

Melbourne University fit-out reflects world standards



Lecture Theatre and laboratories at Bio21 Molecular Science and Biotechnology Institute

The custom-designed laboratory Buxton Construction recently completed at the University of Melbourne's flagship \$100 million Bio21 Molecular Science and Biotechnology Institute features the latest technology. The institute aims to improve human health and the environment through innovation in biotechnology and related areas, driven by multi-disciplinary research and interaction with industry. The \$4.5 million project involved a series of fit-outs of extremely complex spaces including highly serviced fume cupboards that are comparable with the world's highest

standards. One of the more challenging aspects the Buxton team faced was constructing the platform for the German-manufactured Nuclear Magnetic Resonance Device that is used for hi-tech imaging. The laboratory includes a hi-tech "clean room" with entrance air lock to ensure the atmospheric integrity is maintained at a high standard for production of material for experimentation. Buxton's contract also included fitting out a multi-use, 200-seat auditorium featuring a series of floating plywood ceiling panels to define the space and provide the necessary acoustics. Award-winning DesignInc combines

more than 40 years of continuous laboratory design with a clear understanding of energy efficiency and the importance of the social elements required for each laboratory project. Project director for the institute fit-out John Williams said, "Our aim is to deliver flexible, functional design and energy efficient work environments that advance science and convert work into commercially viable outcomes." Although acclaimed as a leader in laboratory design, the company is widely respected for its work in most sectors of architecture, urban design and interiors across Australia and in Jakarta and Beijing.

Construction Comment

Andrew Briggs | Managing Director | Buxton Construction

The onset of spring brings not only increased daylight hours and the culmination of another AFL season, but also the sudden realisation that the construction industry has only a limited time before it downs tools for the traditional summer holiday break. Invariably the last few months of the year produce frenetic activity in our industry as we strive to keep up to or – perhaps somewhat optimistically – ahead of schedule.

The summer holidays bring a welcome break from the constant pressures of the previous 12 months and I have no doubt it is in everyone's interests to take time to recharge the batteries. Both management and on-site personnel need to retain a vibrant mind to maintain effectiveness and those precious weeks off provide an opportunity to pursue the activities none of us has time for during our busy work schedules. It may be something as

basic as taking long bike rides on Beach Road or a camping holiday with the family, but regardless of the individual's preference it provides a healthy change. Our industry is demanding and we encourage health and physical fitness among people at all levels within the company, but as well any moral obligation we have legal responsibilities to safeguard our staff under the provisions of the Occupational Health and Safety Act.

Recently handed over

Wellcom

880 Lorimer Street Port Melbourne

A \$3.3 million, 2,500 square-metre office, storage and warehouse facility (right) was constructed on behalf of Investa Property Group as the headquarters for Wellcom Group, one of Australia's leading design, pre-press and media service companies. Designed by Cottee Parker – architects for stages two and three of the Port IT @Turner built by Buxton Construction – the spectacular two-storey building with its quality pre-finished aluminium panels and distinctive appearance creates a landmark statement in Port Melbourne.



Exterior view of 880 Lorimer Street



111 Lonsdale Street

Extension and refurbishment of an existing CBD building for Complete Wholesalers Pty Ltd.

Exterior view of 111 Lonsdale Street

Oak Towers Aged Care Centre

A \$10 million project for the Churches of Christ Community Care involving

construction of a double-storey residential block divided into four self-contained sections each comprising 22 spacious bedrooms with ensuite, nursing station, dining room, communal lounge and activities room. In addition to completing the new structure, Buxton Construction's contract included the refurbishment of existing buildings, demolition of the kitchen and laundry and construction of new, state-of-

the-art facilities as well as car parking and landscaping. Project architects for Oak Towers, Prior and Cheney, have a fine reputation for their work in the aged-care and health sector as well as with municipal leisure and recreation facilities. Prior and Cheney were the architects for the \$2.86 million redevelopment of Broadmeadows Leisure Centre completed by Buxton Construction earlier this year.



