



Freemasons
headquarters
delivered ahead of
schedule

Built on solid foundations.

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Welcome

With a steady supply of new work from tenders and negotiated contracts Buxton Construction has had a productive year with seven tower cranes bearing the company name on sites which is testament to our continuing growth. Just four years ago there was only one!

There has been a discernible change in the higher density residential sector as developers' focus shifts from lower cost properties aimed at the investment market to top-end owner-occupied dwellings.

This unprecedented situation is attributed to the growing number of cashed-up empty nesters – who've benefited financially from selling the family home on

the buoyant housing market – opting to downsize to quality accommodation in established suburbs with well developed infrastructure.

The increasing rate of enquiry we're getting from developers looking to meet the needs of this growing niche market and capitalise on the changing landscape adds credence to this view.

From a construction viewpoint, authorities' planning and approval processes associated with the connection of essential services to building sites have become more stringent, adding a further layer to builders' administrative accountability.

A strong reaction to London's tragic Grenfell Tower fire – which occurred two years after the Lacrosse Building at Melbourne Docklands was engulfed in flames – has resulted in a more proactive approach to dealing with construction issues and a return to traditional methods and materials.

Regretfully this has impacted on the feasibility and aesthetics of projects.

My fellow director Andrew Hume and I sincerely thank our clients, consultants, sub-contractors and our committed staff for the part they have all played in Buxton Construction's success during 2017.

Best wishes for the Festive Season and health, happiness and prosperity throughout 2018.

Andrew Briggs, Managing Director
Andrew Hume, Director



RCP Leadership in project management

One of Australia's leading project and development firms, the RCP Group employs more than 100 specialists throughout Australia and New Zealand with a diverse range of tertiary qualifications and experience.

"We do not directly undertake any design or construction work in order to ensure total independence in representing the best interests of our clients," says RCP director Greg Naylor.

RCP has managed and delivered a wide range of projects across Australia in all market sectors including residential, education, commercial, mixed-use, health, retail and special-use.

The company is majority owned by local directors and associates. "The directors take a hands-on approach and are directly involved in the day-to-day management of projects as well as oversee all activities and operations of the company."

RCP provides a wide range of comprehensive services covering all aspects of the development process from early feasibility studies and design and construction through to commissioning and handover, and relocation management.

"We believe our contribution to any project will be significant in terms of our deliverables and providing guidance and direction to the project team."

"RCP has worked with other major construction companies for many years and we're delighted to be involved with Buxton for the first time on the Nelson Bourke Apartments at Ringwood. They have a fine reputation as a builder and I have no doubt that our combined efforts will deliver a product of exceptional quality," Greg added.





Leading the way in aged care

Established in 1993, BlueCross maintains a vision to be recognised as a leader of best practice in the delivery of community and residential aged care services, focusing on wellness and capabilities. Its aim is to enrich the lives of people it comes into contact with.

It currently operates 23 aged care residences throughout Victoria which accommodate more than 1,600 residents as well as caring for more than 1,000 people in their own homes through BlueCross HomeCare.

BlueCross offers the unique ability to navigate effortlessly between a broad suite of services across the complete continuum of ageing: respite, HomeCare and residential.

The organisation provides streamlined support and care with the flexibility and responsiveness to ensure a smooth transition through its services as individual care needs change.

Supported by a team of more than 2,200 dedicated staff, BlueCross has a history of embracing change. Its progressive approach is evident by the focus on innovative and continuous improvement in the delivery of aged care services.

Buxton Construction is currently building BlueCross Box Hill, a \$50 million modern aged care facility with contemporary living.



Freemasons headquarters delivered ahead of schedule

Following the successful 2014 refurbishment and renovation of an existing four level office building in Box Hill to provide bespoke Freemasons' facilities and function areas, Buxton Construction completed Freemasons Victoria's \$18 million four-level headquarters in Gardenvale ahead of schedule.

The four level building comprises an expansive ground floor showroom and café, a level one car park, the provision for a childcare centre on level two and fully fitted out lodge facilities for the Freemasons' operations on the top level.

Designed by The Buchan Group, the imposing building picks up on its bayside theme through a sandstone colour palate and reflects the inherent design characteristics of the Masonic architectural style evident in other buildings in the Bayside area.

