

# *in* SITE

EDITION 1 2011



## Innovation in contemporary architecture



The finishing touch



Over and out



Coffey Projects delivers  
top class sporting facilities



# Welcome

Welcome to the first Insite for 2011. Competition within this industry has ramped up significantly now that the majority of projects funded by the government's stimulus package have been completed. With fewer projects available the construction industry is starting to look at ways of doing things better. This philosophy is certainly not new to Buxton Construction which has actively pursued innovation for many years now.

I have long held the view that our industry is based on three basic elements: time, budget and quality. None of these meshes with either of the other two, but all three are inexorably linked to the final outcome. In building, as is the case with any other major financial outlay, the purchaser gets what they pay for with the quality of the end-product dictated, to a significant extent, by the price they are prepared to pay.

At Buxton Construction it has always been our overriding objective to provide every client with the best possible product their money can buy within the stipulated construction period. However, in the current climate the enormous pressure on wages from EBA negotiations and the flow on to administrative salaries is adding to the challenges associated with achieving this goal. The position is also exacerbated by a shortage of staff in an industry that has consistently experienced difficulties recruiting the right people.

Buxton Construction recruits the most appropriately qualified people for specific roles, provides training and development opportunities, then rewards them financially for their performance. Of course, the ongoing success of this process is dependent on the capacity of any construction company to generate a fair and reasonable return on their operations.

**Best wishes**  
**Andrew Briggs**  
**Managing Director**

# The finishing touch

Buxton Construction was awarded a contract by Caulfield Grammar School for landscaping the area surrounding the \$5 million multi-purpose gymnasium complex it recently completed at the Wheelers Hill campus. The landscape architect for the works, Land Design Partnership Pty Ltd, has worked with the school since the mid-2000s, and developed a master plan to meet its requirements for garden, play and recreational spaces. "As Buxton Construction had built the complex we were pleased they were the successful tenderer and have the opportunity to put the finishing touches to the project," Land Design Partnership director Leslie Mohr said.

The landscaping features a blend of evergreen plants and deciduous trees, which are designed to frame rather than screen the new building, as well as an all-weather play area with synthetic

