

## The renaissance of Delgany

Preparatory work was recently commenced on the conversion of Delgany – the historic eighty-year-old Scottish-style castle at Portsea – into modern new homes. The Buxton Group has responsibility for development, construction and marketing the project, which includes 18 unique apartments within the original limestone building, six detached contemporary houses and nine luxury two-storey townhouses. Common areas in the main building will have fireplaces and the original detailing faithfully restored. The grand dining room is to be retained as a communal space while the eight-vehicle limousine garage within the grounds will become a gym and heated lap pool.

Planning for the project commenced almost two years ago and according to Buxton Group managing director Richard Buxton there was agreement with architects McGauran Soon from day one that there would be no compromise with what is regarded as one of the state's most significant landmarks.



Exterior view – Delgany



### The project team

The project team consisting of Buxton Group, McGauran Soon, interior designer Stephen Akehurst, heritage architects Allom Lovell and Associates, landscape architects Tract Consultants and John Patrick Pty Ltd worked closely together to enlist support for the conversion from the community, the Shire of Mornington and Heritage Victoria.

“This co-operative approach proved to be exceptionally effective and the necessary permits and approvals were obtained without the necessity of a VCAT hearing.” Richard Buxton said.

Buxton Group's previous involvement in a number of heritage projects such as Werribee Park Mansion, The Anchorage at Port Melbourne and Middle Brighton Baths assured the project would be handled sensitively.

“Buxton's record for successfully completing projects of this kind and the reputation of the consultants on the team no doubt had a big bearing on the wider community's acceptance of the concept.”

Prices at Delgany range from \$1.1 million to \$2.5 million – enquires should be directed to Buxton Property Agents at Sorrento on 5984 5930.



Exterior view – Delgany



## Buxton Group

The Buxton Group has had a particularly successful year and achieved a number of important milestones. The construction division completed several significant projects in 2004 and continues to win new contracts in all sectors of the market, the latest being a \$4.5 million fit-out of a microbiology laboratory and lecture theatre at Melbourne University. Work has commenced on the conversion of Delgany – the 80-year-old Portsea landmark – into residential accommodation: a project that involves Buxton's property, construction and real estate divisions. Following on from the success of Rylands of Brighton, two new developments bearing the Rylands brand name – at Kew and Hawthorn – will commence during 2005. Former Peppers Hotels and Resorts shareholder and director Peter Russell has merged his interests with Rylands forming Rylands Management Pty Ltd, providing an unparalleled standard of management for this growing segment of the market. Buxton Property Agents, which moved into new premises in Ocean Beach Road Sorrento during the year, had its agreement to sell property at Moonah Links renewed by Paddy and Helen Handbury, owners of Golf Australia Holdings Pty Ltd. In addition to selling property at Moonah Links, Buxton Property Agents is involved in general and project real estate sales at the upper end of the Mornington Peninsula market.

In closing, I'd like to thank all those who have supported the Buxton Group throughout 2004 and wish everyone success, health and happiness in the New Year.

*Richard Buxton*

# Construction Comment

Andrew Briggs | Managing Director | Buxton Construction

Effective corporate planning is the cornerstone for the successful operation, profitability and future growth of any company. In September our executive group met over a weekend at Moonah Links – the site where the Buxton Group were involved with property development, construction and sales activity in recent years – to plan and set goals for the coming five years. At this strategic planning seminar we set our vision for the next five years ***“To be the first port of call and most trusted name for quality building projects in all our markets”***.

The planning process included identifying the market segments within the building industry that Buxton Construction will concentrate on in the immediate to longer term. Over the years we have accumulated diverse experience and extensive expertise in all facets of construction, however, now consider it is in both the company's and our clients' best interests for Buxton to focus on more specific areas, namely: commercial and industrial, leisure, sport and recreation, health and aged care as well as our continuation with residential apartments.

