

in SITE

EDITION 3 2013

 **BUXTON**
construction

Over and out: RSPCA



Contemporary aged care home for South Melbourne



Seaside location inspires design



Monolith dominates Sandringham skyline

Welcome

Every successful business must, at some stage in its existence, contemplate the future. A company has the option of maintaining its modus operandi or biting the bullet and, by applying the principles that have driven its success, expanding into new market sectors. Over the last 20 years Buxton Construction has grown steadily through establishing and maintaining strong relationships with clients and consultants together with a commitment to delivering a quality product without compromise.

We've always erred on the side of conservatism, believing that businesses, like people, must earn their stripes. To that end we have, through careful planning and demonstrated performance, progressively moved into more substantial projects as evidenced by Sandyhill Stage One, a \$56 million multi-storey, 190-apartment development with retail space over a three-level basement.

But it's only the magnitude and dollar value of some of the projects we're now



Andrew Briggs, Managing Director.

undertaking that has changed. We've steadfastly adhered to the ethics, business principles, client service standards and product quality that has always been the cornerstone of every Buxton project, regardless of its size or monetary value.

All-too-often, companies lose sight of the attributes and strengths that have

made them successful when they aim for bigger and better things. I assure you we haven't, and never will!

Our industry has become dollar focused to a large extent – especially with larger projects – but I'm a pragmatist and accept unequivocally that construction companies have a responsibility to perform and deliver value for money.

Nevertheless there's still a place for good communication, harmonious working relationships and mutual respect between the builder and client; principles the Buxton Construction name and reputation have been built on over more than four decades. To our dedicated staff, clients who've supported us throughout 2013, consultants and sub-contractors I am truly grateful, for without your collective support we wouldn't have such a viable business as we have today.

To you and your loved ones I extend warm wishes for the Festive Season and success, happiness and health throughout 2014.

Contemporary aged care home for South Melbourne

Construction commenced early November on the Claremont and South Port Aged Care (CaSPA) \$25.4 million, 146-bed facility in Napier Street South Melbourne.

The four-level facility comprises bedrooms with ensuites, extensive living and recreational areas including a wellness centre, library, café, cinema and numerous sitting and lounge areas.

“There are very few aged care facilities in the inner city area and our objective is to involve the local City of Port Phillip community with our activities and engage with it as much as possible,” CaSPA chief executive officer Stephanie Clark said.

The project includes refurbishing the 1902 heritage listed two-storey building on Napier Street South Melbourne. This building formed part of the St Vincent de Paul orphanage and will become the new entry to the facility, housing the administration area as well as the café, library, cinema, and activities spaces. The facade to the Raglan Street boundary of the site is to be restored along with the brick wall which runs to Church Street.

Buxton assisted CaSPA throughout the planning stage with structural



Architect's impression of CaSPA Aged Care.

considerations, budgeting and buildability including dealing with site related environmental issues as well as the resolution of heritage matters.

“It's a great partnership in which Buxton Construction and Smith & Tracey Architects are working in close collaboration with CaSPA to deliver a building that meets our purpose but remains within budget.”

Claremont Home Incorporated and South Port Community Residential Home Incorporated (both not-for-profit community organisations), which had both been part of the fabric of the City of Port Phillip for decades, formed a legal partnership and gained registration as a company in 2010 to become Claremont and South Port Aged Care Limited.

A LEADER IN ARCHITECTURE & DESIGN

Founded in 1991 by Shane Rothe and Kim Lowman, ROTHELOWMAN is a multi-disciplined architectural and interiors practice with a strong design philosophy underpinned by contemporary architectural traditions.

The firm creates projects for Australia's premier private and public organisations, designing structures that enhance their surroundings, add value to urban or natural landscapes and importantly, stand the test of time.

ROTHELOWMAN has earned a reputation for responding efficiently and effectively to clients' requirements through professional design, development management and advisory services in the fields of architecture, interior design, urban design and master planning, property analysis and environmentally sustainable design.

With the resources and capacity to undertake architectural and development projects of any size, and in any location, ROTHELOWMAN has a team of more than 75 dedicated, talented and motivated architectural, interior design, project management and administrative professionals who share a commitment to exceeding the commercial, environmental and social expectations of every client, and every project.