Oak Towers Aged Care Centre

New Contracts



Architect rendering of Sydenham Interactive Learning Centre

Sydenham Interactive Learning Centre

Buxton Construction recently commenced work on Brimbank City Council's \$5.1 million Sydenham Interactive Learning Centre located in the Watergardens Town Centre at Taylors Lakes. The project includes construction of a 1,000 square-metre plus building with three retail spaces, car parking for about 50 cars, landscaping and lighting. When completed in the latter part of 2006, the centre will play a vital role in the community as a provider of information, education, culture, recreation and leisure. The Queensland Investment Corporation (QIC), which owns the Watergardens Shopping Centre, has made

the land for the centre available for community use and is overseeing the construction of the centre on behalf of the council. QIC – a corporatised entity of the Queensland Government – will be working closely with Buxton Construction for the duration of the project. A2 Architects worked with council to develop the design brief and the company is providing consulting services to the project architect, The Buchan Group. Thinc Projects is the superintendent for the project for both QIC and council.

Deer Park Meetinghouse

The \$1.1 million project involves construction of a 345 square-metre brick veneer extension to provide additional meeting rooms and

facilities to the existing Deer Park Meetinghouse of the Church of Jesus Christ of Latter-day Saints. "Our design brief from the client was to match the detail of the existing building in every respect so that the extension would blend in with the original architectural style and not be noticeable." GHD project architect Janet Fleming said.

Just prior to Insite going to print, Buxton Construction won two major contracts: A \$12.6 million, two-storey office block over a basement car park with a 6,600 square-metre warehouse at Clayton and Ascot Vale Sports and Fitness Centre a \$10.8 million project incorporating aquatic and dry program areas, a café, upgraded change rooms and better water treatment.

Award for Buxton

Buxton Construction received yet another award being a High Commendation in the residential projects \$10 to \$50 million category at the Australian Institute of Building National Awards held in Sydney on Saturday 17 September for the Lex Apartments development at Moonee Ponds. The \$11 million project involved construction of a six-level, 56-apartment energy-efficient building with underground car parking and storage areas, further justification for the quality projects delivered by the Buxton Group.



Exterior view (Left) and Interior (Right) of the award winning Lex Apartments

Property Development Update

Gavin Boyd | Director | Buxton Property

Many proposed developments around Melbourne have not proceeded this year due to rising construction costs coupled with vendor expectations in line with those of the boom period of two or three years ago. This meant they simply didn't have the potential to provide an adequate level of return. There is, however, an abundant supply of money available for development and at Buxton Group we're experiencing a significant amount of enquiry from developers who are looking to tap into our design and planning expertise. The rapid growth in the supportive aged care industry has also created a lot of opportunities for our Rylands Management as developers increasingly recognise that meeting the needs of this influential demographic requires specialist experience and know-how. Buxton Group's first Rylands five-star apartment development was completed at

Brighton three short years ago and although this industry is in its infancy at the moment, it will gain enormous momentum 10 or 15 years down the track due to the influence of baby boomers. Over the past three years our research – both here and in the other capital cities – has revealed that attitudes have changed and people are much more amenable to the concept of denser living. This is hardly surprising as it was inevitable that higher oil prices, the limitations on public transport and significant infrastructure costs associated with new land development would ultimately limit urban sprawl in Australia's capital cities. Although residential projects will always be on our agenda, we've been progressively diversifying our development activities to include the office market and mixed-use facilities, as the latter in particular offers reduced risk.

Stop Press - Just before going to press a permit for Rylands of Hawthorn was issued by VCAT. Work on the project is expected to commence early 2006.