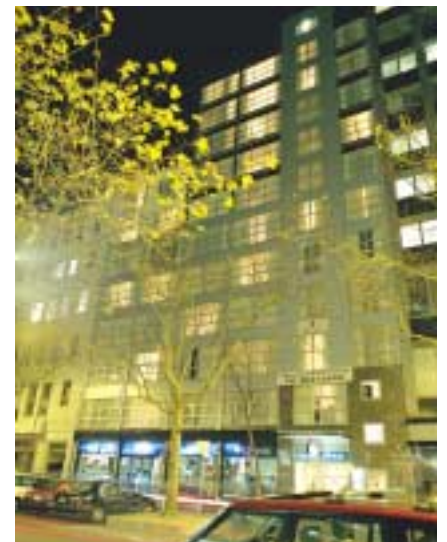
The role of site managers – the construction industry's front-line troops – featured prominently in our planning for the future. Site managers direct operations at the coalface and their role is not only pivotal to the successful delivery of a quality product, but the culmination of the huge effort put in to every project by our exceptionally

dedicated team at Buxton Construction. Consequently, we have implemented a strategy to involve each of them in a process so as to determine our site managers' individual goals and the areas in which they would like additional support to enable them to achieve these goals. This program is well under way and are all working closely together to implement the various actions they have identified. The construction industry has changed over recent years, particularly with the number of women now working in the industry and at Buxton's we too have moved with this change, where we now have two female site managers: Bernardette Aquilina and Vanessa Hollister. Both are top performers who have gained universal respect for their work and fitted in exceptionally well with their long-standing, experienced male counterparts. A well balanced team.

The coming year is going to be hectic on the construction front but everyone is eagerly looking forward to starting on the Delgany redevelopment at Portsea and Rylands of Kew Aged Care project – two of the largest undertaken by the Buxton Group. Finally, I'd like to express my sincere appreciation to our clients, consultants and the team at Buxton Construction for their loyalty and support throughout 2004, and extend best wishes to all our readers for a very merry Christmas and a happy, safe and successful 2005.

## Prestigious Award for Buxton Construction

In the last edition of Insite we mentioned Buxton Construction had achieved success in the AIB Victorian Chapter's Professional Excellence in Construction Awards – Residential Construction \$10 to \$25 million category for the conversion of a nine-storey office complex at 100 Exhibition Street, Melbourne into 87 apartments. We're delighted to announce that Buxton has now been named the Australia-wide winner of the AIB award in that category for the Exhibition Street project.



# Dedication overcomes adversity



Completed science laboratory at Mt Waverley Secondary College

The \$4.9 million redevelopment at Mount Waverley Secondary College is close to completion and in this edition of Insite college principal Glenn Proctor shares a remarkable story of what has been achieved since a devastating fire swept through the middle and senior campus in the early hours of 28 January 2003. Two-thirds of the buildings were destroyed in the blaze along with the majority of existing resources, equipment and the entire computer infrastructure.

Glenn says he vividly recalls staring at the devastation that fateful morning and wondering how the college community would cope with the disaster both in the immediate future and the longer term.

*"The most pressing challenge was to get the students back into class for the beginning of the new school year and ensure no one at any level would be disadvantaged."*

Glenn said.

On the morning of the fire 200 emotional staff members gathered to view the damage and then spent the day working in teams to

develop operating plans for the following days and the remainder of the year. Hasty arrangements were concluded to accommodate 1230 students at the nearby Deakin University Campus for three weeks while 40 portable classrooms were installed in the college grounds.

*"Not only have we overcome the adversity of makeshift surroundings, but we've continued to provide our students with a full curriculum at every level since the fire."*

Despite the major setback, Mount Waverley Secondary College achieved its best ever VCE result in 2003 and was ranked among the top 10 schools in the State.

*"The dedication and hard work of every single staff member has enabled us to function as if nothing had happened and the ongoing support from the college*



Construction progress during October



Glenn Proctor

*council, parents and the local community has been overwhelming."*

There is an air of anticipation about the college's upcoming 40th anniversary celebrations and the move into the new premises, which are scheduled for

completion by Buxton Construction just prior to the end of term.

*"I have been involved with numerous builders on projects in any number of locations over the years but I'd have to say Buxton Construction stands alone for its ability to deliver a quality product on time and, most importantly, with minimal disruption to school life."*

# New laboratory for CSIRO

The refurbishment of part of a 25-year-old building at the CSIRO in Clayton will provide modern laboratory facilities for the company's Bio-material Group, which is being relocated from its current Parkville location.