Designs by Rothe Lowman.
BMW and 56 Burwood Road built by Buxton Construction.



OVER AND OUT: RSPCA

Following the completion of a four-level extension in late 2012, the refurbishment of the original RSPCA Burwood East facility included in the \$18.5 million, two-stage project has been handed over.

The works included installing a new facade to the aging building and the creation of a new public entrance and foyer, a retail area, information desk, display cases and mural as well as additional consulting spaces.

Reception points for various services provided by the RSPCA were added while the existing cat adoption centre, which was formerly located outside, was incorporated into the building.

“The two buildings are joined by a coffer and the contemporary facade treatment employed on the new section is mirrored on the original structure to create a single entity rather than a campus-style range

of buildings and draw attention to the centre’s Burwood Highway entrance,” Bamford-Dash project architect, Barbara Bamford said.

Reflecting on the success of the project Barbara observed, “Buxton was very easy to work with; they were exceptionally flexible and accommodating both before and during the construction phase, and totally committed to delivering a first class product.”

Seaside location inspires design

According to ROTHELOWMAN managing principal Shane Rothe, Aqueous Apartments took its inspiration from the Port Melbourne site’s inherent connection to the beach and to the dynamism, movement and effervescence of water.

“The sea, with its tactile surfaces, organic patterns and layered shapes and spaces creates interacting areas of solids and voids, providing the basis for the architectural style explored in the façade.”

Made of white, natural concrete precast panels, the façade was developed to

provide an internal/external connection, frame views of the surrounds and capture the best qualities of the site. Voids – or cut-outs – within Aqueous Apartments’ facade link interior and exterior areas of the building, frame views of the surrounding landscape and capture the qualities of the site’s environment while, at the same time, permit light and ventilation, and provide protection from the elements.

“The voids enable internal spaces and surfaces to be revealed, creating depth to the facade and providing privacy to the users.”

A solid mass is defined by the design development overlay (DDO) guidelines with a five-metre setback required at the upper levels which was used to break the mass into two distinct solid forms; the podium box and the upper box.

Each form is inserted with a void or “negative space” which is mirrored to create symmetry within the overall composition. The solid forms feature elliptical cut-outs – positioned to maximise views to the bay and to the city – which provide light and ventilation to the internal spaces behind.



RSPCA reception.

A boutique practice with a staff of six, Bamford-Dash focuses on community buildings and state government projects but also designs residential dwellings and multi-unit developments. “We particularly enjoy resolving complex design challenges around the tight budgets that are generally associated with community projects.” The firm designed the recently completed police station at Daylesford and is the architect for a similar project at Forest Hill.



Eastern facade RSPCA.



Architect's impression of Aqueous Apartments.

New faces

Buxton welcomes these highly-credentialed construction industry professionals to the team and wishes them every success with the company.

Bridget Demase

Executive Assistant to Managing Director

With more than 10 years involvement in the property – most recently as executive assistant to a developer – Bridget has a close affinity with the industry.



Alex Van Bert

Contract Administrator

Alex's experience takes in the residential, institutional, commercial, retail, education, aged care and medical construction sectors.



Brett Plummer

Site Manager

Brett has been involved with a diverse range of large scale projects in residential, aged care, local government, education and commercial.



Chris Havre

Contract Administrator

Chris' CV includes the construction of single residential dwellings and hi-rise apartment complexes as well as other major construction sectors.



Steven Rossetto

Site Manager

Steve has returned to Buxton for the third time after spending time in Northern Ireland between 2004 and 2013 working on residential and commercial projects as a senior site manager with a builder of high-end, one-off projects.



MONOLITH DOMINATES SANDRINGHAM SKYLINE



Sandyhill Apartments structure.

The pouring of the level nine concrete roof slab in mid-November signalled the structural completion of the 190-apartment stage one of Sandyhill Apartments in Bay Road Sandringham. Beset by weather problems, time has been made up and the project is close to schedule. "Although we lost quite an amount of time we've managed to track pretty much on program with the structure," Buxton project manager Michael Cooke said.

Wall framing, plastering, services rough-in and final finishing is well advanced on levels one, two and three.