Rylands of Brighton

Conversion of Delgany is in full swing



Excavation work at Delgany

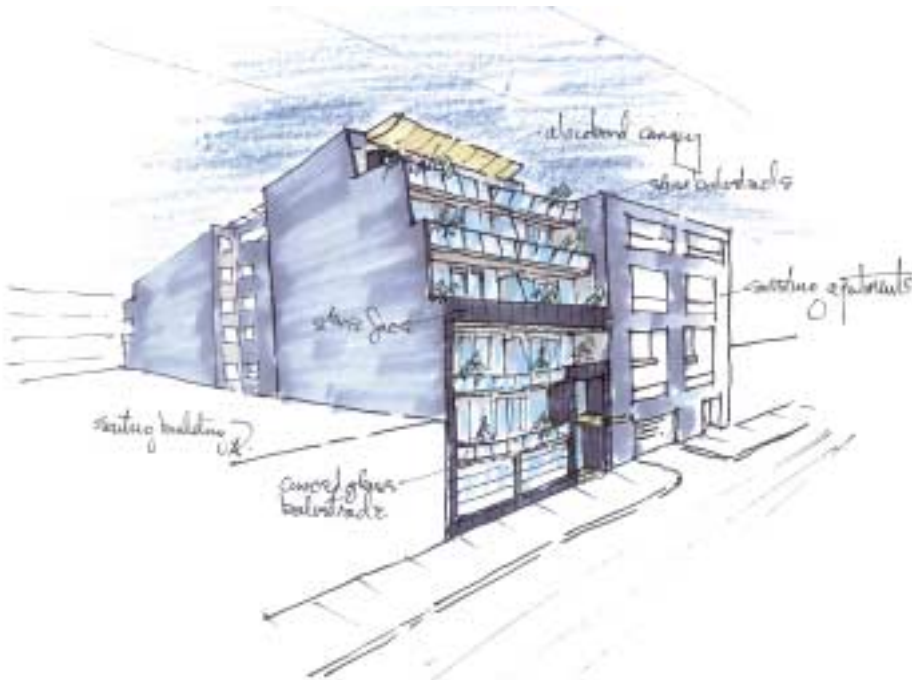


Buxton Group's major redevelopment of Portsea's landmark Delgany Castle into luxury residential accommodation is now in full swing. The project consists of converting the former hotel into 18 apartments plus construction of nine two-storey townhouses and six new homes. Extreme care was required with excavating the site to ensure the countless trees and shrubs earmarked for retention by heritage landscape architect John Patrick were not damaged. Extensive internal work including the removal of walls and installation of structural steel, plumbing, air-conditioning

and electrical services, and making good the timber floors of the eighty-year-old structure was required before building work commenced. It was also necessary to install a storm water retention system and soakage fields to allow excess water to dissipate into the soil on the sprawling site to avoid minor flooding of adjoining areas and roads. A total of 110 concrete bored piers were installed to a depth of up to nine metres to retain the area's sandy soil and protect the integrity of the footings of the existing structure. According to Buxton Construction project manager Chris

Loritsch the complex project is proceeding on a number of fronts simultaneously. "It's not just a matter of completing one task and then moving on to the next, but more a series of individual construction sites involving the refurbishment of Delgany Castle construction of the new wing as well as building the houses and townhouses." One of the more challenging aspects of the project Chris and site manager Rob Marsh face is co-ordinating the activities of 100 or so tradespeople spread out over the large site each day.

A matter of space



Architects sketch of Gallowgate Apartments

Gallowgate Apartments, a five-storey residential and commercial complex currently being built by Buxton Construction in Johnston Street Port Melbourne clearly illustrates how intelligent design can provide the optimum outcome from land that measures only 10 metres by 28 metres. Designed by Selwyn Blackstone, the development, which features

conventional pre-cast concrete slabs, comprises a penthouse and eight quality apartments – all with balconies – plus a ground floor office area. One of the major design challenges with the building was to integrate car-parking facilities that would make the project saleable but at the same time comply with the council's stringent planning requirements.

The solution? Stack the vehicles to double the amount of parking space. The European system supplied by Car Parking Solutions, is manufactured to exacting standards and employs high quality precision hydraulics, safety interlocks and remote operation to provide a safe environment for both the vehicles and the residents. Selwyn Blackstone completed his Bachelor of Architecture at Johannesburg's University of Witwatersrand in the late 1960s and was involved primarily in residential design work until he migrated to Australia in 1981. Since taking up practice in Melbourne Selwyn has concentrated mainly on residential design and refurbishment although he has been involved with a number of commercial and industrial projects.



