

A SIRIUS TRANSFORMATION

DEVELOPER : Billbergia
ARCHITECT : Scott Carver Pty Ltd
ENGINEER : Rincovitch Consultants Pty Ltd
CONSTRUCTION VALUE : \$230 million



Wentworth Point Sirius is a powerful example of inspired design finished to the highest quality. Comprising six building cores ranging in height from 8-28 levels, the project includes commercial and retail spaces and commands spectacular views.

The \$230 million Wentworth Point Sirius is yet another example of the inspired design and quality of Billbergia Group's vibrant waterfront development, Wentworth Point Marinas. Comprising six building cores ranging in height from 8-28 levels, Sirius incorporates more than 700 one, two and three bedroom apartments, as well as commercial and retail units.

Wentworth Point Sirius is the fifth stage of the \$1.6 billion master planned, 8-Stage Wentworth Point Marinas precinct development, which is transforming the area's waterfront. The development includes the construction of Bennelong Bridge, which reaches more than 300m across Homebush Bay, connecting the Wentworth Point and Rhodes communities.

One of the biggest developments in Sydney, the Wentworth Point Marinas precinct incorporates the reconstruction of the foreshore along Parramatta River, as well as a library, park areas and a shopping centre. As part of the development, Billbergia Group has previously completed the residential projects Quarterdeck, Broadwater, Regatta and Z.E.N, with the sixth stage, Marina Square under construction.

Similar to the previous residential projects at Wentworth Point Marinas, Sirius Waterfront apartments are an iconic waterside landmark. Located on the shores of Homebush Bay and neighbouring a spacious parkland, the architecturally designed apartments provide extensive water views, all set against the picturesque Rhodes skyline.

The apartment's interiors continue the theme of thoughtful design, offering floor-to-ceiling windows capturing the water views and providing plenty of natural light, modern kitchens and luxurious bathrooms, generous bedrooms, double glazed windows and doors, and access to a rooftop garden. Public transport, the Sydney Olympic Park Ferry, the centres of Rhodes and Sydney Olympic Park are all close by, as are schools and universities. The Bennelong Bridge (also known as Homebush Bay Bridge) provides a short 25-minute journey into Sydney's Central Business District.

Billbergia's Wentworth Point Marinas development is a stunning example of the company's motto 'creating communities'. The company's vision for the development is to create the harmony of natural tranquillity and urban vitality that characterises every apartment.

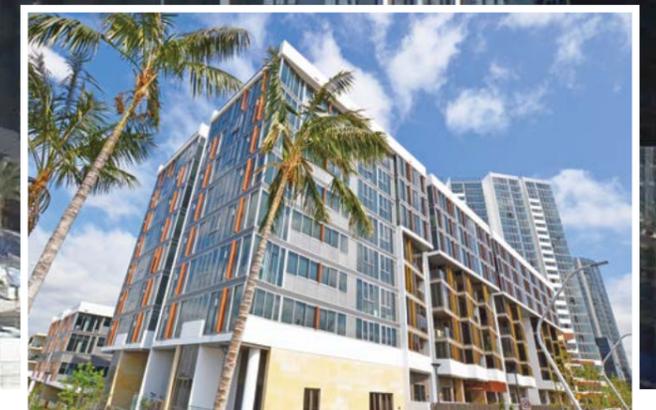
With more than 30 years experience in the industry, the private, integrated Australian property group is one of the largest developers of waterfront apartments in Sydney. Billbergia has a commitment to excellence, ensuring their projects exceed expectations in terms of quality, style, design, time and value.

The group has a range of inhouse professional expertise including development management, construction management, design, project management, civil and structural engineering, quality assurance, project marketing and sales, finance and legal work.

While the group is based in Sydney, Billbergia operates across all Australian states and territories, with a concentration of its major activities along the country's east coast.

As well as continuing with the remaining stages of the Wentworth Point Marinas precinct, Billbergia is working on Brisbane Skytower – a 90-storey high rise building located on the Brisbane River. The large project is currently under construction.

For more information contact Billbergia, Suite 101, 25 Angas Street, Meadowbank NSW 2114, phone 02 8878 6900, email info@billbergia.com.au, website www.billbergia.com.au



Below Trinity Windows fabricated and installed the project's double glazed doors and windows and glass façade.

