

in SITE

EDITION 1 2010



The tides have changed
at Queenscliff Harbour



Signature building for
Caulfield Grammar



The name's new, but the
tradition hasn't changed



Armada in
Port Melbourne

Welcome

Welcome to Insite. I'm sure you are aware that ownership of Buxton Construction transferred from the Buxton family to me last November. Richard Buxton and his daughter, Samantha, are now concentrating on boutique property development under the newly-designed Buxton Property banner in new premises.

A change of ownership has the potential to produce upheaval and change within an organisation but in our case it's been very much a case of business as usual. In fact it has provided the opportunity to improve our efficiencies and build on the reputation earned by focusing solely on construction projects and in particular the market segments that have established the company's excellent reputation over the last four decades. Buxton's association with education dates back 10 years to when we built the science block at Firbank Girls' Grammar School but we decided against participating in the Federal Government's Building for the Education Revolution (BER) program, preferring to focus on our core business values which include one-off educational projects that are more challenging and interesting.

We are currently involved in major projects at Caulfield Grammar's Glen Eira Road and Wheelers Hill campuses as well as Beth Rivkah Ladies College and McKinnon Secondary College all of which, coincidentally, have some BER funding. The other sectors we remain closely involved with include golf clubhouses, sport/leisure, health, community facilities and multi-dwelling residential. However, regardless of the class of project, Buxton Construction remains committed to collaborating with all parties from day one to handover as this is not only conducive to developing harmonious working relationships, but also produces a superior result. The one change you will notice is our new website – www.buxtonconstruction.com.au – which goes back to the basics; it's informative, but at the same time simplistic and easy to navigate.

Best wishes.

Andrew Briggs
Managing Director



Architect's impression of multi-purpose gymnasium at Caulfield Grammar Wheelers Hill campus.

Signature building for Caulfield Grammar

Designed by the Buchan Group, the new \$5 million multi-purpose gymnasium complex Buxton Construction is building at Caulfield Grammar's Wheelers Hill campus fulfills the school's brief for a distinctive, eye-catching structure.

"As the new complex will be the first part of the campus to come into a visitor's view, the school was keen to have a signature building presenting to the entrance driveway," The Buchan Group director and project architect Chris Ball said.

The split-level structure comprises netball, basketball, volleyball and badminton courts to international standards, spectator gallery, classrooms,

a community facility, staff offices and a new reception area for the junior school. The steeply sloping site required extensive excavation prior to pouring the concrete raft slab, which is utilised because of the area's highly reactive clay soil. Cladding of the steel-framed building includes environmentally-friendly glazing, timber, pre-finished metal panels and a combination of rendered and exposed blockwork. Lighting is electronically controlled while the computerised controls for both the air-conditioning and motorised windows link the automatic activation of each to the ambient temperature for maximum energy efficiency. Water harvested from the roof is stored in tanks and used for toilet flushing and irrigation. "We were



Buxton builds on its educational experience

An exciting new language centre at Beth Rivkah Ladies College, celebrating the performing arts and the cultural richness of the school is the vision of school principal Samuel Gurewicz, who with 40 years at the helm is Victoria's longest serving principal. Located adjacent to the existing auditorium, the project includes the construction of language classrooms, computer laboratory, a performing arts studio, music tuition rooms and social spaces for student recreation.

Funded jointly by the Federal Government and the philanthropy of Melbourne's Jewish community, the \$4.0 million, four-level structure presents Buxton Construction with a number of challenges says project architect Craig Brown of McIldowie Partners. "The basement construction ensures the integrity of structures on an adjacent residential property which are situated within two metres of the excavation."

The small campus is densely occupied by buildings, allowing only one point of entry to the construction site and severely limiting the space available for workers' amenities, cranes and construction materials.

"Because construction activity is being undertaken in such a confined area on an operating school campus safety is a primary consideration."

Extensive consultation with school staff throughout the project will keep them fully apprised of forthcoming building activities so that alternate arrangements can be made where necessary to minimise disruption to the school community's daily routine. The project includes a simple but clever ESD solution to cooling the social space using the reverse logic of the radiant heating system cast into the slab.