Grand Superintendent of Work for Freemasons Victoria Peter Shellie says this latest Masonic Centre is part of the

organisation's long-term vision of providing a network of meeting places that meet the current and anticipated future needs of its membership.

"As well as serving the needs of Freemasons the buildings are designed to produce commercial returns which meet ongoing maintenance expenditure and generate income that can be applied to our benevolent activities".

"The Gardenvale development provides contemporary Masonic, social and community facilities for our Bayside members that they can be justifiably proud of. The meticulous attention to detail, scheduling and quality of the end product is a credit to Buxton,"

Jane Sydenham-Clarke CEO Freemasons Victoria.





Bayside Masonic Lodge Room



Bayside Masonic Facade

Buxton contract for Ringwood apartments

Construction has commenced on Nelson Bourke Apartments, Orion International Developments' \$32 million, 111-apartment project in Ringwood.

Comprising two buildings – one consisting of 59 apartments over five levels, the other four levels with 52 apartments – joined by an impressive double-height common entrance foyer featuring a fireplace with decorative flue, Nelson Bourke Apartments has two levels of basement parking with storage areas.

Designed by C & K Architecture the building features a rendered and alucobond facade while ground level apartments have private terraces and upper levels balconies with contemporary glass balustrades.

Rainwater is collected and stored for toilet flushing and solar panels are included on the flat roof.

In deference to the area's indigenous heritage overlay – and in compliance with the Aboriginal Heritage Act 2006 – a Cultural Heritage Awareness Induction was delivered by an Elder of the Wurundjeri Tribe prior to work commencing on the Nelson Street site.

The Nelson Street site is adjacent to the Ringwood Magistrates' Court and has restricted access meaning there are essential protocols which have to be followed by Buxton's on-site team.

Extensive consultation was carried out with Maroondah Council in relation to construction noise containment, vehicular access and other environmental issues including the removal and replacement of street trees.

"It's a challenging job for a number of reasons; there are site access issues and we need to be respectful of the nearby court precinct and limit construction noise to a minimum level during sitting hours, and because it's a residential area observe a later starting time at the weekend."

Contract Administrator, Gavin Shaw.



Cinema fit-out a first for Buxton

Buxton Construction has completed fit-outs of lecture theatres in the past – including the installation of highly technical audio-visual equipment – and recently won a contract to fit-out the Village Cinema complex which forms part of the new entertainment and dining precinct at Westfield Plenty Valley Shopping Centre in Mill Park.

The \$8.8 million contract includes comprehensive fit-outs of nine theatres including three gold class, two Vmax, and premium and junior cinemas as well as the main entry, upper foyers, lobbies, staff and administration facilities, candy bar, commercial kitchen and back-of-house areas.

According to contract administrator Todd Griffith, the complicated nature, precision and scope of the fit-out – which is of a world class standard – is a new and stimulating challenge for Buxton which has the on-site team champing at the bit!

“Although Village Cinemas has a comprehensive standard palate of colours, furnishings and materials, as well as

exacting technical specifications we have to work to, the logistics of the task involve a unique construction methodology and an enormous amount of pre-planning.”

The spectrum of trades is involved in the project and the nature of the building requires a large number of people working concurrently in confined spaces. “For example, the Vmax cinemas are up to four storeys high so a large quantity of scaffolding is required and everyone has to complete their respective tasks amid the clutter of the temporary structures.”

“The technical complexity associated with fitting out cinemas is one thing, but having all the construction activity going full bore within the other parts of the cinema precinct at the same time requires meticulous planning, coordination and execution.”



Full steam ahead at Hidden Valley

After an early delay due to soil conditions being vastly different to the initial test, the program was reworked by the Buxton team and construction of the Hidden Valley clubhouse is now ahead of schedule.

“With the concrete and steel works completed and the timber frame and truss now in place, locals can get a clearer impression of the overall scale of this remarkable development.”

project manager **Ben Cavell**.

Ben anticipates the building will be at lock-up stage with external windows installed, Spanish roof tiles laid and render applied to the completed brickwork in the lead up to the Christmas break.

Melbourne architectural firm McIldowie Partners designed the single-level clubhouse which features a classical

gable terracotta tile roof and a facade combining large double-glazed windows with brick, stone and rendered finishes.

