

# *in* SITE

EDITION 2 2013



## Sandyhill Apartments on the rise



Design phase management  
improves result



Buxton commences work  
on Aqueous Apartments



More than meets the eye

# Welcome

*I've always believed success doesn't come by chance, it has to be earned.*

In the construction industry a company succeeds by being well managed and reliable, delivering a consistently high quality product on time at a competitive price, having the best people and establishing and maintaining professional, cordial relationships. Those relationships extend not only to clients, architects, suppliers and consultants but also to management, staff, subcontractors, on-site workers and the unions.

Over the last 18 months or so we've kicked some significant goals, completing a number of major projects that clients have been particularly pleased with, so on the basis of our ongoing success we're stepping up our operations to the next level. The \$50 million, 192-apartment stage-one of Sandyhill Apartments is a clear reflection of the market's acceptance of our capacity to take on larger projects. Rather than going along with the current wave of pessimism, I prefer to believe that, if you succeed in depressed market like we have now, things will go from strength to strength when conditions improve. But our feet remain firmly on the ground and our growth and expansion will continue to be carefully orchestrated. One critical step in the process is the appointment of a new Estimating and Procurement Manager, Andrew Hume, who has an unrivalled level of experience, knowledge and expertise in construction gained over more than 35 years.

An accomplished executive, who has had senior roles with the big names of Australian construction, Andrew is down-to-earth, pragmatic and approachable, having never lost the common touch he acquired years ago when he commenced his career as a chippy. He will be a great acquisition to our team of committed and talented professionals.

Regardless of Buxton's push into new markets, the one thing that's set in concrete is our commitment to our clients. We place enormous value on the client relationships we have – some of which date back decades – and you have my assurance that we'll continue to put in the same effort for every client regardless of the type, size or value of their project.

Architect's impression of Aqueous Apartments



## STOP PRESS

### Buxton commences work on Aqueous Apartments

Situated in Nott Street Port Melbourne, the \$11.1 million Aqueous Apartment complex comprises 41 apartments over five levels. Details of this latest project will appear in the next edition of Insite.

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## TRUE BELIEVERS

True Believers is a coterie group, formed primarily from within the property and construction industry, whose members follow St Kilda Football Club.

“What started out with a few mates having a beer and swapping humorous Moorabbin anecdotes at a South Melbourne pub a few years ago gained momentum and True Believers now has more than 100 paid-up members,” said Buxton managing director Andrew Briggs, a foundation member of the group.

With its simple philosophy of connecting regularly to enable members to network with their property, construction and development peers, True Believers assists St Kilda Football Club with fund-raising activities and raises money for the Sacred Heart Mission in St Kilda.



## Design phase management improves result

Claremont and Southport Aged Care Limited (CaSPA) appointed Buxton as construction manager to work with the project consultant team to manage the design phase of a \$23.4 million, 146-bed aged care facility in Napier Street South Melbourne.

The CaSPA project includes refurbishing the 1902 heritage listed two-storey former St Vincent de Paul orphanage which will become the new entry to the facility and house the administration, while the facade – also with a heritage listing – of a building to the Raglan Street boundary of the site is to be retained and restored. Other existing buildings on the site are to be demolished to make way for a new four-storey facility with basement car parking which has to be excavated with extreme care to ensure the heritage listed buildings remain intact.

Buxton has assisted CaSPA with structural considerations, budgeting and buildability including dealing with site related environmental issues. “We don’t just think as a builder but view every



Architect's impression of CaSPA aged care facility

aspect of the project through the eyes of our client to assist them achieve the optimum cost efficiency, quality and value for money.” Buxton Construction managing director Andrew Briggs said.

Along with input relating to the practicalities of design and construction, Buxton Construction has supported CaSPA and Smith and Tracey Architects with a number of other issues such as the resolution of objections and heritage matters. Town planning approvals and endorsed drawings have been issued, paving the way for demolition to commence.