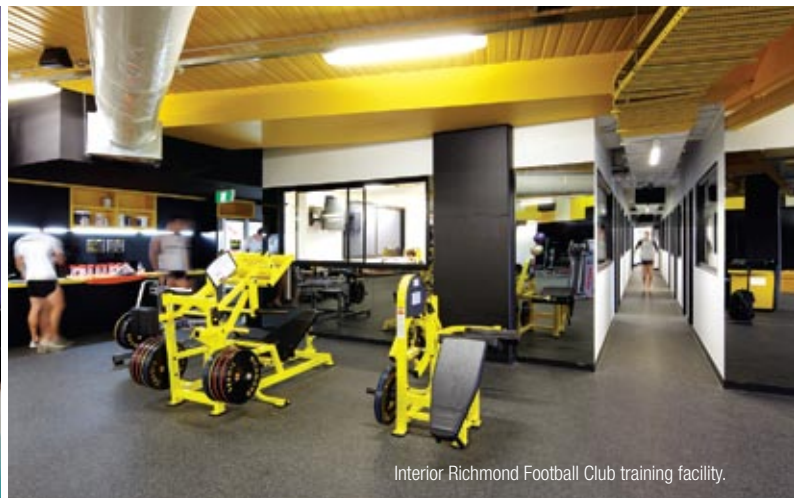
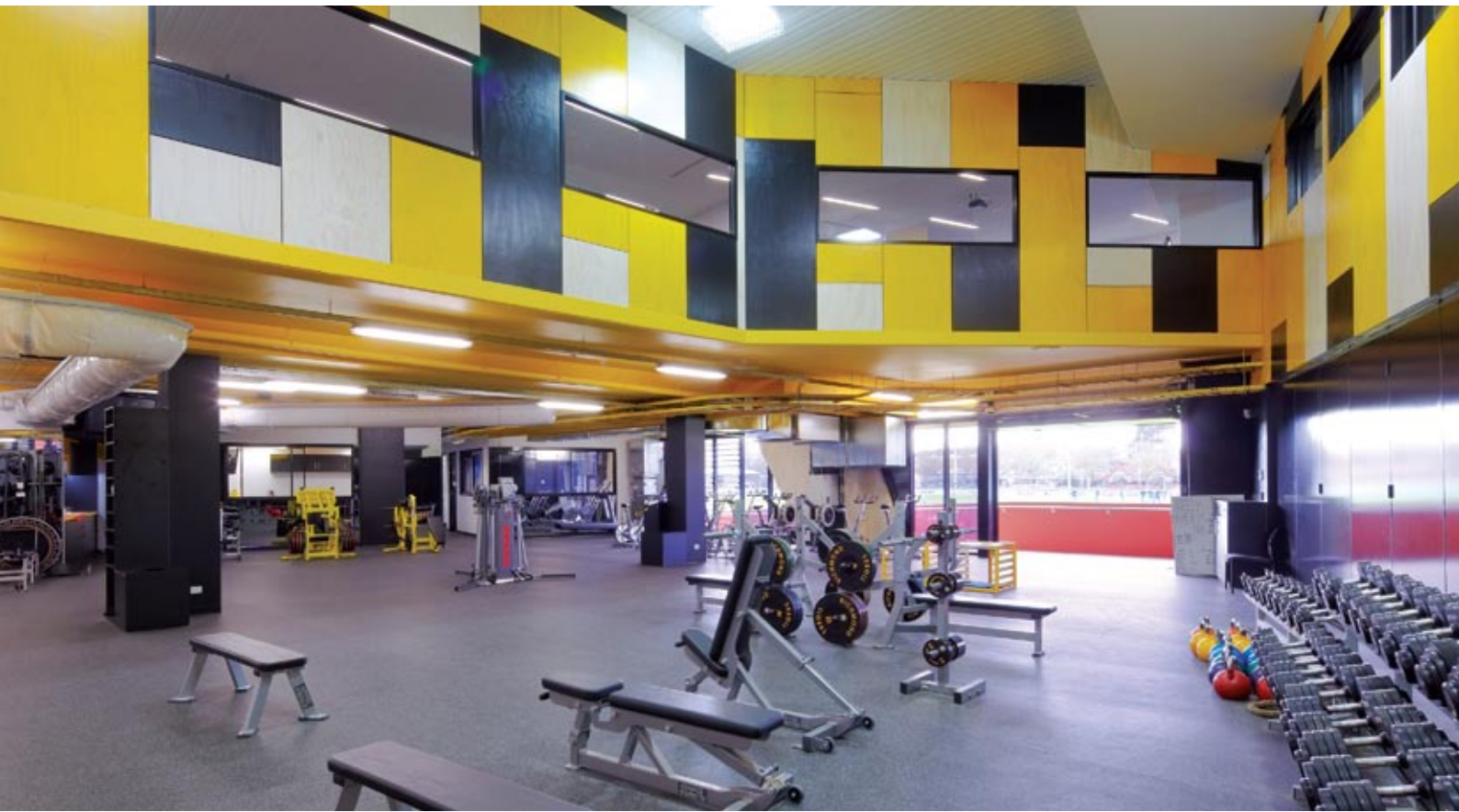
turf. "There were several important considerations we had to factor into our planning to ensure the new work fitted with the master plan and delivered robust, but aesthetically pleasing garden areas, that could flourish with minimum water." The design task was made more challenging because of drainage issues and constraints that dictated what was appropriate to the steeply sloping site.

Established in the mid-1990s, Land Design Partnership specialises in finding creative design solutions and is well recognised for its ability to comprehend, analyse and solve land-related problems. The firm has highly qualified landscape architects, many of whom possess multiple qualifications and wide-ranging experience. "Our main focus is Melbourne and regional Victoria and we undertake every stage of projects from master planning right through to construction." Leslie added.



Landscaping at Caulfield Grammar School Wheelers Hill campus.





Interior Richmond Football Club training facility.