Car Parking Solutions allows cars to be stacked to double the amount of parking spaces

Rylands of Kew taking shape



Rylands of Kew

Construction of the five-star Rylands of Kew only commenced in mid-July but already significant progress has been made with this purpose-built luxury 69-apartment

development. The strip out of the existing mansion was the first priority then excavation of the 5,700 square-metre site to a depth of up to 3.6 metres below street

level had to be completed to enable the basement slab to be poured. At the time of Insite going to print, the ground-floor concrete slabs to the eastern and western wings of the building have also been completed and the two-lane 15-metre swimming pool in the basement has been formed. Project manager Craig Appleby says the existing Victorian mansion on the site – which was built during the mid-1800s – currently houses the site office and workers' amenities but will be restored to its original splendour and become the hub of activities in the completed Rylands for residents and their guests. "The original two-storey building with its stately tower was superbly built and will meld with the newly constructed areas of Rylands to provide residents with a product that reflects the quality Buxton Construction has become renowned for."

Current Projects

Moonah Links Residential Lodges

\$8.5m construction of new accommodation & 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

Depaul House

\$1.75m 12 bed withdrawal unit

CLIENT: St Vincents Hospital

ARCHITECT: DesignInc

STRUCTURAL: John Mullins Partnership

SERVICES: Connors Pincus & Saunders

BUILDING SURVEYOR: Gardner Group

Delgany Redevelopment

\$23m conversion into 33 residential dwellings

ARCHITECT: McGauran Giannini Soon

TOWN PLANNER: SJB Planning

LANDSCAPE ARCHITECT: Tract Consultants

INTERIOR DESIGNER: Stephen Akehurst Design

STRUCTURAL: Meinhardt Consulting Engineers

BUILDING SURVEYOR: Reddo Building Surveyors

CIVIL & LAND SURVEYOR: Breese Pitt Dixon

SERVICES: Jeff Bryar & Associates

PROJECT MANAGER: Robert Luxmoore Pty Ltd

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

Rylands of Kew

\$20m 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

Deer Park MeetingHouse

\$1.1m renovation and additions to the existing meeting house in Deer Park

CLIENT: The Church of Jesus Christ of Latter Day Saints

ARCHITECT: GHD Pty Ltd

ELECTRICAL: GHD Electrical

HYDRAULICS: GHD Hydraulics

MECHANICAL: GHD Mechanical

STRUCTURAL: GHD Structural

Gallowgate Apartments

\$2.9m construction of 9 new apartments in Port Melbourne, including a penthouse

CLIENT: Gallowgate Pty Ltd

ARCHITECT: Selwyn Blackstone Architects

STRUCTURAL: John Clayton & Associates

HYDRAULICS: P J Tibballs & Associates

Royale Blue

\$12.6 construction of a new office/warehouse facility in Clayton comprising basement car park, 2 levels of office space and 6,500 sqm of warehouse space

CLIENT: Royale Blue Pty Ltd

PROJECT MANAGER: Johnstaff Pty Ltd

ARCHITECT: Steven D'Andrea

STRUCTURAL: Steven D'Andrea

SERVICES: MacCormack & Associates

INTERIOR: Proark Pty Ltd

LANDSCAPE: Facet Design

Rylands of Hawthorn

\$25m 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

Ascot Vale Sports & Fitness Centre

\$10.8m refurbishment and additions to an existing sports complex in Ascot Vale

CLIENT: Moonee Valley City Council

ARCHITECT: Peddle Thorp Architects

STRUCTURAL: Bonacci Group Pty Ltd

HYDRAULICS: Alexander & Associates

ELECTRICAL & MECHANICAL: AHW Consulting Engineers (Vic) Pty Ltd

SWIMMING POOL: David Powick & Associates

Sydenham Interactive Learning Centre

\$5.1m design and construction of a new community library facility

CLIENT: Queensland Investment Corporation

PROJECT MANAGER: Thinc Projects Pty Ltd

ARCHITECT: The Buchan Group

INTERIORS: A2 Architects

STRUCTURAL: Grogan Richards Pty Ltd

CIVIL: Grogan Richards Pty Ltd

HYDRAULICS: Grogan Richards Pty Ltd

ELECTRICAL & MECHANICAL: NDY Pty Ltd

BUILDING SURVEYOR: Philip Chun & Associates

Eynesbury

\$4m development of golf clubhouse and facilities

CLIENT: Villaworld Pty Ltd

ARCHITECTS: Demain Partnership & Stephen

Akehurst Design

HOTEL CONSULTANT: BST Consulting Pty Ltd



(Bottom) Exterior (Top) Interior of 56 Burwood Road, Hawthorn