



## **Golf Clubhouse Number 10 for Buxton**

Built on solid foundations.

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# Welcome

When I sat down to write this column I was at a loss to know what to talk about. After all, there's an industry-wide shortage of materials, the availability of skilled workers is limited, building products that are available are increasing in price exponentially and world fuel prices are sky high.

But then it occurred to me that, despite there being a perfect storm due to the current conditions impacting on the industry – coupled with the effects of covid, the war in Ukraine, inflation and rapidly rising interest rates – Buxton Construction keeps kicking goals, having added three new projects to its diverse portfolio.

These projects include an eight-level social housing development in North Melbourne, a three-level office building with basement car parking for Capital Transport in Clayton and a clubhouse and 18-hole mini golf course at Whitehorse City Council's Morack Golf Club in Vermont South.

Buxton Construction has considerable experience in these sectors with the Morack Golf Club job being the tenth occasion on which we have been awarded a contract to build a clubhouse

Everyone's doing it tough at present and I'm convinced there is only one way to go in the construction industry: that's to be completely open and transparent with every aspect of the quoting and construction processes in order to produce a fair and equitable outcome for all parties.

By collaborating with clients and putting all our cards on the table, we've been able to jointly address the issues of contract pricing and completion dates – both of which have been the cause of considerable soul-searching within our industry lately – to ensure the quality of the finished product is in no way compromised.

Ever the optimist, I believe that material prices will stabilise and supply will improve which should ultimately lead to greater stability within the construction industry.

**Stephen Baker**  
Managing Director



# Design to nurture the community

Clare Cousins established her Melbourne architectural practice in 2005. The North Melbourne-based firm is engaged in projects of varying size with a particular interest in those that nurture community.

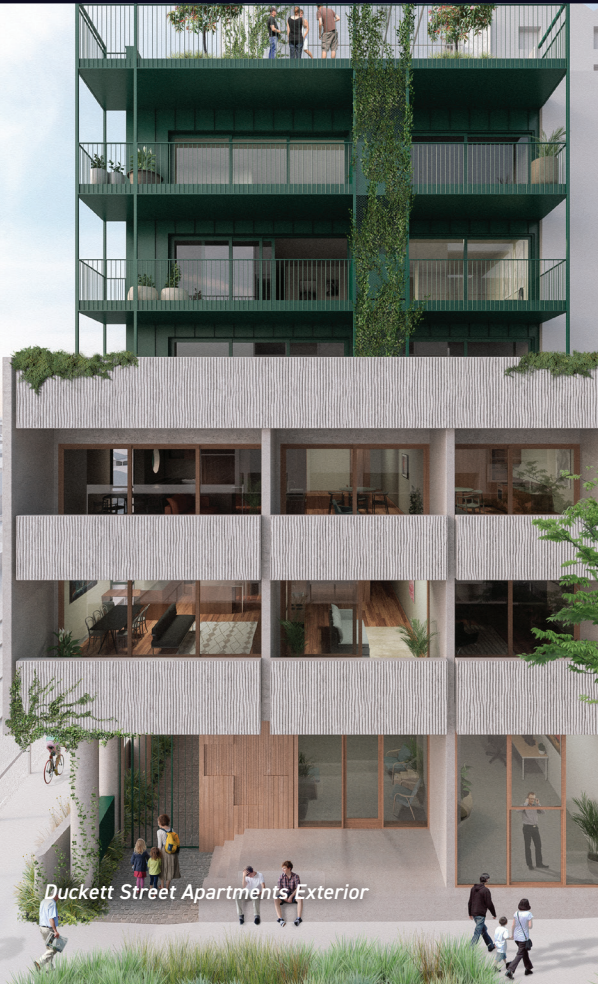
Since its inception, Clare Cousins Architects (CCA) has been delivering a diverse range of celebrated buildings, places and interior spaces including housing, workplace, retail, commercial and education projects.

The practice has extensive experience in the design and delivery of residential projects ranging from adaptive reuse, bespoke housing and community minded multi-residential developments.

"Our team is committed to delivering high quality, affordable housing and share a common belief that good design should be available to everyone. Each of our projects commences with a rigorous interrogation of the project's constraints – brief, budget, site, context and aspirations – in order to develop an intelligent and elegant design solution," Clare said.

Clare Cousins Architects has a fine track record for collaborating with complex consultant teams and, as a consequence, the firm's repeat clients engage them for their strategic approach and design philosophy of creating highly functional, design-led sustainable environments.