### Meet Andrew Hume Business and Estimating Manager

Andrew, who has more than 34 years’ experience in the construction industry throughout Australia, South East Asia and New Zealand, joined Buxton in the newly created executive position of Business and Estimating Manager. Renowned for his hands-on approach, leadership and management expertise, tendering cost management and procurement, Andrew has held senior roles with many of the heavyweights of the Australian construction industry including Abigroup, Multiplex, Costain and Salta Constructions.

Andrew possesses an excellent understanding of every facet of the construction business from concept and planning through to the final delivery of a project and, over the years, has forged enduring business relationships with clients, architects, consultants and sub-contractors. Together with his proven skills in working in diverse cultural environments and understanding and meeting clients’ expectations on projects of all types and sizes, Andrew is an excellent communicator and dedicated team player. During his career Andrew has played a pivotal role in major local projects such as Australia on Collins, Melbourne Convention Centre, Federation Square and Southern Cross Development as well as a number of large office and hotel complexes in South East Asia.

“With his depth of experience and breadth of knowledge of construction, Andrew is a great addition to the management team at Buxton and I’m confident he will make a significant contribution to the growth and expansion of the company’s operations,” said Buxton Construction Managing Director Andrew Briggs. Two other new members of the Buxton team – site manager Steven Rossetto and contract administrator Alex Van Bert – will be profiled in the next edition of Insite.

## ARE SAINTS

“True Believers is also naming rights sponsor of the Saints Player Academy and we enjoy supporting the off-field development of the players and the club in general. We genuinely care about the players’ development after football and the role we, as industry professionals, can play to assist them.” Andrew added.

Beau Maister, St Kilda’s up and coming new forward, who is keen to develop his knowledge of the construction industry with a view to establishing a career after football, is working one day a week with Buxton under the AFL First Goal Program. “Beau’s enthusiasm for the role is exceptional,” Andrew Briggs observed.

Saints supporters who’d like to find out more about True Believers are invited to contact Andrew Briggs on 9644 7000 or visit [www.truebelievers.net.au](http://www.truebelievers.net.au)



St Kilda Football Club forward Beau Maister

## Team leaders at Sandyhill



**Michael Cooke**  
Project Manager

Michael, who joined Buxton in early March, has been a project manager for the last decade of his almost 30-year career in construction. Over this time he has gained broad experience and great depth of knowledge of all facets of construction across the educational, industrial, defence, sporting, hospitality, commercial and residential sectors.

“I’ve been involved with large multi-storey residential developments over the years and I was delighted to accept the challenging role of project manager for Sandyhill Apartments.”



**Jarrod Frew**  
Site Manager

Since 2002, Jarrod has worked on numerous high-rise buildings as well as in site management and project management roles for varied smaller projects across different sectors to broaden his all-round knowledge of construction techniques. A recent welcome addition to the Buxton team, Jarrod said, “I have also done some civil work but find multi-apartment projects very rewarding. Before taking up my role as site manager at Sandyhill in early May I was site manager for a multi-storey apartment complex in East Melbourne.”



**Tim Hope-Johnstone**  
Contract Administrator

Tim completed his Construction Management degree at RMIT in 2010 after combining his university studies with four years’ on-the-job experience as a member of Buxton Construction’s graduate program. The program fosters young people and provides them with a pathway to industry-related tertiary qualifications. “Sandyhill Apartments is the largest project Buxton has undertaken and gives us the opportunity to demonstrate that we can outperform the industry’s major players.”

# SANDYHILL APARTMENTS

Once the bulk excavation and site retention works – which included removing more than 28,000 cubic metres of soil from the expansive Bay Road Sandringham site – was completed at the beginning of March, the first ground slab was poured for stage one of Sandyhill Apartments.

“The excavation for the foundations and basements, laying concrete slabs and the installation of in-ground services are critical to the integrity of the completed structure and a considerable amount of time and great care is required, especially for a building of this magnitude,” Buxton

Construction project manager, Michael Cooke said. At the time of Insite going to press, foundations and ground slabs for the basement have been completed and suspended concrete slabs to level one, which includes apartments and the swimming pool and gymnasium, as well as shells for the convenience store and café, are progressing to schedule.

The tower crane was installed during the first week in June to enable the structural works to progress. “Our scheduling provides for completion of the structure by the end of the year but, like any building site, the program is at the mercy of the weather.”



