGE INN HOTEL REBORN



Buxton Construction has restored the 1890s heritage-listed Bridge Inn Hotel at Mernda to its former glory. The \$6.5 million design and construct project involved stripping back plumbing pipes and other non-original additions from the exterior of the historic two-storey hotel. The external refurbishment program included restoration of the hotel's facade to its 19th century appearance and installing a new galvanised iron roof to retain the building's heritage character.

A previous extension to the building comprising a bistro, toilets, kitchen and bar was demolished to make way for a new single-story contemporary addition with a bistro and gaming facilities that integrate with the refurbished ground floor interior of the original building. 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 car park for patrons and staff was constructed adjacent to the new building.

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. Eddie Gauci



Bridge Inn bistro bar.

director of Benmara Pty Ltd, operator of Bridge Inn, was impressed with Buxton's approach and the level of communication throughout the construction phase which he says was handled in a very professional and accommodating manner.

"They were exceptionally co-operative and kept us abreast of the day-to-day

development once construction reached a certain level, enabling us to rectify any issues with the potential to impact on the operations of business when it opened."

"Buxton showed great understanding of the project and a willingness to work closely with us to ensure the project was completed on time." Eddie Gauci added.

## Stop press: Buxton signs contract for Hester Retirement Living Apartments

Following several weeks of negotiations, Buxton Construction has been awarded the \$18 million project in Canterbury. Designed by Marchese Partners, it will involve the construction of 34 independent living units and common areas on three levels over a basement car park. Full details in the next edition of Insite.

# SANDYHILL NEARS COMPLETION

Despite the delays encountered to date due to inclement weather – both heat and rain – the 190-apartment stage one at Sandyhill is still expected to be completed on schedule says Tony Quinert, director of Blueprint Development Pty Ltd, developer for the \$130 million plus complex in Bay Road Sandringham.

“We’re delighted with the progress which has been principally due to the overall management by the project team and complemented by the dedicated and skilled performance of the on-site team provided by Buxton’s.”

“Sandyhill is the third project undertaken by Buxton Construction for our development group and is by far our largest to date,” Tony stated.

The previous projects were: 3 Male Street, Brighton, comprising a four-level building over a two-level basement and 117-119 Camberwell Road, a five-level office and apartment building over 2.5 levels of basement car parking.

“In view of their impressive track record on these projects – in particular the exceptional quality – we had no

hesitation awarding Buxton Construction the Sandyhill project. We’re certainly delighted with the results being achieved for purchasers, many of whom have already given us very positive feedback.”

“We’ve had a long and fruitful relationship with Andrew Briggs and the Buxton team and have the greatest respect for their ability to diligently and competently manage the complete construction process from start to finish.”

As a hands on developer, Blueprint works closely with the day-to day-operations of the builder and has a unique association with the Buxton team, based on great mutual trust.

“This is also evident in the high regard the various trades have for Buxton, enabling them to attract first-class sub-contractors to our projects which reflects on the overall quality,” Tony commented.

“We are all excited about the completion of stage one drawing near and the imminent commencement of stage two.”



Interior of completed apartment.



## Contemporary facility for Freemasons

The refurbishment and conversion of a five-storey building at 103 Whitehorse Road Box Hill into a contemporary meeting centre for Freemasons Victoria is not without its challenges for Buxton Construction. The ground floor and levels one and two are tenanted, meaning work has to be carried out with extreme care to minimise disruption and ensure the safety and comfort of incumbent staff.

Designed by the Buchan Group, the upper floors are being converted into bespoke Freemason facilities and two function areas – with operable walls and commercial kitchen facilities – with capacity for up to 120 seated guests each. To accommodate the increased load associated with the additional equipment and fittings, and increased numbers of people, carbon fibre strengthening has



Architect's impression of Freemason Lodge room.

been installed to the floors on levels three and four. The building lift has to be shared during the construction period while a nine-metre by 15-metre section

of the concrete roof is to be meticulously cut and removed in small segments, load-bearing beams installed and a vaulted ceiling constructed to the top floor.



Buxton managing director Andrew Briggs (left) with Blueprint Development director Tony Quinert.



## UNDERNEATH THE HARD HAT

In this edition of Insite we get the lowdown on the senior on-site management team at Sandyhill Apartments, project manager Michael Cook and Jarrod Frew site manager.

**What are your qualifications and how long have you been in the industry?**

**Michael:** I started out as a chippy and have been in the industry for more than 30 years.

**Jarrod:** carpenter with 15 years' management experience.

**Which construction sectors have you been involved with?**

**Michael:** education, defence, hospital, high-rise apartments and commercial, sports facilities civil, land sub-divisions, heritage.