An inaugural investor in the Nightingale model – a not-for-profit organisation building apartments that are socially, financially and environmentally sustainable – CCA has recently completed one of six buildings that make up Nightingale Village as both design architect and developer.



# Another social housing project for Buxton

Buxton Construction has been awarded a \$28 million contract to build 78 one, two and three-bedroom apartments over eight levels with a single level basement incorporating car parking, bicycle storage and charging stations at 3 – 15 Shiel Street North Melbourne for Housing Choices, a not-for-profit organisation.

Designed by Clare Cousins Architects, the structure consists primarily of pre-cast concrete panels with the facade to the lower levels featuring red brick fascia cladding to meld with North Melbourne's iconic architectural heritage.

"The building's interior areas are designed to minimise maintenance but, at the same time, are fitted out to reflect contemporary standards," Buxton Construction project manager Paul Walters said.

This latest contract brings to three the number of social housing projects Buxton currently has in train. In 2021 work commenced on a \$24.25 million, 46-apartment development in Marlborough Street Balaclava for HousingFirst, an award-winning, regulated not-for-profit organisation providing social and affordable housing for more than 1,600 people across Melbourne.

The development is a partnership between council, the Victorian Government and HousingFirst which will transform the site into a combination of one, two and three-bedroom architecturally-designed apartments to meet the needs of a cross-section of society.

Earlier this year Buxton was appointed contractor for the construction of Parkville Gardens Stage 9, a 16-level building comprising 151, one, two and three-bedroom attractive, well-designed and conveniently located apartments which are available to people from the Victorian Housing Register.

Stage 9 forms part of the master-planned redevelopment of the 20-hectare site which was formerly home to the Royal Park mental health facility and, subsequently became the athletes' village for the 2006 Commonwealth Games.





# Meet our new team members

The directors, management, staff and on-site team extend a warm welcome to our newcomers and wish them success with their careers at Buxton Construction.

## Back in the team

We're delighted to announce that three former valued members of the team have found their way back to Buxton Construction.



"I was with Buxton for four years and have always been keen to return because of the good vibes of the company, the pleasant working environment and approachable management."

— Steve Kingsley, Senior Site Manager



"After starting my career with Buxton it is a fitting return after three years away."

— Sam Webber, Site Foreman



"It was a case of the grass not being greener on the other side of the fence so I jumped at the opportunity to resume my career at Buxton where working conditions are definitely superior."

— Peter Smith, Construction Worker



**Mariam Soliman**  
Contract Administrator

An experienced contract administrator with more than 15 years in the field – eight of which were spent in Dubai – Mariam has progressively increased her exposure to larger and more complex projects.



**Patrick Savage**  
Project Coordinator

Patrick, who holds a Bachelor of Construction Management degree, has had a strong grounding in structure, services and finishes, having been involved in a major apartment tower project from start to finish.



**James Clampit**  
Site Supervisor

A highly competent construction industry professional with more than 10 years' experience, James – a carpenter by trade – worked his way up from apprenticeship to leading hand then site supervisor.



**Paul Walters**  
Project Manager

Originally a carpenter, Paul completed a Bachelor of Building (including planning and design) degree at the University of Melbourne in 2001 and has spent more than 21 years working across a range of technically challenging commercial, industrial and education projects.



**Blake Stevens**  
Contract Administrator

Blake brings considerable experience to Buxton in his specialised field of contract administration and, more recently, complemented this with a stint on the client side in project management.



**Omer Obradovic**  
Project Coordinator

A Bachelor of Construction Management graduate, Omer gained broad experience and understanding of building techniques working with a structural company during, and following, his studies.



**Nick Williams**  
Contract Administrator

Highly credentialed, Nick has been involved in contract administration roles in which he has helped to drive major projects in the education, commercial, industrial and social housing sectors.



**Matthew Langley**  
HSR/Construction Worker

Matthew, who had demonstrated qualities as a mature and reliable leader, joined Buxton from the structure company on the Samma Place project in order to gain experience with the lead contractor.

# Golf clubhouse number 10 for Buxton

Over the last two decades Buxton Construction has built and renovated clubhouses for some of Victoria's most prestigious golf clubs and recently commenced a major redevelopment for Whitehorse City Council at its Morack Golf Club in Vermont South, which brought the number of such projects to 10!

Designed by Centrum Architects, the new clubhouse is a multipurpose golf pavilion incorporating change facilities, retail area, pro shop, golf cart storage, multi-purpose room, commercial kitchen and an indoor/outdoor café framed by sweeping views of the golf course and surrounding bushland.