Work has commenced on the installation of balustrading and tiling to balconies and wet areas concurrent with glazing, the application of facade finishes and painting and rendering. Infrastructure services including gas, electricity, water, sewer and NBN are scheduled for connection prior to the Christmas break. Early in

the New Year, installation of the four lifts will commence which, when complete, will enable the temporary man/material hoists on the exterior of the building to be dismantled.

"At the present time we have between 120 and 150 workers on site but activity will ramp up considerably now the structure is completed with more finishing trades coming on board as new areas open up," Michael observed.

Watertight foundations have advantages

Diaphragm wall (D wall) construction was selected for the Aqueous Apartments project as it is considered the most watertight piling retention system on the market. It has become the preferred option for private and larger residential developments in Port Melbourne and other Bayside suburbs where excavation below the water table is required and space constraints govern.

“It’s the most watertight piling system available, especially now that basements are becoming deeper, and its effectiveness is reflected in the growing number of D walls now installed in areas that are below the water table,” Wagstaff engineer Tom George said.

The principal function of D walls is to give lateral support to excavations by providing a reaction to horizontal forces from earth and water pressures.

Constructed on a panel-by-panel basis formed in situ, diaphragm walls provide a permanent structural wall to retain soil and water.

The system also enables perimeter basement walls to be positioned between 100 and 150mm from adjacent properties which is significantly closer than more traditional piling methods permit.

The process involves constructing 100 to 150mm-thick inner and outer guide walls with a 300 to 400mm zone between them on the perimeter of the site to act as formwork for pouring the permanent reinforced concrete walls of the basement. The inner guide wall is removed once the site has been excavated.

“While D walls may appear to be a little more costly upfront they remove risk and have the potential to eliminate

construction of other processes, saving time and money overall.”

Wagstaff Piling has always installed D walls – up to 1,200mm-thick – on large mining and infrastructure projects but over the last seven years has refined the system for residential developments and become the leader in its field.

“We’ve been involved with four Buxton projects and their site has been excellent. On completion of each job they’ve provided valuable feedback that has enabled us to modify our processes to improve the finish of the walls.”

A wholly Australian-owned company, Wagstaff Piling was established in 1980 and has since completed more than 5,300 projects encompassing all types of foundations in a variety of ground types for a wide range of civil engineering and building applications across Australia.

Prince Developments delivers noble projects



Peter Mitrevski established Prince Developments in 2004 with a vision of creating innovative development projects that shape the way people live.

“We believe the keys to successful residential and mixed-use projects are location, interesting architecture, functional living spaces, investment security, streetscape integration and environmental sustainability,” Peter said.

Prince Developments is committed to identifying sites that are not only great places to live, but also provide an enviable lifestyle. For Aqueous Apartments, Peter Mitrevski and Paul McDonald have teamed up to bring more than 45 years of combined property development and construction experience to the project. Peter a well regarded and successful private developer

with a number of quality residential developments to his credit and Paul a highly respected senior executive in the property industry, form an effective and credible team.

“We’ve brought together a great project team for Aqueous Apartments including renowned architects Rothe Lowman and Buxton Construction to ensure our creative vision becomes a reality.”

Current Projects

Aqueous – Nott Street Apartments

\$11.1 million construction of 41 apartments over six levels and basement in Port Melbourne

Client: Prince Developments

Architect: Rothe Lowman

Building Surveyor: Reddo Building Surveyors

Structural: Webber Design

Services: Simpson Kotzman

Acoustic: Marshall Day

Powercor VM Façade Replacement

Client: Powercor Electrical Services

Architect: Aurecon Group

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

CaSPA Care Development

\$25.4m 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

Sandyhill Apartments – Stage 1

\$56m construction of 187 apartments over a three-level basement, including 2,000m² 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

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

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

Freemasons Lodge

\$3.9 million refurbishment of a four-level building in Box Hill

Client: Freemasons Lodge

Architect: The Buchan Group

Structural Engineer: Brown Consulting

Services: Norman Disney & Young

Building Surveyor: Gardener Group

Stop press:

Buxton wins contract for Masonic Centre

Designed by The Buchan Group, the \$3.9 million Freemasons Masonic Lodge project involves the refurbishment of four levels of an existing building in Box Hill to provide new lodge rooms, function space and dining facilities together with commercial kitchens. Full details of the project will be featured in the next edition of Insite.