

Nufarm delighted with new headquarters

The new Australian head office of Nufarm completed by Buxton Construction late last year houses the company's planning, supply, logistics, sales, marketing and manufacturing functions. Nufarm – a publicly listed company that employs more than 2,000 people in Australia, New Zealand, Asia, Africa and North America – is a major producer of agricultural products used by farmers to protect crops against damage caused by weeds, insects and fungal diseases.



Completed Nufarm building

Designed by Melbourne-based Conti Architects Pty Ltd, the 1,400 square-metre, two-storey building with acid-wash concrete panels and rhein zinc façade complements the architectural style of the adjacent Nufarm international headquarters on the Laverton North complex.

Nufarm's engineering manager Sandy Sutherland, who project managed construction of the building on behalf of the

company, says the combination of open and enclosed office space with informal breakout areas for discussions has proven to be a hit with staff. "Robert Conti and his team did a first class job, it's an exceptionally functional, well designed building that stands out in Laverton's predominantly industrial landscape." Sandy Sutherland said.

The project was designed to enable the ground floor car parking area to be converted into additional office space in the future. An elevated steel and glass walkway over the main entrance lane to the site allows staff to safely move from the new building to other administrative areas on the site.

Buxton Construction was chosen for the project after Sandy Sutherland had completed a thorough evaluation of a number of building companies. "I looked at a lot of Buxton's previous work and they stood out as the construction company that could best do the job for us."

Work commenced on the \$3.1 million project in May last year and was completed on schedule prior to Christmas. "The time schedule was extremely tight and we were delighted with the professional manner in which the Buxton Construction team went about their work. They not only met the extremely tight deadline but delivered a product of outstanding quality." Sandy added.



Exterior view – Nufarm headquarters



Interior view – Walkway



Buxton Group

Our business, which was founded 37 years ago, has matured to the stage where the board and executive management team have total control of both the company's day-to-day operations and its destiny. This solid foundation now allows me more time away from the office to plough my energies into activities to raise money for the Epsilon Research Fund Incorporated – a charitable entity set up by the Buxton Group with a charter to raise funds for medical research through adventure. I hasten to add I certainly have no plans for retirement at this stage and intend to continue my active involvement with the Buxton Group while pursuing fund-raising activities for the Epsilon Research Fund. One such pursuit is the circumnavigation of Australia in a number of stages over a two-year period in Epsilon; a 40-foot Cavalier 395 yacht similar to the one adventurer Kay Cottee sailed 23,000 nautical miles around the world in 1988. The first stage of the voyage – Melbourne to Sydney – commences on 6 May from the New Quay at Docklands and is scheduled to take 21 days. After that I shall fly back to Melbourne to resume my normal duties before returning to Sydney in late June to embark on stage two of the voyage. (For further details on the Epsilon Research Fund visit www.epsilon.com.au.) As Epsilon is fitted with the latest communication technology, I will be able to remain in touch with the office at all times during the two-year epic. I am immensely proud of our executive and management structure and can embark on this adventure secure in the knowledge that the Buxton Group will function at full capacity whenever I'm away.

Richard Buxton

Construction Comment

Andrew Briggs | Managing Director | Buxton Construction

I've never been one to dwell on the past but recently when our chairman Richard Buxton reminded me I'd been with the company for 10 years I reflected on the progress Buxton Construction has made in the last decade. In the mid-1990s we were a small construction company with an annual turnover of about



Royal Melbourne Golf Club - clubhouse

\$2 million, specialising in projects between \$800,000 and \$2.5 million. We shared office space with Securaway and Dumpmaster in Union Street Windsor and had a staff complement of four – Richard, two other office staff and myself. Since mid-1999 the company has operated out of its own headquarters in Salmon Street Port Melbourne and we currently have more than 20 highly credentialed people in administration including specialists in the areas of project management, contract administration, financial management, accounting and estimating.