## Toorak Formwork’s role set in concrete

Concrete structural specialist, Toorak Formwork, is one of the principal subcontractors on Buxton Construction’s Sandyhill Apartments project.

Toorak Formwork, has worked on a number of Buxton projects over the years, including Rylands of Hawthorn, Werribee Park Mansion, Richmond Football Club and Nott Street Apartments in Port Melbourne. Installation of the massive suspended slab on the transfer level at Sandyhill

Apartments was carried out with military-style precision in late May. After the preparatory work was completed, more than 400 cubic metres – almost 60 truckloads – of concrete was poured; a 10-hour task requiring 15 workers and two concrete pumps.

“Because of the cooler temperatures at this time of year it was necessary to add an accelerant to the last few truckloads of concrete to expedite the setting process,” managing director, Tim McCarthy, said.



# ON THE RISE

By year's end, the rough-in and fit-off of services to the lower apartments of the 192-apartment stage is expected to be well advanced. "The site will be a hive of activity with a labour force in excess of 300 at peak times," Michael concluded.

## A poignant moment

Michael Cooke visited the adjacent secondary college to introduce himself and Buxton Construction to the principal. "It brought back fond memories as the school was formerly Sandy Tech where I completed my secondary education."



Digging deep at Sandyhill Apartments



Concrete pour at Sandyhill Apartments

## Hair today, gone tomorrow

Buxton executive assistant Edwina Harrison had her luxuriant head of hair reduced to just a couple of millimetres in length when she participated in The World's Great Shave on March 15. "Apart from the radical change to my appearance the most significant side-effect I noticed was feeling very cold when my hair was cut off, but it's for a great cause so I don't mind."

Through the generosity of Edwina's friends and workmates at Buxton, she

raised almost \$1,200 for the Leukaemia Foundation's annual fund-raising event. The \$18 million raised nationally by the foundation goes to research into leukaemia to find cures and develop new treatments for the insidious disease.

"The idea is to do something daring that will encourage people to support your participation and give you, and those around you, some inkling of what it's like to lose your hair due to cancer," Edwina said.



Established in November 1987 by civil engineer Tim McCarthy and his partners, carpenters Noel Ridgway and Peter Doyle, Toorak Formwork worked on smaller three to four-level projects but has grown considerably in stature over the ensuing years. "We build concrete structures for buildings of all sizes and have been involved with high-rise residential and office buildings up to 44 floors and multi-storey car parks as well as with EastLink and civil work."



# MORE THAN MEETS THE EYE

There was more than meets the eye with Portsea Golf Club's new \$9.2 million clubhouse says project architect, Perrott Lyon Mathieson director, Brian Mathieson. "While we had to meet challenges as the designer, especially with regard to height restrictions, Buxton faced a complex task building the clubhouse and access roads in the midst of a functioning golf course."

The different classes of occupancy in the building – which has accommodation in close proximity to members' facilities – meant varying fire and smoke regulations had to be observed and acoustic treatment was a critical consideration.

"It is imperative that sounds from a function don't intrude into guests' bedrooms so walls and ceilings have two layers of plasterboard plus insulation and windows are double-glazed to minimise noise transference and, at the same time, conserve energy," Brian explained.

Bounded on one side by Bass Strait and Port Phillip Bay on the other, the

clubhouse is set in idyllic surroundings. "The southern Mornington Peninsula location may be fantastic from an aesthetic point of view but its exposed position meant Buxton had to ensure there was sufficient matting and wind protection to safeguard against sand movement in the surrounding area."

The clubhouse also received special treatment to mitigate the effects of prevailing winds; glass balustrading on the deck was increased to a height of 1.5 metres and the north-facing entrances have three-metre-long wind locks. Because of the complexity of the project a great deal of collaboration was necessary between the club, architect, project manager Montlaur Project Services and Buxton Construction.

"Buxton Construction played a pivotal role in the process, which I'm sure contributed significantly to the success of the project, and I have no hesitation recommending they be involved in projects from the pre-planning stage," said Brian Mathieson.