McIldowie Partners, established by James McIldowie more than 70 years ago, is a medium-sized Melbourne practice which assumed its present form in 2000. The firm is believed to have documented more unique projects funded under the Federal Government's Building for the Education Revolution package than any other Victorian practice. Highly regarded for its work in the education and commercial building sectors, interior design and office fit-out, McIldowie Partners has representative offices in Sydney and New Zealand.

very pleased with Buxton's work on the staged redevelopment of our heritage building in West Melbourne two years ago and were delighted they were selected to work with us on this project," Chris Ball added.

The Buchan Group is an association of architectural practices which has designed some of the largest and most complex projects undertaken in Australasia. The group's expertise extends to interior design and graphics to achieve total integrity of the concept in all building types. Founded in Geelong 119 years ago, it has 340 employees in offices across Australia and New Zealand servicing clients in the UK and throughout Australasia, Asia and the Middle East.



Architect's impression of the language centre at Beth Rivkah Ladies College.

The name's new, but the tradition hasn't changed

More than a decade after building the showroom at Menere's BMW, Buxton Construction was the successful tenderer to refurbish, extend and alter the landmark building on Nepean Highway, Brighton. Recently completed to worldwide BMW standards, the revamped building has cleaner lines, reflective ceiling lighting, vastly increased showroom space for vehicles and a focus on customers' needs. The distinctive showroom is supported by a 13-bay state-of-the-art workshop.

"While the interior design was dictated by BMW's corporate design requirements, we had a degree of flexibility with the exterior shape of the structure and were able to use locally made materials and joinery," Stillwell Motor Group director Robert Stillwell said. Menere's BMW, which dates back to the mid-1960s, was acquired by the Stillwell Motor Group (SMG) in 2001. A second-generation

family business, the vast SMG network operates 15 automotive retail businesses which represent the majority of today's most prominent vehicle manufacturers. The completion of the new showroom signalled the end of an era and a "re-birthing" of the dealership with a name change to Brighton BMW.

"We certainly didn't take the decision to change from Menere's BMW lightly, but extensive brand testing of the new name revealed that it was considered more representative of the prestige brand's association with Brighton and the prime residential bayside suburbs." The opening of the new showroom coincided with the Australian launch of BMW's exciting new X1, a premium compact sports activity vehicle. Commenting on the newly completed showroom Robert Stillwell said, "Buxton Construction goes about its work very professionally and has delivered a product of exceptional quality for us."



Architect's impression of Brighton BMW.

Stop press

As Insite went to print, Buxton Construction was advised it had been successful with its tender for \$3.3 million alterations and extensions to the existing clubhouse at Royal South Yarra Lawn Tennis Club. Full details in the next edition of Insite.



Caulfield Grammar's

With almost 3,000 students spread over campuses at Caulfield, Wheelers Hill and Malvern, Caulfield Grammar is acutely aware of the need to provide facilities that satisfy the learning needs of students. "While we maintain a long-term master plan for our building program, we are also able to respond to emerging needs and opportunities," said Robbie McTernan Caulfield Grammar Head of Property.

The multi-purpose gymnasium complex, currently under construction



Architect's impression of Year 7 Centre at Caulfield Grammar Glen Eira Road campus.

Introducing Simon Kelly



Buxton Construction
Project Manager

Simon spent the early years of his career working on construction sites and estimating/pricing industrial and commercial doors. He then completed Diplomas of Applied Science in Building Construction and Building Inspection at Gordon Institute of TAFE in 1995.

After qualifying, Simon went to the UK and worked with a London construction company before returning home and joining a design, construct and development group as a contracts administrator/estimator in 1996. Then followed project management roles over a 13-year period with two major Melbourne construction companies, providing Simon with broad experience in the residential, commercial, education and industrial sectors.

Totally conversant with all aspects of project management from design through to completion, Simon has a high level of commitment to financial control, delivering quality outcomes and meeting deadlines. With three children – Grace 7, Jessica 5 and Jack 3 – Simon and his wife Carlie find most of their leisure hours are occupied by family activities. Simon is currently managing the \$23.8 million mixed-use development Buxton is building at 117-119 Camberwell Road Hawthorn.

attuned to students' needs

at the Wheelers Hill campus, is an example of this. The school was successful in obtaining funding from the Federal Government's \$14.7 billion Building for the Education Revolution package.

Buxton Construction, the successful tenderer for the Year 7 Centre at Caulfield Grammar School's Glen Eira Road campus, was invited to tender for the new gymnasium. "Not only was Buxton very competitive with its tender for the Year 7 Centre but the school has been delighted with the way

they have approached their task so we were more than happy to invite them to tender for the Wheelers Hill project." Both projects reflect the school's commitment to incorporating environmentally friendly features wherever possible.