**Jarrod:** high-rise residential, civil.

**Your roles?**

**Michael:** I've had various roles but I have been in project management for many years now and been involved with mainly high-rise and specialised projects.

**Jarrod:** over the past 10 years I've been in senior site management positions on various multi-storey developments and larger projects.

**What high-rise projects have you previously worked on?**

**Michael**

- 90 Collins Street – 23-level commercial
- 440 Elizabeth Street – 11-level commercial
- 201 Swanston Street – 17-level 200-room hotel
- Chevron Apartments – 10-level 299 apartments

**Jarrod**

- Liberty Towers – 27-level apartment complex
- Watergate – 19-level twin tower apartments
- St Vincents Hospital – 9-level car park

**How does Sandyhill measure up with these projects for complexity?**

**Michael:** each project has its own idiosyncrasies; due to the large footprint the co-ordination and sequencing of trades has been a challenging, but interesting exercise.

**Jarrod:** comparing projects is difficult as there are varying factors involved but the external facade design has been a challenge due to the various angles of the building as well as the management of the tower crane due to the large footprint.

**What is the costliest/highest quality project you've been involved with?**

**Michael:** Sydney Superdome at \$200 million was the highest in value and quality while the track works for the Formula 1 Grand Prix was very interesting for quality control.

**Jarrod:** Watergate Apartments which cost \$100 million.

**How do you rate Buxton Construction compared with other companies you've worked with?**

**Michael:** it's good to work with people at Buxton who respect you, also the systems and procedures are practical and designed to be applicable to the tasks at hand. Having previously worked with a large multi-national company where you seem to become absorbed into the "machine", Buxton has more of a "back to building" approach rather than having to fill out stacks of paperwork because the system requires you to!

**Jarrod:** Buxton has a very dedicated core of experienced people, the team at Sandyhill in particular has made the transition to Buxton a great experience for me. Buxton's well structured and has the systems and processes you'd expect a major builder to have; the off-site support is first-class.

In line with the aspirations and objectives of 21st century Freemasonry, the centre will be available to the community for social functions and corporate events such as seminars, exhibitions and presentations.

"This is a particularly significant project as it is not only a Masonic Centre for the region and a community facility but its refurbishment also coincides with the 125th anniversary of the Freemason United Grand Lodge in Victoria," said Peter Henshall, Grand Secretary.

"We were delighted Buxton Construction was the successful tenderer because the company has an excellent reputation for quality and commitment plus proven capacity to work within the confines of an operating business environment."



# MOVE TO YERING SECURES EASTERN GOLF CLUB'S FUTURE

The seeds were sown for Eastern Golf Club's relocation to Victoria Road Yering in 2005. "Membership had been trending lower for three or four years plus we were facing ongoing water supply and safety issues with our neighbours," club captain Peter Dane said.

Faced with this scenario, together with uncertainty over the longer term future of the club, the board evaluated a number of options including the purchase of an existing course. After a lengthy process, a relocation strategy was approved

by members in 2008 and the Yering site acquired. Council approval was obtained for redevelopment of the land in 2010 but it wasn't until 2013 that the final approvals were issued, enabling contractors to commence site work last November. "The move will not only provide members with a first-class course and clubhouse facilities, but will also secure the club's long-term financial viability."

Buxton Construction was engaged to work with the club and architect, Perrot

Lyon Mathieson, on the final design and was subsequently the successful tenderer for the \$11 million clubhouse and golf academy.

"Having Buxton involved from the early stage saved us a bucket load of money and we were most impressed with the company's attention to detail but our strict probity plan meant we had to treat all tenders equally and they won the building contract fairly and squarely on their merits."

## A leader in project management

Robert Luxmoore Pty Ltd, one of the most respected names in project management, has worked with Buxton Construction on a number of major projects including the clubhouse and Peppers Hotel at Moonah Links, Delgany, Rylands of Kew and Hawthorn, Croydon Golf Club and currently Eastern Golf Club's new clubhouse and golf academy.

The company, which operates in Melbourne, regional Victoria and interstate, has specialised skills in development management, planning and design, project management and real estate investment together with extensive knowledge of the building industry.

In addition to traditional project management services, Robert Luxmoore assists clients with:



Clubhouse Moonah Links.