The project, which Buxton commenced in early August, is on track for completion prior to Christmas; more than three months ahead of the 8 April 2005 contract date.

A section of the first-floor of the building was gutted and work is under way

converting the area into a series of modern laboratories and offices connected by a central corridor. The fit-out includes the provision of mechanical supply, ducts and lighting while existing laboratory benches will be retained and resprayed.

Melbourne firm S2F Architects designed the new laboratories and Aldo Mattessi – a principal of A5 Architects – is acting as project director on behalf of CSIRO Corporate Property in Canberra.

"As project director, A5 Architects is the

conduit between the consultants and Buxton Construction to ensure the finished product meets the client's specifications." Aldo said. A5 Architects is a specialist consultancy for science, manufacturing and controlled environments with extensive experience in housing, institutional and commercial buildings and laboratories. Its directors Aldo Matessi and Raymond Kenyon specialise in architecture for controlled environments, predominantly in the pharmaceutical industry.

# Property Development Update

Gavin Boyd | Director | Buxton Property

Buxton Property is well on its way to establishing a unique springboard for the future growth of the unique Rylands independent living concept.

Following settlement on the site at 2 Malmsbury Street Kew in early November 2004 – and the ongoing management of planning for the facility – Buxton Property has created a second Rylands for Melbourne.

Contracts were exchanged recently for a site in Riversdale Road, Hawthorn where a third Rylands will be built. The Hawthorn site was purchased in an off-market deal, demonstrating the unique ability Buxton has to operate in a competitive tender environment as well as acquire property through keeping its finger on the pulse of the market.

To maintain the exclusivity and integrity of the brand, Hawthorn is likely to be the final Rylands development in Melbourne. However, because of the interest and



*Edgard Pirrotta Architects rendering of Rylands Kew main entrance*

uniqueness of the product, Buxton Property has been engaged to identify and acquire sites on a national basis with the long-term goal of establishing between 10 and 12 Rylands facilities throughout Australia. Research in the main capital cities has been conducted – and will continue to be undertaken – to provide the market

intelligence necessary for the development of a comprehensive business plan for the Rylands business. This expansion of the Rylands brand across Australia, together with the other projects currently being sourced, will ensure continuing strong growth for Buxton Property.

## Hi-tech fit-out at University of Melbourne



*Atrium, Bio 21 Molecular Science and Biotechnology Institute building*

Buxton Construction was recently awarded a \$4.5 million project at the University of Melbourne's BIO 21 Molecular Science and Biotechnology Institute – multi-disciplinary research centre specialising in medical, agricultural and environmental biotechnology.

The project involves fitting out two microbiology laboratories and a lecture theatre within the institute's recently completed seven-storey, \$100-million building in Flemington Road Parkville. The fit-out includes the installation of laboratory benches, fume cupboards, write-up spaces and equipment storage areas. The installation of complex mechanical and electrical services such as communication and data connections and the provision of nitrogen, helium, compressed air and purified water systems accounts for approximately 60 per cent of the contract value. The 190-seat lecture theatre will feature state-of-the-art technology. In stark

contrast to the hi-tech nature of the project, Buxton has responsibility for refurbishing a heritage-listed wall on the Flemington Road boundary that was originally part of a produce market before the University of Melbourne took over the site.

Project architects are John Loftus-Hills and Christon Smith of DesignInc, a nationally operating architectural firm that specialises in high-level laboratory design. Considered world standard in the design and documentation of science and related projects, DesignInc is highly regarded for its work in environmentally sustainable design.

DesignInc won the coveted Sir Zelman Cowan Award for its design work at RMIT Bundoora Campus and has been involved with major projects at Alfred Hospital and Geosciences Australia in Canberra in recent years.

# Multi-level development in Hawthorn

The original brief given to architects Rothe Lowman by its client, Stantins Accountants, was to develop a concept for refurbishing the existing building at 56 Burwood Road. The island site with roads on three sides was unusual, however, after conducting a feasibility study Rothe Lowman provided an option for demolition and redevelopment instead of refurbishment.

The design provides for retail facilities on the ground floor, offices for Stantins on level one and residential accommodation – all with large terraces – on the upper two levels as well as basement and ground level car parking.

