



**Contemporary melds  
with heritage**

Built on solid foundations.

Nelson Bourke's all class >

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Early bird catches the worm >



## Welcome

I've long been a staunch advocate of early construction involvement (ECI). In this edition of Insite - 'Early bird catches the worm' - we outline the various processes that can be included in ECI.

But here I'll concentrate on the advantages that flow on to all parties – especially the client – from having the builder involved in the project from its embryonic stages.

In today's highly competitive construction market, you get what you pay for, so what appears on face value to be the best pricing may not necessarily produce the desired outcome.

One of the most critical areas of a construction program is documentation. If documentation is lacking in detail or poorly prepared, the project will invariably run into headwinds.

Documentation fees comprise a very small amount of the overall development costs while consultants' fees have become unsustainable over recent years.

The trades rely heavily on good documentation to ensure their end of the job is done and shouldn't have to try to fill in the gaps for which they don't – and shouldn't be expected to – have the appropriate skills.

After all, from the client's perspective, it's not the figure quoted at the start of the project but the end cost that is the critical issue. In the absence of good documentation there is the ever-present likelihood of cost blowouts and conflict.

Construction companies have the on-the-job experience, relationship with the trades and intimate knowledge of methods of delivery to assist in planning from the early stages of the project and phase by phase in concert with the client.

Having assistance from within the industry means everyone is on the same page so there are benefits not only for the client but also the builder, consultants, contractors and all others associated with the job.

ECI diligently carried out lays a solid foundation for the project and provides a basis for the client to make an informed decision on the method to be employed for final delivery of the project.

**Andrew Briggs, Managing Director**



Stage one of Nelson Bourke Apartments, Orion International Developments' \$32 million, 110-apartment project in Ringwood, was handed over by Buxton Construction in April 2019 and it was appointed shortly after to build stage two on the adjacent Bourke Street site.

A spokesperson for Orion International Developments said, "Nelson Bourke is truly high-end living with an unparalleled contemporary architectural style and a striking facade that establishes a new benchmark for Ringwood. The quality and attention to detail reflect the high standards for which Buxton Construction is renowned."

Although smaller, stage two replicates the unique design and build standards set by Nelson Bourke stage one for the premium apartment market in the region.

Comprising 49 one, two and three-bedroom apartments over five storeys with a two-level basement combining car parking and individual storage areas for residents, Nelson Bourke stage two features a luxurious hotel-style lobby.

Designed by C & K Architecture – the architect for Stage One – the apartments have open-plan living areas, floor-to-ceiling glazing to maximise the entry of natural light and provide uninterrupted views.

Apartments are accessed through a luxury hotel-style lobby and feature integrated fridges, Miele appliances and classical pendant lighting.

Ground floor apartments incorporate private terraces while upper levels have generously proportioned balconies with glass balustrades.

"We were delighted to build stage two and deliver a product of the same high standards of build quality and finish that stamped the first stage of Nelson Bourke as the stand-out development in Ringwood," said Tim Hope-Johnstone, Buxton project manager.

"The project encountered a number of delays and hurdles due to COVID-19, with reduced worker numbers on site and delays with imported materials, however, it was handed over in advance of the original contract completion date which is a credit to all involved," Tim added.





## Contemporary melds with heritage

Landscaping and the rebuilding of an existing car parking area, together with the addition of new spaces, put the finishing touches on Banyule City Council's \$34.5 million Library and Cultural Hub.

The new building and associated plazas provide flexibility and multi-purpose spaces to accommodate a wide range of community needs and incorporate zones that are configured for a variety of uses by residents.

Designed by Croxon Ramsay, the contemporary brick building is an extension to the adjacent art deco Ivanhoe Town Hall and responds to the heritage value of the imposing 84-year-old structure.

Covering an area of approximately 5,000 square metres, the development includes a new modern library, cultural hub, council chambers, arts display area, resources rooms, community arts area, gallery spaces to host touring exhibitions and the Banyule Art Collection, community spaces and artists' studios.

It also incorporates community meeting rooms and working spaces, a theatrette, community lounge, café, maternal and child health consulting suites, customer service and a landscaped outdoor civic plaza.

Plant rooms and fire safety equipment are incorporated back-of-house and an existing council building was refurbished

The fully equipped commercial kitchen, which was completed in August 2020, services the Great Hall, which has the capacity for up to 800 guests as well as the other smaller function rooms of varying sizes.

"The Buxton team has delivered a quality product that will provide a great community hub to service the needs of the next generation of Ivanhoe residents," said Geoff Glynn Director Assets & Civic Services Banyule City Council.

"Despite the restrictions imposed by COVID-19 during much of the year, the Buxton team headed by Daren Parkes – senior project manager – worked proactively with council to solve problems as they arose and have delivered a first-class facility."



Ivanhoe Library & Cultural Hub Mezzanine Floor



Ivanhoe Library & Cultural Hub Entrance Foyer



Ivanhoe Library & Cultural Hub Corridor



Ivanhoe Library & Cultural Hub Exterior



## Timeless style and luxury

Located in Kew's prestigious leafy Walpole Street precinct, Elison comprises 14 luxury three-level townhouses – configured in three and four-bedroom floor plans with study options and individual lift – with large rear courtyards and separate double basement garages incorporating storage areas. A limited number of apartments have a balcony.

Designed by CHT Architects, Elison is a blend of modern architectural style and heritage brought together by the understated use of timeless building materials including exteriors of grey, bronze and timber that complement surrounding gardens and the ambience of the Kew streetscape.

Townhouses have either natural tones of silver ash or grey marble to bench tops, splash backs and vanities, as well as the plinth on living room fireplaces, while kitchens feature Gaggenau appliances and Liebherr refrigerators and freezers.