Through a conservative, proactive approach the company has grown steadily and now turns over in excess of \$50 million annually. These days our projects, which range in value from several hundred thousand dollars to more than \$20 million, involve new construction, fit-out and refurbishment,

hospitality, educational, residential and institutional projects. Buxton Construction has become known for its quality work in the prestige end of the market with an impressive list of achievements that includes Moonah Links Resort Hotel and golf clubhouse, Werribee Park Mansion Hotel, the clubhouse at Royal Melbourne Golf Club to mention a few. Repeat business

is an indication of client satisfaction with the job you've done consequently it was extremely gratifying to be selected as the builder for stage two of the Moonah Links Resort Hotel early this year.

Like any business, Buxton Construction has had its highs and lows but we have always been prepared to learn from our mistakes which, I'm pleased to say, have been far outweighed by our successes over the last 10 years and for what lies ahead for us over the next 10 years!

A nice gesture from a junior sailor



Will Llewelyn (right) winner of the Sorrento Sailing Couta Boat Club's 'Buxton Cup' for junior sailing

As part of its community support program, the Buxton Group has sponsored the Sorrento Sailing Couta Boat Club junior sailing program since 2001. After this year's competition the Buxton Group chairman Richard Buxton received this delightful letter from junior club member Will Llewelyn.

Dear Mr Buxton

My name is Will Llewelyn and I would like to let you know that I won the Buxton Cup on handicap.

The reason for me to write this letter is to thank you for sponsoring such a great regatta. I look forward to seeing you at the presentation night.

Will Llewelyn

The Buxton Group congratulates Will on his achievements and offers him best wishes for the future.

Introducing Peter Russell

Chief Executive Officer of the newly formed Rylands Management Pty Ltd Peter Russell was previously responsible for strategic direction and the development of operating and management systems for Peppers Hotels and Resorts. The highly successful Peppers operates 18 quality properties in Australasia – including the prestigious Moonah Links Hotel on the Mornington Peninsula, built by Buxton Construction in 2003 – and was the owner of Delgany Castle at Portsea which is currently being converted into luxury residential accommodation by the Buxton Group.

Originally from Western Australia, Peter – the son of an Esperance farmer – completed a Bachelor of Business Degree with a major in Agri-business at Perth's Curtin University. After graduating he farmed new land at Esperance in partnership with his father then in 1990 accepted a position at the University of New England's Agricultural College at

Orange in New South Wales. In the ensuing years Peter obtained a Graduate Diploma in Agricultural Business at Monash University. A chance meeting with a director of Peppers led to Peter accepting a job to assist with the refinancing of the company. "It was a daunting challenge but I worked closely with the founder of Peppers to rebuild the company from top to bottom." In 2001 Peter travelled to the US to attend Harvard University's Advanced Management Course. "The experience, which provided an incredible insight into worldwide economics and growth industries, kindled my interest in the concept of luxury retirement accommodation."

Rylands Management Pty Ltd – an autonomous company within the Buxton Group – will deliver an unrivalled range of quality hospitality services to all residents of future Rylands



Peter Russell

developments across Australia.

"We're not only committed to fulfilling Richard Buxton's vision for the Rylands brand in every regard but also to consolidating our position as the market leader for five-star retirement living in Australia."

Handed over



Facade of recently completed two-storey building at Mt Waverley Secondary College

Buxton Construction recently completed a two-storey building at Mount Waverley Secondary College and the redevelopment of Broadmeadows Leisure Centre.

Mount Waverley Secondary College

Completed in December 2004, the \$4.9 million two-storey building replaces classrooms destroyed by fire in January 2003. The ground floor of the new building comprises 10 classrooms, administration area, lockers and student amenities while on the second level there are science and IT laboratories.

College principal Glenn Proctor has been involved with numerous school buildings during his career and is delighted with the outcome, "Buxton delivered a quality product

with minimal disruption to the day-to-day operations of the school."

