

# *in* SITE

EDITION 2 2010



## Ikos apartments offer choice



Carr Design serves up solutions



Over and out



Life's serene at Gowanbrae Village

# Welcome

Over the last 12 to 18 months the Victorian construction industry has been in remarkable shape due, to a significant extent, to the stimulus provided by the government's Building for the Education Revolution (BER). While the volume of building activity has proven to be a boon for the industry and those who work in it, the situation has not been without its challenges. Resources have been stretched to the limit, especially in the areas of sub-contracting, structural steel, roofing, aluminium fabrication and the finishing trades. Although we made a decision early in the piece not to seek BER contracts, preferring to focus on our core activities, we found it necessary to spend a considerable amount of time managing the process of securing external resources. But the additional effort was worthwhile as it enabled us to continue our tradition of delivering a quality product. Clients were aware of the situation and most acknowledged Buxton's efforts to meet the challenges associated with the industry-wide issues.

I would like to place on record my gratitude for the support we have received from sub-contractors and suppliers and the efforts of our staff who have put in the hard yards to get us through this challenging period. Speaking of staff, it's now almost 10 months since I acquired 100 per cent of Buxton Construction and, from an operating perspective, we have the right people in key roles to take the company to the next level. Simon Lewin has taken on business development, marketing and estimating, while Daryl Marson has assumed the commercial management role. It was vital to get the staff mix right as we have more contracts than ever before despite the competition and price pressures that exist within the private sector. I expect that, as the economy continues to rebound, additional funding will become available for private projects and provide further opportunities for Buxton Construction. The only blip on the radar is the underlying pressure on wages which could force inflation beyond its present acceptable level down the track.

Best wishes

**Andrew Briggs**  
**Managing Director**



Year 7 Centre at Caulfield Grammar School Glen Eira Road campus.

## Over and out

**The following three projects have been completed and handed-over since the last edition of Insite.**

### McKinnon Secondary College

Designed by H2o architects, the \$4.7 million contract at McKinnon Secondary College involved constructing a two-storey wing incorporating general teaching spaces, specific areas such as home economics, a laboratory, music and computer rooms, main administration and staff amenities.

The originality of the interior design is reflected on the facade which features a combination of brick, cement panels and Kalzip – a new, pewter-like zinc cladding material – to complement the school's existing architecture. Commenting on the biggest project undertaken by the college, principal Pitsa Binnion said she had been apprehensive at the onset but was

delighted with both the end-result and the way in which it was achieved.

"The fact that the construction site was part of an operational campus made Buxton Construction's performance even more remarkable. Deadlines were always met and I couldn't have been happier with their professional approach, communication and co-operation," Pitsa said. Now the new wing has been completed Buxton Construction is demolishing an existing redundant building to provide a landscaped area.

### 188 The Esplanade Brighton

The two single-level luxury apartments, designed by Melbourne architect Edgard Pirrotta, have uninterrupted panoramas of Port Phillip Bay. The concrete-framed building is constructed from rendered concrete panels and features extensive glazing to afford views from all of the main living areas. The wave-like Reinzinc roof inspired by the building's seaside

## Carr Design serves up solutions



Architect's impression of Royal South Yarra Lawn Tennis Clubhouse.

The architectural solutions sought from Carr Design for the major renovation and expansion of facilities at Royal South Yarra Lawn Tennis Club – one of Australia's leading sporting and social clubs – were not without their challenges. The club's brief provided for new and expanded dining, bar, lounge and gymnasium facilities as well as an upgrade of amenities for members and improved accessibility from the car park, including the installation of a lift. "Incorporating a lift into the existing building was pivotal to the development of the overall design. The view to the courts on levels 1 and 2 became a key trigger to positioning the lift and the planning of required spaces," Carr Design Director Architecture, Amy Muir said.

When preparing its concept, Carr Design drew upon the original clubhouse works carried out during the early 1970s by highly-regarded Melbourne architect Graham Gunn. The overriding objective was to provide a club that accommodates the needs of current members of all ages, while remaining relevant for the next generation.

"The reinstatement of the southern balcony is a prime example of this: it provides alfresco facilities that are so much a part of today's cafe society," Amy added. Established by Sue Carr in 1971, Melbourne-based Carr Design is a multi-disciplinary firm of architects and interior designers with a successful track record for projects ranging from private residences to large mixed-use developments including commercial projects, resorts and hotels. "We're delighted to be working with Buxton Construction on this prestigious project given that our respective experience and skills are complementary," said Sue Carr.



188 The Esplanade Brighton.

location is expressed in the ceiling of the main living area in the upper-level apartment. Each apartment comprises a master bedroom with dressing-room and full-size bathroom with spa plus two double-bedrooms – each with ensuite – and spacious living areas. Acoustic treatment exceeds the recommended standards to insulate against vibration and minimise sound transference from the constant road traffic of The Esplanade.

The ground-floor apartment is set in a private garden with terraces and a water feature while the upper-level dwelling has a roof-top terrace for outdoor entertaining as well other accessible outdoor areas.