Modern door handles and tapware forged from aged iron contribute to the blend of old and new.

Floor-to-ceiling glass and high ceilings in the expansive rooms create a feeling of spaciousness with large courtyards at the rear providing a verdant backdrop to the ground floor rooms and a pleasing outlook from the windows above.

Individually designed landscaping melds seamlessly with the greenery of Walpole Street to create uniqueness for each townhouse, while two tree-lined walkways – including a communal courtyard – with living borders blend harmoniously with private front gardens. Rainwater is captured and stored for garden irrigation.

**"Elison is a classical high-end boutique development that encapsulates the calibre, style and architectural standards that have established Kew as one of Melbourne's most sought-after areas,"** said Ed Waters director Tango Projects.

**"Because of the outstanding reputation it has earned over the years for superior build quality and attention to detail, we have complete confidence in Buxton Construction's capacity to deliver a product that reflects the lofty standard we've set for Elison."**



## Early bird catches the worm

Engaging a building contractor to manage the delivery phase up until construction can significantly value add to the final outcome of a project says Andrew Hume Buxton Construction Director.

**"Construction companies have the ability to draw on trades as needed for input at the design stage to provide up-to-date costs associated with material selection and methodology."**

The builder gains a comprehensive understanding of the client's current and long term needs and objectives, and prepares a range of options for consideration.

Once the preferred option has been decided, more detailed costings and programming are prepared, and feasibility studies undertaken for the client's consideration.

Fee estimates from the consultants – such as structural engineer, geotech engineer, traffic consultant, landscape architect and arborist – required to proceed to town planning are obtained.

When the planning permit is received – or there is an indication one will be issued – an updated cost plan is prepared to ensure design is proceeding in accordance with the project budget.

Documentation for tender/construction is prepared following client approval and sign-off. This ensures that any post-tender, time consuming value management processes are eliminated, saving both time and cost for the client.

**"We don't just think as a builder but view every aspect of the project through the eyes of our client to assist them achieve the optimum cost efficiency, quality and value for money."** says Andrew.



## CURRENT PROJECTS

### MORGAN ASSISTED LIVING APARTMENTS

\$35m construction of 62 assisted living apartments over three levels with one level of basement car parking. Resident facilities include cinema, bar, café, activity room and private dining room.

**Client:** BASSCare

**Project Manager:** McMullin Property

**Architect:** Smith & Tracey Architects

**Structural:** 4D Workshop

**Hydraulic:** Clements Consultants

**Electrical/Mechanical:** Fryda Dorne

**Fire:** Omnii

**Landscape Architect:** Xurban

**Building Surveyor:** PLP Building Surveyor

**Quantity Surveyor:** Trevor Main & Associates

### ROSEBUD AQUATIC CENTRE

Construction of a new \$38m Yawa Aquatic Centre, comprising indoor 50m 8 lane pool, warm water and learn to swim pools, aqua play area, spa sauna and steam rooms, family change village, offices, reception, café, entry foyer, health club including program rooms, social space, gymnasium, multi-purpose room, wellness centre, external terraced areas and landscaping.

**Client:** Mornington Peninsula Shire Council

**Project Manager:** Coffey Projects

**Architect:** Peddle Thorp Architects

**Structural/Civil:** WGA

**Services:** BRT Consulting

**Landscape Architect:** Urbis

**Aquatic Engineering:** Hydrautech Designs

**Building Surveyor:** BSGM Consulting

**Quality Surveyor:** Turner & Townsend

### SWAN STREET RICHMOND

An \$18m six-level mixed use development including 29 apartments over five levels, two levels of basement car parking and ground floor retail.

**Client:** Blueprint Projects

**Architect:** Watson Young Architects

**Structural:** Adams Consulting Engineers

**Services:** HR Consulting

**Town Planner:** SJB Planning

**Building Surveyor:** Reddo

**Quantity Surveyor:** Rider Levett Bucknall

### ELISON APARTMENTS

\$13.2m construction of 14 luxury three-level townhouses each with a large courtyard and individual basement garages. Residences

feature high ceilings, large rooms and floor to ceiling glass. Each townhouse has been designed with a sense of openness and space with abundant natural light.

**Client:** JR Investment (Aust) Group Pty Ltd

**Project Manager:** Tango Projects

**Architect:** CHT Architects

**Structural:** Webber Design

**Services:** ADP Consulting

**Building Surveyor:** Steve Watson & Partners

## RECENTLY COMPLETED PROJECTS

### IVANHOE LIBRARY & CULTURAL HUB

The \$29m library and cultural hub for Ivanhoe consists of a modern accessible library, art gallery, conference and meeting spaces, maternal and child health suites, theatre and café.

**Client:** Banyule City Council

**Architect:** Croxon Ramsay

**Structural/Civil:** Webber Design

**Services:** Umow Lai

**Landscape Architect:** ACLA Consultants

**Building Surveyor:** Banyule BPI

**Quantity Surveyor:** Slattery Australia

### NELSON BOURKE STAGE 2

\$17.7m – 49 residential apartments over four levels, including two level basement car park.

**Client:** Orion International Group Development

**Project Manager:** Duo Projects

**Architect:** C&K Architecture

**Services:** Menhardt

**Structural:** WSP Civil and Structural

**Building Surveyor:** Philip Chun & Associates

**Quantity Surveyor:** Rider Levett Bucknall



### Buxton Construction

**a** Level 1, 262 Lorimer Street

Port Melbourne VIC 3207

**t** +61 3 9644 7000

**f** +61 3 9644 7044

**e** [admin@buxtonconstruction.com.au](mailto:admin@buxtonconstruction.com.au)

**w** [www.buxtonconstruction.com.au](http://www.buxtonconstruction.com.au)



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