# Suters Architects receives global recognition

Highly regarded for its innovation, aesthetics and functionality, Suters Architects was recognised in the top 100 World Architecture Firms in 2011.

Designer of the Richmond Football Club training and administration facilities recently completed by Buxton Construction, Suters Architects, is a multi-disciplinary architecture firm with more than 170 staff across offices in

Melbourne, Brisbane, Sydney, Newcastle and Cairns.

The practice has developed specialised expertise in a wide range of project types including health and aged care, community and children's services facilities, education, municipal, leisure and recreation projects as well as in the hospitality and commercial sectors.

The practice, which provides industry-leading depth of knowledge in civic/recreational facility planning, enjoys a solid reputation for achieving project goals and client satisfaction. Responsive to clients' needs, Suters Architects offers consultancy services in architecture, interior design and urban planning with associated resources in town planning and landscape architecture.



# Over and out

**Buxton Construction has handed over two major projects since the last edition of Insite.**

## Tigers' heritage preserved

Richmond Football Club's distinctive new yellow and black colorbond-clad training and administration building at Punt Road oval was designed by Sutera Architects to reflect the proud history and culture of one of Victoria's oldest and most decorated sporting entities. "The site is known universally as Tigerland so we had the freedom to create an architectural theme that supporters would identify with the club," said project architect Josh McAlister. The contemporary design was inspired by the image of players linking arms and pounding out a rousing rendition of the club's theme song after a victory. But while the aesthetic appeal of the exterior of the building was an important aspect of the redevelopment, functionality was the keystone of the design brief. "A considerable amount of research was conducted in the preliminary stages to ensure the design fulfilled the club's present and future needs, and at the same time, was compatible with community activities."

Comprising three levels, the ground floor of the building incorporates state-of-the-art facilities including medical and amenities rooms, cold water recovery pool, spas and ice bath as well as a heated and humidified chamber to acclimatise players for games in warmer climates.

Zones which are used for purposes such as game-plan meetings and player performance reviews are highly secured and soundproofed. Upper levels include players' recreational areas, an auditorium and meeting rooms which double as community facilities, a function area with operable walls, a bar and a commercial kitchen. The building houses the Indigenous Institute which incorporates training courses in the commercial kitchen as part of its operations. "Buxton Construction has been exceptionally flexible with any requirements of the club and gone out of its way to ensure minimum disruption to daily activities," Josh McAlister added.

Facade Richmond Football Club training and administration headquarters.



## Hawthorn development provided challenges

The \$23.8 million residential and commercial complex at 117 – 119 Camberwell Road Hawthorn was designed to meet a 5 Green Star rating by the Greenhouse Council of Australia and a 5-star ABGR rating. The project consists of two discrete zones side by side; one with six levels of apartments, the other a ground-floor café plus four levels of office space above.

Originally comprising five levels of apartments, the design was amended during the construction period to include two 280 square-metre penthouses on top of the residential structure. "Adding the penthouses required an additional post-tension slab, consequently there were column reconfiguration and detailing issues that had to be overcome," principal of Watson Young Architects, Colin Watson said. The revised design added to the challenges presented by restricted site space, especially in relation to the delivery of construction materials and positioning of scaffolding, which had to be suspended from the top of the building.

The development has access-controlled basement parking together with storage cages for residents. Conventional pre-cast concrete panels and reinforced concrete block-work are combined with alucobond panels, extensive glazing, bluestone and coloured glass screens to give the building a distinctive contemporary façade. A timber and stone foyer with an imposing water feature and LED lighting add character to the commercial office entrance while the apartments are accessed via a porte cochere and a tastefully decorated foyer with timber panelling and the rich burgundy carpet used throughout all common areas.

The penthouses and the 41 apartments include balconies and feature air-conditioning, mosaic tiling, marble bench tops and refuse chutes. "Our role as the building's architect was made easier by Buxton Construction's willingness to work through buildability issues, conciliatory approach and co-operation throughout every stage of what was, at times, a challenging project."