### Caulfield Grammar School

The \$5.1 million two-storey, steel-framed Year 7 Centre features a brick and Vitrapanel – durable, pre-coloured compressed-fibre cement sheet – facade with extensive double glazing. Computer-controlled windows open at night to

replace stale air within the building while heavy duty insulation in the walls and ceiling minimises energy consumption by limiting dependence on the air-conditioning system. With a floor area of 2,500 square metres, the centre comprises six specialist learning areas with walls opening to break-out space, two large science and creative art laboratories, amenities and offices, and a glass-roofed terrace over an outdoor learning area.

A 500,000-litre under-floor concrete tank stores water for toilet flushing, garden irrigation and a soon-to-be-constructed swimming pool adjacent to the new building. A feature of the building is a stately brick structure, incorporating a flag pole, that creates a grand entrance to the campus. Architect for the project, John Gribble has designed buildings for many of Melbourne's leading private schools over the last 30 years.

# Marchese Partners set to open in Melbourne

Brisbane-based Marchese Partners, architect for the three-story 39-apartment residential complex Buxton Construction is building at Stockland's Gowanbrae Retirement Village is scheduled to open its Melbourne office before the end of 2010. A market leader in the design of seniors living, Marchese Partners have

been involved with some of Australia's ground-breaking development projects in the sector. "Marchese Partners understand how to create successful seniors' living developments by adding to that technical know how, the essential elements of community, amenity and desirability," said Gowanbrae project architect Blair

Keenan. Established in 1985, Marchese Partners are recognised leaders in the design and delivery of innovative large-scale urban developments in Australia, the USA and China. "Understanding what's important for our clients is the foundation of everything we do. By building on this foundation, we continue to deliver



## Life's serene at Gowanbrae Village



Architect's impression of Gowanbrae apartment complex.

The three-story apartment complex Buxton Construction is building at Gowanbrae Village in Melbourne's north is a first for Stockland. "There are architecturally designed villas at Gowanbrae and our other 23 retirement villages in Victoria but we're excited because this is the first time we have designed an apartment complex," Stockland Development Manager Retirement Living Alice Doré said. Designed by Marchese Partners and comprising 39 one and two-bedroom apartments with terrace or balcony,

the largely pre-cast concrete panel construction features a waffle slab, ultra floor system and timber roof trusses with a metal deck roof. Grey water is captured for garden watering.

Each apartment has carport parking and some have a secure storage cage. Purchasers have a choice of two contemporary, but predominantly neutral, colour schemes while the exterior palette combines a tasteful mix of greys, cream and charcoal. A large lounge area is provided for residents' use and

the complex is serviced by three lifts to ensure ease of access. "The apartments offer an appealing lifestyle option for single people or couples who prefer to be free of the day-to-day upkeep associated with the traditional suburban home or are looking for greater security and those who require a dwelling with lock-up and leave capability."

Located close to shops and other facilities, Gowanbrae Village has an on-site manager, 24-hour emergency medical assistance, security entrance gates

them excellence in design, innovation and commercial success.” The firm believes its experience in sustainable urban development across both local and international markets enables it to deliver a differentiated product that ultimately gives clients a significant competitive advantage.



as well as an emergency call facility in every home. At the heart of the village lies the community centre with a bar, dining room, library, hairdresser, craft room and a wide range sporting and recreational activities.

“We were most impressed with the construction quality of the multi-apartment Rylands retirement properties designed and built by Buxton and have found them exceptionally accommodating and patient which gives us added confidence we’ve made the right choice,” Alice added.

## Academic achievement and life success

McKinnon Secondary College where Buxton Construction recently completed a new two-storey classroom and administration wing, funded by the State Government Building Futures Project, encourages students to not only excel in their academic careers, but also succeed in life. The school has an outstanding record for its Year 12 results which consistently place it among the top five non-selective government secondary colleges in the state.

In 2009 it achieved a 100 per cent pass rate while 35 per cent of its students were ranked in the top 10 per cent of all VCE students in the state and 15 gained perfect scores for the subjects they studied. “The results reflect the dedication of our teaching staff, the commitment and perseverance of students and the strong partnership of parents,” College Principal Pitsa Binnion said. One of the most highly

sought-after state secondary colleges, McKinnon, which has an enrolment of 1,550 and a staff of 135, draws students from a very limited zone. “Our zone is one of the smallest in the state and we know of countless instances where families have bought a home in the area to ensure their children secure a place at our school.”

As part of its commitment to providing students with a well-rounded education, the school attaches considerable importance to music, sport and other non-academic pursuits. “We’ve always done particularly well in sporting competitions and have a music program which encompasses a number of orchestras and ensembles as well as an annual art show.” Pitsa Binnion, who joined McKinnon Secondary College as Head of the Senior School in 1997, was appointed Assistant Principal in 2000 and assumed her present role three years ago.



Life success is a priority for McKinnon Secondary College.