Sustainability measures are a priority of the new pavilion which has a 30 kilowatt solar system, rainwater harvesting for toilets and general wash-down, LED lighting throughout, increased thermal and acoustic insulation barriers and double-glazing.

A 25-bay driving range with premium bays for group functions as well as a unique 18-hole mini golf facility complete the redevelopment.

The club will continue to operate throughout the construction period in temporary buildings with amenities and limited food and beverage services on the existing practice putting green. The existing car park has been extended by an additional 26 spaces to provide on site parking during construction.

Buxton Construction project manager Darren Parkes says it is incumbent on the on site team to ensure the impact of works such as noise, dust and traffic disruption to the site is kept to a minimum and to operate within Environment Protection Authority standards.

"Our team is mindful of its accountability in this regard and, as the golf facilities remain fully operational during construction hours, we have to also be extremely vigilant when it comes to safety."

— Darren Parkes, Project Manager



Morack Golf Club Exterior



Morack Golf Driving Range

## Mini golf maxi fun

The Mini Golf facility, which forms part of Buxton Construction's contract to redevelop Morack Golf Course, has been designed and will be constructed by GreenSpace Management, a leading specialist golf facility management company with a combined eighty years' experience within the global golf industry.

Created for clients who have a unique site, brand presence or desire to create their own branded concept, GreenSpace-built mini golf courses are backed by their craftsmanship, quality and commitment to excellence throughout every stage of the developmental stages of clients' mini golf course projects through to operations.

"We believe that golf should be fun and enjoyed with family and friends in the local community," GreenSpace Management managing director Peter Vlahandreas said.

"Through our mission to create Australia's best mini golf courses, we provide genuine game development pathways, as well as significant revenue stream opportunities that assist facilities to develop and implement sustainable strategies."

GreenSpace Management provides the only mini golf turnkey service in southern hemisphere. It is also the only independent entity to partner with Golf Australia and the Australian PGA on the game's development programs under its SHANX Mini Golf course banner.

"The mini golf course at Morack Golf Club will work within the site and complement the outstanding building and driving range provided by Whitehorse City Council and built by Buxton Construction," Peter added.



# State-of-the-art head office for Capital Transport



Walpole Street Kew Apartments Exterior

## Walpole Street Kew apartments handed over

The 14 luxury three-level townhouses – designed by CHT Architects – located in Kew’s leafy Walpole Street are configured in three and four-bedroom floor plans with study options and individual lifts.

Apartments boast large rear courtyards and separate double basement garages incorporating storage areas.

Individually designed landscaping blends seamlessly with the greenery of the street scape to create a uniqueness for each townhouse while two tree-lined walkways – including a communal courtyard – with living borders complement each apartment’s private front garden. Rainwater is captured and stored for garden irrigation.

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

Buxton Construction’s \$ 17.5 million design and construct contract commenced after the demolition of the outdated complex on Capital Transport’s Clayton site was completed.

The aging building will be replaced by a contemporary three-level head office comprising 125 undercover car parking spaces and two-levels of office space of approximately 3300m2 which includes meeting rooms and work stations.

A covered rooftop staff terrace on level three has entertaining areas enhanced by separated plant areas.

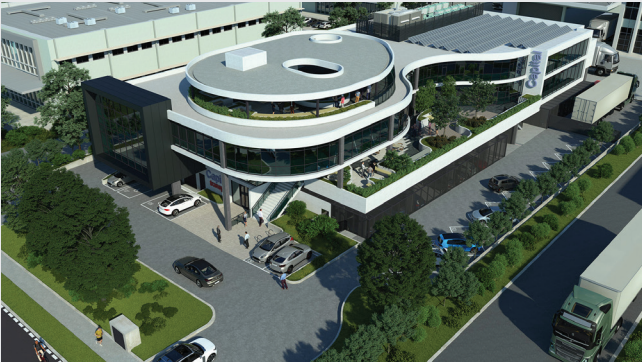
Built on a piled footing system, the structure boasts a ground floor slab on an engineered foundation with post- tensioned slabs to levels one to three, while the facade consists of precast panels with areas of feature curtain walling.

The new head office, designed by C.KAIROUZ ARCHITECTS, will bring all of Capital Transport’s Melbourne operations under one roof in a building that reinforces the company’s image as an industry leader.

In line with current standards, the complex features double-glazed and tinted windows and doors complemented by a louvre system that provides natural ventilation and facilitates temperature control.

Extensive external landscaping, rooftop communal gardens on the staff terrace and internal green spaces not only create a pleasing working environment for the workforce but also play a role in maintaining air quality.