- **initiation:** develop project objectives
- **planning:** ascertain planning, building constraints including authorities and adjoining owners
- **master and feasibility:** review options for the site and best possible use



Architect's impression of clubhouse at Eastern Golf Club.

# QUALITY AGED CARE & RETIREMENT LIVING DESIGN

Smith+Tracey, architect for the \$25.1 million, 146-bed Claremont and South Port Aged Care (CaSPA) facility in South Melbourne, was closely associated with CaSPA management and Buxton Construction from the embryonic stage of the project.

“Working collaboratively with CaSPA and Buxton’s like-minded professionals was a terrific experience for us and once again reinforced our strongly held belief that this approach produces a superior outcome in terms of quality, construction process and cost,” Smith+Tracey director Ted Adams said.

Founded in Melbourne more than 65 years ago, Smith+Tracey specialises in aged care, education and retirement living facilities on the eastern seaboard and has offices in Melbourne, Sydney and Queensland 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 sustainable outcomes.”

Although the practice focuses on aged care and retirement facilities, it is also involved with community projects, schools, churches and chapels, and more recently has increased its presence in the tertiary education sector.

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,” Ted observed.

When completed mid-2015, the club will have an extensive range of facilities for its members and guests including tennis courts, golf driving range, self-contained villas with exclusive access to some of the Yarra Valley’s most scenic walking tracks and luxurious dining and function areas.

“The clubhouse has been designed with the function facilities entirely separate from the day-to-day operations, ensuring corporate and social events will not disrupt members’ activities in any way,” Peter Dane observed.

- **sales and marketing:** co-ordinate sales and marketing consultants and agents with the design and legal team
- **design:** manage design development process to meet client’s brief and budget
- tender
- **construction:** provide contract management and administration
- **handover and settlement:** manage the commissioning, handover and settlement processes

Robert Luxmoore was established in the early 1960s in Tasmania by the father of the current managing director, Simon Reed. “Originally the company was involved in property development but since the beginning of the 1990s has focused on project and development management,” Simon Reed said.





## Introducing Jeremy Barrow, Senior Estimator

After completing a degree in Building and Construction Economics at RMIT University in 2001, Jeremy joined Kane Constructions' graduate program in Melbourne. Jeremy was transferred to the firm's Sydney office as estimating manager in 2003 and over the next six years gained extensive experience in all facets of estimating including high-

rise residential, recreational, heritage, commercial, mixed-use and sporting projects.

"I returned to Melbourne in 2009 and have since been involved predominantly with large scale projects, frequently in the up to \$100 million range with repetitive high-rise towers as high as 60 levels." Jeremy said.

## Current Projects

### 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

### Sandyhill Apartments – Stage 1

\$50m construction of 190 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

**Quantity Surveyor:** Rider Levett Bucknall

**Architect:** Lyon Perrott Mathieson

**Project Manager:** Robert Luxmoore Pty Ltd

**Building Surveyor:** Gardiner Group

**Structural:** Irwin Consulting

**Services:** Irwin Consulting

**Quantity Surveyor:** Slattery Australia

### CaSPA Care Development (Design Phase)

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

**Client:** Claremont & South Port Aged Care

**Project Manager:** Care Capital

**Architect:** Smith & Tracey Architects

**Traffic Consultant:** GTA

**Heritage:** Bryce Raworth/JB Architects

**ESD Consultant:** Sustainable Developments

**Structural:** Hyder Consulting Services

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

**Hydraulics:** SEMF

**Building Surveyor:** Reddo Building Surveyors

**Town Planning:** Glossop

### Catholic Homes

**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

### Masonic Lodge Box Hill

\$3.9m refurbishment and renovation of existing four-level office building.

**Client:** Freemasons Victoria

**Start:** December 2013

**Completion:** May 2014

**Cost:** \$4 million

**Project Management:** Nash Project Management

**Architect:** Buchan Group

**Structural:** Brown Consulting

**Services:** Norman Disney Young

**Building Surveyor:** Gardiner Group

### Eastern Golf Club

\$11.4m construction of a new clubhouse and golfing academy facilities at Victoria Road, Yering.

**Client:** Eastern Golf Club

**Start:** February 2014

**Completion:** April 2015

### Hester Canterbury Aged Care

\$18m construction of 34 independent living units and common areas on three levels over basement carpark in Canterbury.

**Client:** Bass Care

**Start:** March 2014

**Completion:** May 2015

**Project Management:** McMullin Group

**Architect:** Marchese Partners

**Structural:** Colafella Consulting

**Services:** Wood & Grieve

**Building Surveyor:** PLP