The clubhouse reflects the standards of the world-class sporting, recreational and social Hidden Valley Resort with a restaurant serviced by a commercial kitchen, alfresco dining area, male and female changing rooms, reception and administration area, pro shop and the ubiquitous 19th hole.

The clubhouse incorporates luxuriously appointed conference facilities with operable walls as well as smaller function rooms for private social gatherings, positioning Hidden Valley resort as the ultimate wedding destination.

A range of sporting facilities including a 25-metre heated indoor swimming pool, day spa and sauna, and fully-equipped gymnasium form part of the complex.

Current Projects

CV APARTMENTS

A \$112 million, 140 apartment development in Hawthorn East consisting of two residential towers, four-levels of commercial tenancies and five-levels of basement car parking.

Client: Blueprint Projects

Architect: Elenberg Fraser

Interior Design: Hecker Guthrie

Structural/Civil: Adams Consulting Engineers

Services: Simpson Kotzman

Building Surveyor: Reddo

Quantity Surveyor: Rider Levett Bucknall

THE RESERVE APARTMENTS

\$39 million construction of 120 premium apartments in Sandringham – Stage 3 of the award-winning Sandy Hill development.

Client: Blueprint Projects

Architect: Watson Young Architects

Structural/Civil: Adams Consulting Engineers

Services: ADP Consulting Engineers

Building Surveyor: McKenzie Group Consulting

BLUECROSS BOX HILL

A three-level, \$50 million residential aged care facility featuring 220 beds, dementia unit, cinema and community services.

Client: BlueCross

Project Manager: Johnstaff Projects Pty Ltd

Architect: Billard Leece Partnership

Structural/Civil/Electrical/Mechanical/Hydraulic: The O'Neill Group

Landscape Architect: Site Image Landscape Architects

Building Surveyor: PLP Building Surveyors & Consultants

SWAN STREET RICHMOND

Design phase of a six-level mixed use development including 28 apartments over five levels, two levels of basement car parking and ground floor retail.

Client: Blueprint Projects

Architect: Watson Young Architects

Structure: Adams Consulting Engineers

Town Planner: SJB Planning

HIDDEN VALLEY CLUBHOUSE

A \$10 million, new golf clubhouse and associated facilities.

Client: Arcadia Group

Project Manager: Robert Luxmoore

Architect: McIlldowie Partners

Structural/Civil: Calibre Consulting

Services: ADP Consulting Engineers

Building Surveyor: Reddo

THE BENSON AT ST PETERS CHURCH

A \$28.3 million, 33-apartment retirement living development linking with the heritage listed St Peter's Parish Church in Toorak.

Client: The Roman Catholic Trusts Corporation for the Archdiocese of Melbourne

Project Manager: b.o.b Consultancy

Architect: Demaine Partnership

Services: Umow Lai & Associates

Structural/Civil: WSP Group

Building Surveyor: PLP Building Surveyors & Consultants

Quantity Surveyor: Prowse Quantity Surveyors

Landscape Architect: Tract Consultants

PENINSULA KINGSWOOD COUNTRY GOLF CLUB

A \$27.7 million, new golf clubhouse with accommodation and associated facilities.

Client: Peninsula Kingswood Country Golf Club Ltd

Superintendent: Case Meallin & Associates

Architect: Demaine Partnership

Interior Design: MBA Design Group

Structural: BG&E

Services: Irwin Consult

Civil: MA Civil Design

Building Surveyor: McKenzie Group Consulting

Quality Surveyor: Rider Levett Bucknall

NELSON BOURKE APARTMENTS

A \$32 million construction of 111 residential apartments over two buildings.

Client: Orion International Group Development

Project Manager: RCP (Vic) Pty Ltd

Architect: C & K Architecture

Services: Murchie Consulting

Structural: O'Neill Group

Building Surveyor: Checkpoint Building Surveyors

Landscape Architect: John Patrick Landscape Architects

Quantity Surveyor: WT Partnership

PLENTY VALLEY CINEMAS

The \$8.8m cinema fit-out works in the new entertainment and dining precinct at Westfield Plenty Valley Shopping Centre.

Project Manager: Village Cinemas Australia Design & Development

Architect: Village Cinemas Australia Design & Development

Structural: Bonacci Group



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