Melbourne-based architects Hayball Leonard Stent – a practice with extensive experience in both the institutional and large scale residential sectors – designed the building in accordance with the Department of Education and Training's building quality standards.

Broadmeadows Leisure Centre

Designed by Hawthorn architects Prior and Cheney Pty Ltd, the \$2.86 project included the redevelopment of the existing aquatic leisure areas and the 25-metre swimming pool. A pool for learn-to-swim classes and



One of the children's pools at Broadmeadows Leisure Centre



Broadmeadows Leisure Centre at night

warm water exercise programs was constructed along with water play areas for different age groups.

The water filtration system was substantially upgraded and significant improvements made to heating and ventilation equipment which has resulted in vastly improved internal environmental conditions. As the centre remained fully operational throughout the construction period, the project was complex and required the on-site team to be constantly aware of the safety of the public. It was also necessary to remove extensive amounts of asbestos.

Prior and Cheney Pty Ltd, which was established almost 20 years ago, specialises in local government recreational facilities, aged care, private and government schools, and government community projects.

Property Development Update

Gavin Boyd | Director | Buxton Property



Architects rendering of Rylands Kew internal courtyard

In the previous edition of Insite I made mention of the two new Rylands facilities that were on the drawing board and I can now report that our application for the luxury 69-apartment Kew development was approved as lodged by VCAT late last year. Preliminary work has now started on the Malmesbury Street Kew site and by the end

of April we expect to have a Rylands display suite open in High Street Kew. Plans were lodged with council late last year for Rylands of Hawthorn and it is likely work will start on that development towards the end of this year. While both the Kew and Hawthorn developments will, to a great extent,

mirror the architectural theme of Rylands of Brighton, subtle enhancements will be incorporated to further improve the product. The joint Buxton Property and Pembroke Developments 13-storey Barrett residential project in Burwood Road opposite the Hawthorn Town Hall is nearly finished with the Graduate stage being handed over last year and the Barrett due for completion in April. To date 75 of the 101 apartments have been sold in the Barrett while all of the 47 student accommodation units in the completed Graduate building have been sold, with 95 per cent of them settled.

Our other major project, conversion of Delgany Castle at Portsea into modern new homes and apartments has commenced and at the time of going to press sales totalled about \$23 million. The strip-out of the castle and the demolition of the structures that do not impact on the original architectural style are well under way in preparation for the construction work.

Luxury lodges for Moonah Links

Work commenced in January this year on the Moonah Links residential lodges in Peter Thomson Drive about 50 metres from the clubhouse which incorporates bar and restaurant facilities. Each of the complex's three buildings includes 12 identical lodges and a communal area comprising conference facilities, a lounge, sitting room, dining room and full cooking facilities, making them ideal as both holiday retreats and conference venues. Each building also features a sheltered outdoor dining area.

Designed by Hayball Leonard Stent, the 45 square-metre hotel style rooms have a bedroom and spa/bathroom plus an open area while private balconies afford views of the golf course and the rolling peninsula landscape.

Interiors feature limestone and timber clad walls contrasted with a palette of rich fabrics and contemporary furniture to create a luxurious club-style atmosphere. The light framed buildings – consisting of concrete floor slabs – structural steel frame, double-stud, timber party walls with acoustic

soundproofing to minimise the transfer of sound. Externally, the combination of dressed and rough-sawn timber cladding will weather naturally over time and merge with the surrounding landscape. A series of modulated fins on the western side of each building provides shading from the afternoon sun and privacy for occupants. Hayball Leonard Stent – which Buxton

Construction worked with on the recently completed Mount Waverley Secondary College rebuild – is a progressive and innovative design firm with offices in Melbourne, Beijing and Shanghai. It has an impressive track record in the areas of residential, educational, commercial and interior both in Australia and overseas.