Roof top solar panels contribute to reducing emissions and running costs as well as increasing energy efficiency throughout the building, while harvested rainwater is used for toilets and irrigating the internal and external gardens.



# Brighton luxury retirement facility celebrates its 20th anniversary



Edgard Pirrotta – Edgard Pirrotta Architects & Richard Buxton – Buxton Group

The Crescent Brighton – a luxury retirement community facility that was formerly known as Rylands of Brighton – celebrated its 20th anniversary on September 20.

Built by Buxton Construction, the Rylands concept was developed following a study tour of retirement facilities in the United States made by then owner of Buxton Construction, Richard Buxton, and general manager Andrew Briggs.

Edgard Pirrotta Architects – widely known and respected for its work in the multi- apartment sector – played a pivotal role in the design of the building.

Twenty years on and The Crescent Brighton is still operated by the family-owned Buxton Group while ownership of Buxton Construction was transferred to the current chairman of the company, Andrew Briggs, in November 2009.

In the subsequent years both entities have enjoyed continuing success in their respective spheres of operation with Buxton Construction – under Andrew Briggs’ leadership – expanding the operations of the firm established by Richard Buxton in 1968.

Comprising 68 one and two-bedroom apartments over three levels with secure underground car parking, The Crescent Brighton features communal areas such as a courtyard garden, bistro and bar, library, gymnasium, art studio and doctor’s consultation suite.

**“As general manager of Buxton Construction at the time I was intimately involved with every aspect of the development building process and to this day consider it to be one of the finest examples of our multi-apartment residential work,” Andrew Briggs said.**

Rylands of Brighton was one of the first high-end luxury retirement developments built in Victoria and the concept has now been emulated by other providers such as VMCH, Regis and Arcadia, all of which Buxton has delivered quality projects for over the journey.

Buxton Group managing director Samantha Buxton is also justifiably proud of The Crescent Brighton and added, “The property offers our residents a unique lifestyle designed for those who want to spend their retirement years in stylish surroundings only a short walk to Church Street and lead an active life with a broad range of communal and personal facilities available to them.”



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# CURRENT PROJECTS

## 46-58 MARLBOROUGH STREET, BALACLAVA

Construction of a six-level building comprising one basement level and 46 apartments.

**Client:** HousingFirst Limited

**Architect:** Baldasso Cortese

**Structural:** Stantec

**Services:** Stantec

**Landscape Architect:** Land Design Partnership

**Building Surveyor:** Steve Watson & Partners

**Quantity Surveyor:** Ralph Beattie Bosworth Pty Ltd

## MORACK GOLF CLUB

Redevelopment of the Morack Golf Course including new golf pavilion/clubhouse, 25 bay driving range, 18-hole mini golf facility, cart store and car parking.

**Client:** Whitehorse City Council

**Superintendent:** Meinhardt Project Management

**Architect:** Centrum Architects

**Structural:** Acor Consultants

**Services:** Acor Consultants

**Landscape Architect:** MemLa

**Building Surveyor:** Philip Chun

**ESD:** Co-Perform

## RESERVOIR PRIMARY SCHOOL

Redevelopment of the existing administration building, construction of new two-level "STEAM" and Music Pavilion and extensive landscaping.

**Client:** Victorian School Building Authority

**Superintendent:** Meinhardt Project Management

**Architect:** DesignInc Melbourne

**Structural/Civil Engineer:** Taylor Thomson Whitting

**Services:** Cundall

**Building Surveyor:** Philip Chun

## FAIRWAY BAYSIDE AGED CARE

Project Management for the expansion of existing facilities from 65 bed to 84 bed complete with basement car park

**Client:** Fairway Bayside Aged Care Inc.

**Project Manager:** Buxton Construction

**Architect:** VIA Architects

**Services:** Wrap Engineering

**Town Planner:** SJB Planning

**Structure:** BDD Engineering

**Building Surveyor:** RBS

**Landscape Architect:** MemLa Landscapes

**ESD:** Sustainable Development Consultants

**Traffic Engineer:** Traffix Group

## CAPITAL TRANSPORT

\$17.5m construction of a new three-level office building comprising one level of undercover car parking and two levels of offices, including extensive landscaping and paving works.

**Client:** Shannon Property Developments

**Project Manager:** Duo Projects

**Architect:** C. Kairouz Architects

**Structural/Civil Engineer:** ACOR Consultants

**Services:** MacCormack Associates Consultants

**Landscape Architect:** MemLa

**Building Surveyor:** PLP Building Surveyors

**Quantity Surveyor:** WT Partnership

## PARKVILLE GARDENS STAGE 9

151 one and two bedroom apartments over sixteen-levels, ground floor reception and communal space with one basement level car park.