Luxury accommodation at Portsea Golf Club





## Upgrade for Royal Melbourne ahead of World Cup

In what is its third project for Royal Melbourne Golf Club since completing the striking clubhouse in 2003, Buxton Construction has been awarded a contract to upgrade member facilities. McIlldowie Partners is the architect for the refurbishment of the men's locker room and pro shop, and conversion of the existing open-ended breezeway to an enclosed space at Royal Melbourne Golf Club. Works include upgrading the entrance to the breezeway, raising the ceiling and installing heating, lighting and skylights. An extension to the southern end of the breezeway creates a covered area that can be used for storing golf equipment.

"The dark breezeway will be transformed into a bright, welcoming space with

sliding automatic doors and display cabinets for memorabilia to enhance the members' experience," project architect Steven McIlldowie said. The men's locker room gets new showers, lockers of varying sizes, and upgraded toilets.

The alterations create a more spacious environment while two new storage areas will be constructed adjacent to the building for storing members' golf carts and buggies. Changes to the pro shop involve increasing the merchandising area, creating offices, improved staff facilities and rationalising storage areas.

"The scope of work for projects of this nature can, and does, change during construction and Buxton has been particularly flexible in this regard."

## A lift for clubhouse

In late May Buxton Construction completed modifications to the shaft and installed a new lift in the clubhouse it built at Royal Melbourne Golf Club a decade ago. Last year Buxton refurbished the satellite kitchen and bar, and is currently in the process of upgrading the pro shop and mens' locker room.

Architect for the lift upgrade, Demaine Partnership, was involved in the original project – in concert with interior design specialist Steven Akehurst – and designed the alterations carried out in 2012. Over the years Demaine Partnership and senior partner Simon Hangar have worked with Buxton on several other prominent clubhouse projects including Eyesbury, Kingston Heath and Croydon.

## Club delighted with new facility

Portsea Golf Club has a facility that ranks alongside some of the leading golf clubhouses and resorts in Australia, combining first-class facilities for members with accommodation run by Mercure; a brand of Accor, the world's leading hotel operator.

"The complex is superb in terms of its architectural design and build quality. Perrott Lyon Mathieson produced a wonderful design that's well presented and practical while the quality of Buxton Construction's workmanship is exemplary." Portsea Golf Club director and chairman of the redevelopment committee, Michael Power, said. The 24-room resort boasting spectacular views

of Port Phillip Bay, caters for tourists as well as corporate events, weddings and birthday parties, conferences and golfing holidays. Open daily for meals, Spike Restaurant offers modern cuisine featuring fresh local produce through its seasonal menus and an extensive wine list. The executive chef, who has extensive international experience, rates the commercial kitchen installed by Buxton as the finest he's ever seen.

"It's been a long and taxing project but the result more than justifies the effort. We are indebted to Buxton Construction and all who worked with them to provide the club with this world-class golfing facility."

# Current Projects

## Royal Melbourne Golf Club - Fit-out Works

**Client:** Royal Melbourne Golf Club  
**Architect:** McIlldowie Partners  
**Building Surveyor:** Design Guide Building Services  
**Structural:** Greg Schofield and Associates  
**Services:** Simpson Kotzman

## Royal Melbourne Golf Club - Lift Works

**Client:** Royal Melbourne Golf Club  
**Architect:** Demaine Partnership  
**Building Surveyor:** BSGM  
**Structural:** Greg Schofield and Associates

## Aqueous - Nott Street Apartments

**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

## 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

## 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 (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

## Sandyhill Apartments – Stage 1

\$50m construction of 187 apartments over a 3 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

## 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

# Over and out: University of Melbourne sports centre

Four existing squash courts were converted into two-levels of office space and storage facilities with the remaining squash courts and amenities refurbished at a cost of \$2.6 million.

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 were 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 were upgraded

and showers installed. A paved outdoor terrace area with seating and planter boxes completed the works. As site access was very restricted, frequent consultation was required with university officials to coordinate closure of access roads and, because adjacent facilities were operating as usual and there was considerable pedestrian traffic, safety was a critical issue.