Architects sketch of Moonah Links lodges

A landmark for Lorimer Street



Architects rendering of exterior of 880 Lorimer St development

Construction commenced recently on a \$3.3 million office, storage and warehouse facility at 880 Lorimer Street Port Melbourne for the Investa Property Group – a highly focused and fully integrated property investment company engaged in property investment, management and development. Investa currently has funds under management totalling \$5.3 billion comprising an investment portfolio of \$4.5 billion and funds managed on behalf of retail and wholesale investors. Commenting on the association with Buxton Construction Richard Johnston, senior development manager of Investa Property Group said, "We've worked with Buxton on other projects and have liked both the result

they have produced and the way they do business." When completed in late 2005, the 2,350 square-metre prestige development will become the new headquarters of one of Australia's leading design, pre-press and print media service providers. The building will incorporate the firm's Victorian office, pre-media operations, printing, photography, print management and warehouse operations. "Buxton Construction worked with Investa during the early stages of the project to develop a cost-effective solution that

enabled us to secure the company concerned as a client." Richard added. Designed by Cottee Parker – the architectural firm responsible for stages 2 and 3 of Port IT@ Turner built by Buxton Construction on the 2.9 hectare Lorimer Street Investa development in 2002 and 2003 respectively – the two-storey building will project a leadership image within the printing industry. Project architect Tim Constance says cutting-edge design and timelessness of presentation coupled with the extensive use of glazing and quality pre-finished aluminium panels creates a landmark statement. "From the spacious 7-metre-high entry foyer down to the very last detail, the building has been purpose-designed to fulfil the specialised needs of the end-user and provide increased capacity for future expansion."



Architects rendering of Interior

S2F Architects is a multi-disciplinary firm

Melbourne's S2F Architects and Engineers were responsible for design of the laboratory refurbishment recently completed by Buxton Construction for the Biomaterial Group at the CSIRO in Clayton. S2F has a long and distinguished track record in the design of laboratories in the areas of education, pharmaceuticals and industry. Its team of specialist architects and engineers is acknowledged as a leader in the field of laboratory design.

However, S2F – which has offices in Sydney, Brisbane, Shanghai and

Philadelphia – does not only specialise in laboratory design. It has a multi-disciplinary team of architects, mechanical and electrical engineers, process engineers, validation specialists and project managers who can deliver any required combination of services from individual disciplines to a fully integrated project solution. By utilising its strong resources base in Australia and overseas, S2F personnel are able to transfer their skills, expertise and experience to almost any location in the world.

In addition to its work in the more traditional areas of design and project delivery S2F has developed expertise in recent years in the delivery of front-end studies and business modelling. Commenting on the CSIRO project, S2F senior associate and operations manager Peter Jordan said, "Buxton completed the job ahead of the scheduled contractual date and performed in a highly professional manner."

Current Projects

19 Birdwood Avenue, Brighton

Construction of 4 luxury apartments \$4.5m
ARCHITECT: Edgard Pirrotta & Associates
STRUCTURAL: AHW Consulting Engineers Pty Ltd
SERVICES: Fryda Dorne Pty Ltd

Oak Towers Redevelopment

\$10m redevelopment of an aged care facility in Oakleigh
CLIENT: Churches of Christ Community Care
PROJECT MANAGER: G R Consulting
ARCHITECT: Prior Cheney Pty Ltd
STRUCTURAL: Burns Hamilton Consulting Engineers
SERVICES: EMF Consulting
QUANTITY SURVEYOR: Prowse Quantity Surveyors

111 Little Lonsdale Street, Melbourne

\$0.85m extension and refurbishment of existing CBD building
CLIENT: Complete Catering Wholesalers Pty Ltd
ARCHITECT: NMBW and Interface Pty Ltd
BUILDING SURVEYOR: Lorenzini Group
STRUCTURAL: S & L Design Group