*At the time of going to print the apartments and penthouses were handed over with the office space and café scheduled for completion in June 2011.*



# Innovation in contemporary architecture



Architect for the recently completed \$23.8 million commercial and residential complex in Camberwell Road Hawthorn, Watson Young, was formed in 2004 by Colin Watson and Adrian Young based on almost 20 years' experience gained in the industry.

Under the leadership of Colin and Adrian the company has flourished in its pursuit of contemporary architecture as it seeks to consolidate its reputation within the industry. A mid-sized practice,

Watson Young is involved in a broad range of projects including the master planning and design of several large-scale commercial and retail complexes, the creation and development of exciting interiors and, more recently, a diverse range of residential establishments.

Watson Young was also the architect for a \$13 million, four-storey building consisting of serviced apartments and office suites that Buxton Construction completed at 3 Male Street Brighton.







St Kilda Football Club training and administration facility.



Facade St Kilda Football Club training and administration headquarters.

# Coffey Projects delivers top class

Coffey Projects, project manager for the training and administration headquarters Buxton Construction recently completed for AFL clubs, St Kilda and Richmond, is a division of publicly listed global company Coffey International.

“With the completion of these projects both clubs have facilities that are the equal of, or better than, those of their

AFL rivals,” said Coffey Projects Rob McFee, project director for both jobs. Feedback Rob has received from St Kilda Football Club indicates the players and coaching staff are delighted with their upgraded facilities while the administration staff consider the new headquarters vastly superior to their former offices. “The community facilities at the centre have also been warmly

welcomed by residents of the Frankston municipality.” Richmond’s striking yellow and black landmark building at Punt Road Oval was handed over during the second week of March, in time for a major fund-raising dinner which significantly boosted the Tigers’ fighting fund at the start of the 2011 AFL season. “Unlike Seaford, which was a greenfield site, this project presented numerous

## Executive appointment

Buxton Construction is delighted to announce the appointment of Chris Loritsch to the position of construction manager. Chris, who has been an associate director of Buxton Construction for some time, joined the company in 1999 as a project manager and has extensive experience in residential, commercial and industrial projects as well as high-profile retail and office fit-outs. In his new role Chris is accountable for supervising all facets of construction, ensuring OH&S regulations are strictly adhered to on all sites, industrial relations and quality assurance. The principal responsibility is to focus on delivery to ensure that projects are completed



on time and to the quality Buxton is renowned for. Chris plays a pivotal role in labour allocation, team selection, staff recruitment and monitoring the development of Buxton’s apprentices.

He mentors and trains on-site staff and liaises with clients and consultants wherever necessary to ensure projects progress smoothly and on schedule. “We have a lot of talent within the company and it’s my role to provide encouragement and mentoring to give them every opportunity to achieve their full potential.” Commenting on Chris’ appointment managing director Andrew Briggs said, “Chris is a highly experienced and capable building executive with exceptional people skills who is dedicated to producing the optimum result for every client. I have no doubt he will play a key role in Buxton Construction’s continuing development in the coming years.”



## Introducing Elizabeth Ting

Buxton Construction  
Contract Administrator

Elizabeth completed her building degree at the University of Melbourne in 2000 and immediately joined project management company, Davis Langdon. Two years later she was appointed by a major home building company to a client liaison role where she advised purchasers on contractual matters, scope of works and specifications. In order to broaden her experience, Elizabeth then worked as a contract administrator on commercial fit-outs, predominantly in the government sector.

In recent years she has been involved with a multi-apartment boutique development and Coles supermarket fit-outs with a large commercial construction company and, more recently, on a variety of school projects financed under the Federal Government's BER.

"I'd seen some of Buxton's projects and was very impressed with the quality of their work so when I had an opportunity to join their team I jumped at the chance," Elizabeth said. Elizabeth is currently the contract administrator for a \$6.2 million design and construct project consisting of a four-level, 19-apartment complex in Harold Street Hawthorn.

# sporting facilities

challenges working around Richmond Football Club's ongoing operations but to Buxton's credit they have worked through the issues exceptionally well with the various stakeholders including the manager of Yarra Park, Melbourne Cricket Club," Rob added.