**Client:** Bayslore Pty Ltd and Citta Village Park Pty Ltd

**Project Manager:** HGW Projects & Frasers Property

**Architect:** SJB Architects

**Structural:** Rincovitch

**Civil:** Reeds Consulting

**Services:** Ascot Consulting Engineers

**Landscape Architect:** Site Image Landscape Architects

**Building Surveyor:** Philip Chun

**Quantity Surveyor:** Napier & Blackeley

## 3-15 SHIEL STREET, NORTH MELBOURNE

Construction of 77 residential apartments over eight-levels with one-level of basement car parking.

**Client:** Housing Choices Australia

**Architect:** Clare Cousins Architects

**Structural:** Webber Design

**Services:** JBA Consulting Engineers

**Landscape Architect:** KPLA

**Acoustics:** Clarity Acoustics

**Building Surveyor:** RBS Building Surveyors

**Quantity Surveyor:** a2m consulting

## SAMMA PLACE

\$47m mixed use development of sixteen-levels over two-level basement comprising of 134 apartments. Amenities include an outdoor entertainment area including cinema, BBQ, spa and common lounge/dining, ground floor offices, pet wash, gym and yoga studio all complete with expansive landscaping.

**Client:** Samma Property Group

**Architect:** Peddle Thorp Architects

**Structural:** Meinhardt/Bonacci

**Services:** The O'Neill Group

**Town Planner:** Tract

**Landscape Architect:** Mala Studio

**Acoustic Engineer:** Acoustic Logic

**Building Surveyor:** Steve Watson & Partners

**Quantity Surveyor:** WT Partnership

**ESD:** ARK Resources

## RECENTLY COMPLETED PROJECT

### ELISON APARTMENTS

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

**Architect:** CHT Architects

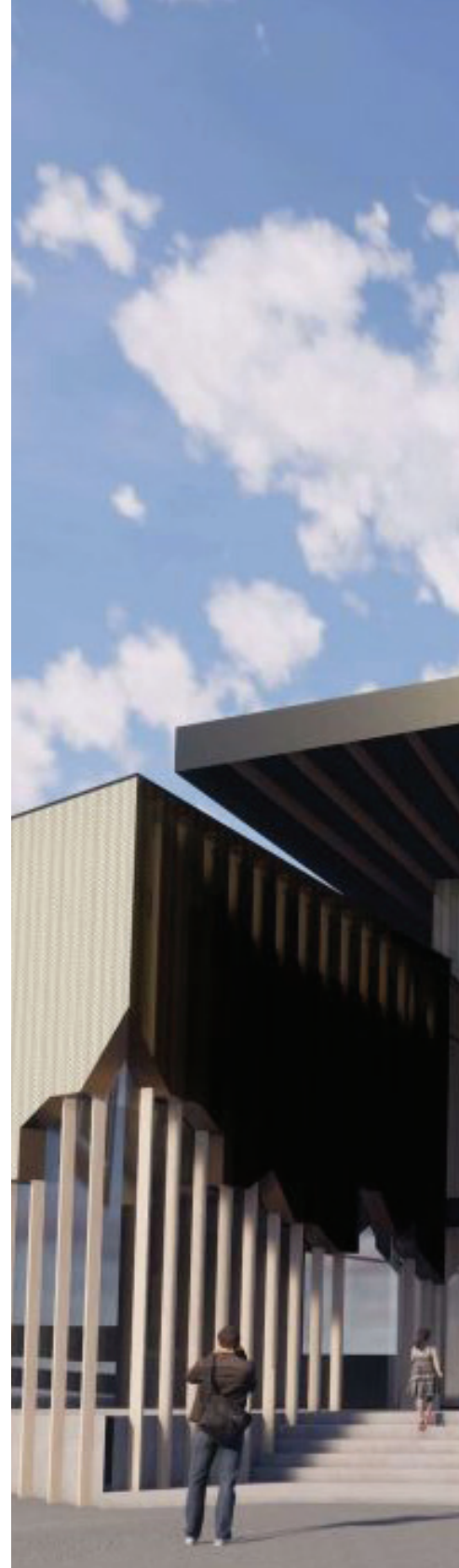
**Structural:** Webber Design

**Services:** ADP Consulting

**Building Surveyor:** Steve Watson & Partners

**Landscape Architect:** MDG Landscape Architects

**Quantity Surveyor:** Ralph Beattie Bosworth Pty Ltd



### 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  
**W** www.buxtonconstruction.com.au



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