56 Burwood Road, Hawthorn

A new \$3.4m mixed use development of four levels consisting of office space and apartments
CLIENT: Stantins Pty Ltd
ARCHITECT: Rothe Lowman Architects
STRUCTURAL: Grogan Richards Pty Ltd
SERVICES: Edison Consultants
BUILDING SURVEYOR: Reddo Building Surveyors

The Valley Private Hospital

\$1.3m construction of new cardiology consulting rooms, treatment rooms, physiotherapy area and associated administration within the existing hospital
CLIENT: Australian Unity Funds Management
ARCHITECT: JDA Architects
PROJECT MANAGER: Johnstaff Pty Ltd
CIVIL & STRUCTURAL: Meyer Consulting
ELECTRICAL & MECHANICAL: Hyder Consulting (Aust) Pty Ltd
HYDRAULICS: Probe Plumbing Design Pty Ltd

Melbourne University Stage 1A Bio 21

\$4.3m internal fit out of lecture theatre and laboratories in new building
CLIENT: The University of Melbourne
ARCHITECT: DesignInc
SERVICES: Umow Lia & Associates
HYDRAULICS: Rimmington & Associates

The Barrett

Joint venture development of a 13-storey residential building in Hawthorn comprising 101 apartments and 47 student accommodation units.
DEVELOPMENT MANAGER: Barrett Unit Trust
PROJECT MANAGER: Project Planning & Management
ARCHITECT: Hayball Leonard Stent

Delgany Redevelopment

\$23m conversion of Delgany at Portsea into 33 residential dwellings.
PROJECT MANAGER: Robert Luxmoore Pty Ltd
ARCHITECT: McGauran Giannini Soon
STRUCTURAL: Meinhardt Consulting Engineers
HERITAGE ARCHITECT: Allom Lovell & Associates
LANDSCAPE ARCHITECT: Tract Consultants
INTERIOR DESIGNER: Stephen Akehurst Design
BUILDING SURVEYOR: Reddo Building Surveyors
SERVICES: Jeff Bryar & Associates

Rylands of Kew

New 69 unit independent living aged care facility
CLIENT: Rylands Pty Ltd
ARCHITECT: Edgard Pirrotta & Associates
STRUCTURAL: Grogan Richards Pty Ltd
SERVICES: Fryda Dorne Pty Ltd
HYDRAULICS: Clements Consulting
BUILDING SURVEYOR: Philip Chun & Associates
QUANTITY SURVEYOR: Rider Hunt
TOWN PLANNER: SJB Planning
LAND SURVEYOR: Breese Pitt Dixon

Rylands of Hawthorn

New 92 unit independent living aged care facility
CLIENT: Rylands Pty Ltd
ARCHITECT: Edgard Pirrotta & Associates
PLANNING: SJB Planning
LAND SURVEYOR: Breese Pitt Dixon
STRUCTURAL: Taylor Thompson Whitting
SERVICES: Fryda Dorne Pty Ltd

Depaul House

\$1.75m 12 bed withdrawal unit
CLIENT: St Vincents Hospital
ARCHITECT: DesignInc
STRUCTURAL: John Mullins Partnership
SERVICES: Connors Pincus & Saunders
BUILDING SURVEYOR: Gardener Group

880 Lorimer Street

\$3.4m office/printing facility
CLIENT: Investa Property Group
ARCHITECT: Cottee Parker
BUILDING SURVEYOR: Davis Langdon
STRUCTURAL & CIVIC: Bonacci Group
HYDRAULICS: Steve Paul & Partners
ELECTRICAL & MECHANICAL: BCA Consultants
QUANTITY SURVEYOR: Rider Hunt

Moonah Links Residential Lodges

\$8.5m construction of new accommodation and conference facilities
CLIENT: Golf Australia Holdings
ARCHITECT: Hayball Leonard Stent
PROJECT MANAGER: Valemo Enterprises Pty Ltd
SERVICES: Jeff Bryar & Associates
CIVIL: Watsons Pty Ltd
STRUCTURAL: Irwin Johnson



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