Coffey Projects has demonstrated its capabilities in the sporting sector, having

delivered a number of major projects including the Collingwood Football Club facilities at the Westpac Centre, Skilled Stadium premiership stand, Docklands stadium and the MCG northern stand.

The company has recently been appointed project manager for stage 3 southern stand redevelopment at Skilled Stadium by Geelong Football Club.

## Upgrade for Jack Dyer grandstand

The iconic grandstand – named after the legendary Jack Dyer – at Punt Road Oval is being refurbished by Buxton Construction in the final stage of the \$14 million upgrade of Richmond Football Club's training facilities.

Apart from painting, making good sections of seating and installation of two new coaching boxes, there will be little change to the exterior of the almost-100-year-old grandstand; it's inside the heritage-listed structure where the bulk

of the refurbishment will take place. The scope of the work includes gutting the interior and the construction of change room facilities, locker room, a community gym and showers to the standard set by the Victorian Football League for the TAC Cup competition.

The Richmond Football Club museum, which was previously housed in a building that has been demolished, will be relocated in the refurbished premises.

# Current Projects

## 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

**Quantity Surveyor:** Rider Levett Bucknall

**ESD:** Sustainable Developments

## Richmond Football Club

\$14m redevelopment of Punt Road Oval training and administration facilities

**Client:** Richmond Football Club

**Project Manager:** Coffey Projects

**Architect:** Suters Architects

**Structural:** Kersulting Pty Ltd

**Civil:** 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 Stage 2 – Civil & Landscape Works

\$1m civil works and landscaping to the perimeter of the 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

**Landscape:** Land Design Partnership

## Beth Rivkah Ladies College

\$3.8m 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

## 115 Nott Street, Port Melbourne

\$13.6m construction of an apartment building

**Client:** Cheng Investments Australia

**Project Manager:** AWC Property Development & Consulting in conjunction with Buxton Group

**Architect:** Plus Architecture

**Structural:** Meinhardt Consulting Engineers

**Services:** Simpson Kotzman

**Building Surveyor:** McKenzie Consulting Group

**Quantity Surveyor:** Rider Levett Bucknall

## Royal South Yarra Lawn Tennis Club

\$3.8m alterations and additions to existing clubhouse

**Client:** Royal South Yarra Lawn Tennis Club

**Architect:** Carr Design

**Structural/Civil:** Brock Consulting

**Services:** Vos Group

**Building Surveyor:** BSGM

**Quantity Surveyor:** Rider Levett Bucknall

## Gowanbrae Retirement Apartments

\$8m design and construction of 39 self-contained apartments

**Client:** Stockland Retirement Living

**Architect:** Marchese + Partners International

**Structural:** McFarlane & Partners

**Civil:** Lanigan Civil

**Services:** ALA Consulting Engineers

**Environmental:** Sam Ledger Consulting

**Building Surveyor:** Red Textas

**Acoustic:** Accom

## 40 Harold Street, Hawthorn

\$6.2m design and construction of an apartment building

**Client:** AGC Group

**Architect:** Carabott Holt Architects

**Structural:** O'Neill Group

**Services:** O'Neill Group

**Building Surveyor:** Reddo Building Surveyors

**Quantity Surveyor:** WT Partnership

## Powercor BQ Substation

\$4.5m major refurbishment and upgrade of an existing sub-station

**Client:** Powercor

**Architect:** Aurecon Australia

**Services:** Aurecon Australia

**Structural:** Aurecon Australia

## Powercor VM Substation

\$2.2m refurbishment of existing office block for new sub-station

**Client:** Powercor

**Architect:** Aurecon Australia

**Services:** Aurecon Australia

**Structural:** Aurecon Australia

## Melbourne Grammar School LOTE & Drama Centre

\$3.2m refurbishment of existing school building

**Client:** Melbourne Grammar School

**Architect:** Peter Elliott Architects

**Structural:** Clive Steele & Partners

**Services:** Cundall

**Acoustics:** Acoustic Consultants Australia

**Building Surveyor:** Philip Chun & Associates

**Quantity Surveyor:** Wilde & Woolard