"We are very conscious of our responsibility to protect the environment and employ ESD principles in our buildings where it is practicable and cost-effective to do so," Robbie McTernan added.

Over and out

These projects have been completed since our last Insite.

Methodist Ladies College

Stage one of the \$9.27 million project involved upgrading the storm water system and constructing an 800 square-metre, two-storey multi-purpose building in the school's science precinct.

The second stage included the refurbishment of level one of the Nicholas Building and stripping the adjacent Physics Building back to a basic structure to enable a total renovation, incorporating the fit-out of four science laboratories and associated preparation areas. Extensions to the south side of the building provide additional study areas and a two-level covered link connecting the two buildings. Architect for the project was DesignInc Melbourne which offers a comprehensive range of architectural, urban design and interior design services through its offices in all Australian capital cities, Jakarta and Beijing.

Queenscliff Harbour

The focal point of the Queenscliff Harbour development is the 31-metre-high concrete navigational aid tower – the first lighthouse to be built in Victoria in more than 80 years – has 200mm-thick walls and was constructed using the slip form method with continuous pouring, a process that took 60 hours to complete.

Buxton's \$10.2 million design and construct contract also provided for construction of a 225-seat, two-level restaurant, community building, public amenities and promenades along with the retail fit-out and landscaping. Designed by Conti Architects Pty Ltd, a practice with an impressive record for delivering quality design in the residential, commercial, retail, industrial, warehouse and institutional sectors, the project integrated new design and construction elements within an operating port facility.

Zinc Apartments

The three-building, residential development incorporates the refurbishment and extension of two, more than 100-year-old heritage listed buildings plus construction of a new structure with six levels of apartments over a three-level basement. A notable aspect of the new six-level structure is the diaphragm walls employed in the three-level basement which are believed to be the deepest used to date on a Port Melbourne project.

Relatively new to Melbourne construction sites of this size, diaphragm walls give lateral support by providing a reaction to horizontal forces from earth and water pressures on sites where excavation descends below the water table. The designer of Zinc Apartments, Melbourne-based Williams Boag Architects, is an independently owned architectural firm providing expertise in the fields of architecture and planning, urban design and interior design.



Brighton BMW

Buxton Construction was awarded a contract for a major refurbishment and rebuild of the 10-year-old Brighton BMW – formerly Menere’s BMW – showroom in 2008. The project was put on hold when world economic conditions deteriorated and subsequently put out to tender on a reduced scale during the middle of last year. Buxton Construction was again the successful tenderer and completed the first stage of the work prior to Christmas last year then finalised the refurbishment, alterations and additions on schedule in April.

Ted Ashton a director of ERA 2000 Architects was the supervising architect for the project. ERA 2000 is a highly professional practice offering a complete range of services including concept design, design development, interior design, contract administration and landscaping.



Zinc Apartments.



Access ramp at Croydon Aquatic Centre.

Expert advice on disability access

The provisions of the Disability Discrimination Act 1992 place the onus of providing accessible premises and services on property owners and managers. Health Science Planning Consultants Disability Access Consultancy (HSPC-DAC) – an autonomous division of the Peddle Thorp Group – provides expert advice on the provision of access to premises for people with disabilities in accordance with the act. “We’re a totally independent entity and work with various architectural firms on a range of disability issues including accessible designs and design review, access audits and advice on modifications,” head of HSPC-DAC Francesca Davenport said. According to Francesca, an architect with extensive experience in design for health care, aged care and rehabilitation facilities, people generally associate mobility issues with disability

but the scope of her company’s assistance to the architectural profession extends far beyond wheelchair access. “HSPC-DAC provides practical advice and solutions to meet the needs of people who have physical, vision, hearing, speech, psychiatric, neurological and cognitive disabilities.” Francesca completed her architectural qualification in 1970 and post-graduate training in rehabilitation architecture under the Colombo Plan fellowship in 1973. Her personal experience with mobility impairment and close involvement with issues of deafness and blindness have given her an invaluable insight into the requirements for disability access in general. HSPC-DAC has been involved with Buxton Construction on projects such as Croydon Aquatic Centre, Ascot Vale Sports and Fitness Centre, St Kilda Football Club’s new training and administration facility and Geelong Leisure Link Aquatic Centre.