“To achieve the necessary synergy with the area, which consists of predominantly three-storey office buildings, the third floor residential was concealed within the commercial zone of the building and the top floor was set back.” Shane Rothe said. The design allowed residential apartments to be integrated while giving an appearance of a commercial building that would respond to the Burwood Road environment. The building’s eastern façade provides a modern commercial look while from the west its colourfully glazed exterior has more of a residential appearance. Digitally printed green glass stripes combined with standard tinted glass and matt-black aluminium will



Early stages of construction at 56 Burwood Road

be featured on the façade. The building incorporates environmentally sustainable design principles to a five-star level. Separate security systems are required for each of the building’s three zones – retail, commercial and residential – and because of its different uses, extensive fire engineering was required.

In addition to 56 Burwood Road, Buxton Construction and Rothe Lowman have worked together on a number of projects including Meneses BMW showroom at Brighton, an office and retail complex in Sorrento and Securaway self-storage at Port Melbourne.

# Extensions to Australian Unity hospital

Extensions to The Valley Private Hospital in Police Road Mulgrave include the construction of five consulting suites to be leased to specialist medical practitioners, two sessional suites, common areas and a 56-vehicle car park adjacent to the entrance of the facility. Ramsay Health Care runs the 124-bed hospital, which is owned by financial services mutual company Australian Unity. Well known as a provider of health insurance, Australian Unity is a major player in the field of general insurance as well as

retirement villages and property investment. According to Australian Unity Portfolio Manager Healthcare Property, Marcus Harty, the extensions were designed to provide additional facilities for existing practitioners and enable the hospital to increase the extent of its service to the community. “The new consulting suites will provide expanded pathology, physiotherapy, cardiology and orthopaedic services on site.” Marcus said. Buxton’s contract involves excavating to enlarge an area beneath the hospital’s floor,

pouring a reinforced concrete slab within the boundary of the existing walls, and constructing a new wall prior to fitting out the 730 square-metre extension. The project manager for the construction is Johnstaff Pty Ltd, which provides an extensive range of construction related services including project management, programming, cost control and project management in both the public and private sectors.

# Current Projects



Interior View of the recently completed Lex Apartments

## 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

## Broadmeadows Leisure Centre

\$3m refurbishment of indoor pool complex  
CLIENT: City of Hume  
ARCHITECT: Prior Cheney Pty Ltd  
STRUCTURAL: Scott Wilson Irwin Johnston Pty Ltd  
SERVICES: C R Knight & Associates

## 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

## Mt Waverley Secondary College

\$4.9m redevelopment  
CLIENT: Department of Education & Training  
PROJECT MANAGER: Connell Wagner  
ARCHITECT: Hayball Leonard Stent  
STRUCTURAL: Meyer Consultants  
SERVICES: Conor Pincus & Saunders Pty Ltd  
CIVIL: T & J Puszka & Associates

## CSIRO

\$0.85m refurbishment of existing laboratories in Clayton  
CLIENT: CSIRO  
ARCHITECT: S2F Architects  
PROJECT MANAGER: CSIRO Corporate Property  
HYDRAULICS: C R Knight & Associates  
SERVICES: S2F Architects

## Nufarm – Building 4

New \$3.1m two level office building  
CLIENT: Nufarm Limited  
ARCHITECT: Conti Architects  
STRUCTURAL: Meyer Consulting Group  
SERVICES: Scheme Consulting Engineers  
BUILDING SURVEYOR: BSGM Pty Ltd

## 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



Current construction at 111 Little Lonsdale Street, Melbourne

## 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  
STRUCTURAL: Grogan Richards  
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

## 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

## Rylands of Kew and Hawthorn

Redevelopment/construction of two separate independent living complexes  
ARCHITECT: Edgard Pirrotta & Associates  
PLANNING: SJB Planning  
STRUCTURAL: Grogan Richards (Kew)  
STRUCTURAL: Taylor Thomson Whitting (Hawthorn)  
SERVICES: Fryda Dorne Pty Ltd  
LAND SURVEYOR: Breese Pitt Dixon  
LANDSCAPE: Tract Consultants  
BUILDING SURVEYOR: Philip Chun & Associates  
QUANTITY SURVEYOR: Rider Hunt Pty Ltd

## The Barrett

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



Exterior View of the recently completed Lex Apartments

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