## CH Architects responds to clients' needs

CH Architects is led by directors, David Carabott, Michael Holt and Ivan Turcinov, who have extensive architectural experience and bring a high level of professionalism to each project. The directors are supported by a group of 41 highly experienced urban design architects and interior design professionals.

“We foster a team approach that is committed to excellence in providing a comprehensive and professional service to our clients through an understanding of their particular needs and aspirations,” CH Architects director David Carabott said.

The firm believes, by taking this approach, innovative and successful designs are generated to meet their clients' objectives in every respect. Based in Melbourne, CH Architects successfully undertakes projects in regional Victoria and interstate, and is recognised for its broad range of design services from due diligence, master planning and authority approvals to all phases of architectural design and management. “The firm's reputation is built on its ability to respond quickly and comprehensively to a wide variety of client needs.”

### Snapshot of Stockland

Established in 1952 by architect Erwin Graf, Stockland has grown to be one of Australia's leading diversified property groups operating across the industrial, commercial and retail sector.

The company also is heavily involved in residential community subdivision and is a top five retirement living operator with almost 4,000 established units across Victoria and Queensland. A top 50 company listed with the ASX Stockland operates Australia-wide.

# Ikos apartments offer



**The brief CH Architects received from developer Theo Krambias was to maximise the amenities for purchasers of apartments in Ikos Apartments in Harold Street Hawthorn. “Our objective was to provide residents with large living areas and balconies or terraces where they can entertain guests at home,” Theo said.**

# choice



Architect's impression of Ikos Apartments.

The four-level development comprising 19 apartments – some with a home work space – over secured basement parking is located within walking distance of Camberwell's Burke Road shopping precinct. "Ikos Apartments have fine dining restaurants, cafés and coffee shops, the art deco Rivoli Theatre, department stores, supermarkets, shops, recreational facilities, transport and the iconic Camberwell Market virtually on the doorstep." Constructed of pre-cast concrete panels and brickwork, the development has a shotcrete (sprayed concrete) retaining wall to the basement

and post-tensioned concrete slabs on the ground and upper floors. The building has a metal deck roof while the facade features a combination of aluminium windows, precast, alucobond, timber and stone finishes.

A lift provides access to all floors from the basement. Although fully air-conditioned, the building has been designed to take advantage of natural ventilation to apartments, however, the orientation of windows minimises heat gain and loss without compromising on the entry of light. Meticulous attention has been paid to interior design by CH Architects to

ensure apartments fit the market niche. "Project architect David Carabott put a lot of time and effort into the quality and appearance of the interiors because we believe it's very important for the apartments to be appealing to both residents and their guests."

Commenting on the appointment of Buxton Construction Theo Krambias said, "We did our due diligence thoroughly and received nothing but good reports about Buxton Construction so we're confident they will deliver the quality of product we're looking for."

# Current Projects

## Geelong Leisure Link Aquatic Facility

\$22m construction of new aquatic centre

**Client:** City of Greater Geelong

**Project Manager:** Davis Langdon

**Architect:** Peddle Thorp Architects

**Structural:** Bonacci Group

**Services:** Waterman AHW (Vic) Pty Ltd

**Landscape:** Edaw Gillespies

**Pool Consultant:** David Powick & Associates

**Quantity Surveyor:** Slattery Australia

**Disability Access:** HSPC-DAC

## 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

## St Kilda Football Club

\$8.3m construction of new training and administration facilities

**Client:** St Kilda Football Club

**Project Manager:** Coffey Projects

**Architect:** Peddle Thorp Architects

**Structural:** Bonacci Group

**Services:** Waterman AHW (Vic) Pty Ltd

**Pool Consultant:** AVP Commercial Pools

**Quantity Surveyor:** Davis Langdon

**Landscape:** Memla Pty Ltd

**Building Surveyor:** BSGM

**Disability Access:** HSPC-DAC

## 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

\$5m construction of a 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

## Beth Rivkah Ladies College

\$3.4m construction of a new Centre of Excellence for Languages

**Client:** Beth Rivkah Ladies College

**Architect:** McIldowie 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:** CPS Property Group in conjunction with Buxton Group

**Architect:** Plus Architecture

**Structural:** Meinhardt Consulting Engineers

**Services:** Simpson Kotzman

**Building Surveyor:** McKenzie Consulting Group

**Quantity Surveyor:** Rider Levett Bucknell

## Royal South Yarra Lawn Tennis Club

\$3.3m 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 Bucknell

## 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 construction of an apartment building

**Client:** AGC Group

**Architect:** Carabott Holt Architects

**Structural and services:** O'Neill Group

**Building Surveyor:** Reddo Building Surveyors

**Quantity Surveyor:** WT Partnership

## Powercor BQ Substation

\$3.8m major refurbishment and upgrade of an existing substation

**Client:** Powercor

**Architect:** Aurecon Australia

**Services:** Aurecon Australia

**Structural:** Aurecon Australia

## Powercor VM Substation

\$1.8m refurbishment of existing office block for new substation

**Client:** Powercor

**Architect:** Aurecon Australia

**Services:** Aurecon Australia

**Structural:** Aurecon Australia