Armada in Port Melbourne

Work commenced recently on Armada Apartments, a six-storey residential complex comprising 41 one and two-bedroom apartments and basement car parking at 115 Nott Street Port Melbourne. Designed by Plus Architecture, the building’s exterior is influenced by its seaside location and blends characteristics of modern day and historic shipping ports. The lower level reflects the sweeping 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



Architect's impression of Armada apartments.

maritime theme. 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.

Current Projects

Geelong Leisure Link Aquatic Facility

\$21m construction of new aquatic centre
Client: City of Greater Geelong
Project Manager: Davis Langdon
Architect: Peddle Thorp Architects
Structural: Bonacci Group
Services: Waterman AHW (Vic) Pty Ltd
Landscape: Edaw Gillespies
Pool Consultant: David Powick & Associates
Quantity Surveyor: Slattery Australia
Disability Access: HSPC – DAC

117-119 Camberwell Road, Hawthorn

\$23.8m construction of a mixed use development
Client: J G Vic Pty Ltd
Architect: Watson Young Architects
Structural: Adams Consulting
Electrical/Mechanical: Fryda Dorne & Associates
Hydraulics: Clements Consulting
Building Surveyor: Reddo Building Surveyors
ESD: Sustainable Developments

188 The Esplanade, Brighton

\$4.1m construction of two 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

McKinnon Secondary College

\$4.7m construction of a new two-storey building consisting of classrooms and laboratories
Client: McKinnon Secondary College
Project Manager: Arup
Architect: H2O Architects
Structural: Felicetti Pty Ltd
Services: Fryda Dorne & Associates
Hydraulics: P J Tiballs & Associates
Quantity Surveyor: Wilde & Wollard
Building Surveyor: Wilsmore Nelson Group

Caulfield Grammar School

\$5.2m construction of a new two-storey building consisting of classrooms, laboratories amenities and offices
Client: Caulfield Grammar School
Architect: John Gribble Architects
Electrical/Mechanical: BRT Consulting
Structural: Keith Patrick & Associates
Hydraulics: C R Knight & Associates
Building Surveyor: McKenzie Consulting Group
Landscape: Land Design Partnership

St Kilda Football Club

\$7.8m construction of new training and administration facilities
Client: St Kilda Football Club
Project Manager: Coffey Projects
Architect: Peddle Thorp Architects
Structural: Bonacci Group
Services: Waterman AHW (Vic) Pty Ltd
Pool Consultant: AVP Commercial Pools
Quantity Surveyor: Davis Langdon
Landscape: Memla Pty Ltd
Building Surveyor: BSGM
Disability Access: HSPC – DAC

Richmond Football Club

\$14m alterations and additions to existing training and administration facilities
Client: Richmond Football Club in conjunction with MCC, AFL and state and federal governments
Project Manager: Coffey Projects
Architect: Suters Architects
Structural: Irwin Consulting
Services: Umow Lai
Pool Consultant: Geoff Ninnes Fong & Partners
Building Surveyor: Reddo Building Surveyors
Quantity Surveyor: Currie & Brown
Landscape: Rush Wright & Associates

Caulfield Grammar School Wheelers Hill

\$5m construction of a new multi-purpose gymnasium complex
Client: Caulfield Grammar School
Architect: The Buchan Group
Structural: JL & EM Daly
Services: BRT Consulting
Hydraulics: C R Knight & Associates
Building Surveyor: Gardner Group

Beth Rivkah Ladies College

\$3.4m construction of a new Centre of Excellence for Languages
Client: Beth Rivkah Ladies College
Architect: McIlldowie Partners
Structural: Klopfer Dobos
Services: Waterman AHW (Vic) Pty Ltd

Nott Street, Port Melbourne

\$13.6m construction of apartment building
Client: Cheng Investments Australia
Project Manager: CPS Property Group
Architect: Plus Architecture
Structural: Meinhardt Consulting Engineers
Services: Simpson Kotzman
Building Surveyor: McKenzie Consulting Group

Royal South Yarra Lawn Tennis Club

\$3.3m alterations and additions to existing clubhouse
Client: Royal South Yarra Lawn Tennis Club
Architect: Carr Design
Structural: Brock Consulting
Services: Vos Group
Building Surveyor: BSGM