Trinity Windows has extensive experience when it comes to the design and construct of aluminium windows and doors for high rise commercial and residential apartment projects. Working on a range of significant high rise projects across Sydney, the Directors of this Australian company Rene Revano and Robert Betrous are deeply involved and hands-on in every aspect of Trinity Windows.

"Trinity Windows has worked with Billbergia on various Sydney projects for more than five years," explains Director, Rene Revano. "In Sirius we contracted as design and construct for the façade aluminium windows and doors for 750-apartments and commercial shops."

Trinity Windows designed an external façade sliding door system to integrate the glass balustrade as one system. All the glazing installed on the project is double glazing. The system was installed between the slabs with internal bi-fold doors and sliders in 15 year warranty Silver and Jasper colour Wintergarden, while the façade installation was installed using a screen system with a six day cycle for every floor.

"The challenges of this project was the tight schedule, from the design to installation pace, that we achieved way ahead of the project programme," Rene says. Delivering the windows and doors on time, allowed the project to move months ahead of the project programme, an achievement the company is immensely proud of.

Trinity is capable of providing over 150 staff, fabricators, project managers, supervisors and installers. With its team members experienced in all aspects of the window industry all staff have a minimum of 15 years experience, Trinity Windows can design, fabricate and install window systems regardless of their size and type.

The company's services include the supply, installation, fabrication and installation, of commercial aluminium windows and doors, refurbishment projects, design and construct

projects, office partitions, glass roofs, façade curtain walls and glasswall façade spider fittings.

The company's skills and vast knowledge comes through in Trinity Windows' commitment to their clients and superior products, including an ability to design, fabricate and install windows and doors systems to all projects, no matter how big or the type of project.

Trinity Windows' quality assurance system ensures it delivers only the best products and workmanship to relevant Australian Standards and the Building Code of Australia. All this while providing a high level of professional service to its clients.

When it comes to the fabrication of aluminium doors and windows, this is where Trinity Windows' extensive industrial expertise comes into play. The company is committed to offering a wide range of aluminium windows and doors through its fabrication services. Their doors are designed using only quality-approved metal which Trinity Windows procures from trusted vendors. This results in a product that is sturdy and durable.

As well as excellent products and service, Trinity Windows also offers a timely installation service of its windows and doors, aided by its high-tech equipment in the installation process. Furthermore, this installation is completed by its experienced professionals to client specifications.

As well as other significant projects, Trinity Windows continues to work with Billbergia on a range of developments. It has secured another project with the developer for the design and construct of the next stage of Block E for Wentworth Point Marinas: Marina Square II.

For more information contact Trinity Windows, 91 Mandoon Road, Girraween NSW 2145, phone 02 9631 5577, fax 02 9636 7061, email info@trinitywindows.com.au, website www.trinitywindows.com.au



Below AllPrep Flooring Specialists' precise floor levelling and preparation for the development's 703 apartments.



AllPrep Flooring specialises in high quality industrial and commercial floor preparation services, and have more than 25 years of experience in providing reliable service to their clients.

The company has vast knowledge of the different requirements needed, when it comes to the preparation of sub floors, and are able to refurbish, polish and level both old and new concrete surfaces.

Working across all 703 apartments in the 6-building complex, AllPrep Flooring staff completed the concrete rectification and installation of floor levelling cements, in preparation for the apartments' floor coverings.

When it comes to floor preparation, levelling and all aspects of concrete repair, coatings and polished concrete, AllPrep Flooring focus on quality. On large projects, after inspecting a floor, AllPrep Flooring uses a team of skilled surveyors to determine the requirements for rectification – a process particularly important for the installation of floor coverings.

Once tolerances are known, AllPrep Flooring starts its floor preparation works, which may involve either grinding or shot blasting. The floor is then primed using epoxy or water-based products. The final stage involves the installation of self-smoothing products, creating an effective finish for resilient flooring.

AllPrep Flooring emphasises that preparation is the key to any successful installation. The company uses a range of preparation techniques, including shot blasting, scarification and diamond grinding. It also uses self levelling compounds, ensuring the resulting surface is smooth and level, and ready for floor coverings installation.

For Wentworth Point Sirius, the company were able to achieve very tight tolerances, which were needed for the tiling. "We had to survey the floor then grind the high concrete down to the nominated RL's.

Using our customised Putzmeister Pump and Hippo Porta Mixers, we then installed the topping to the Australian Standards Specification of 3mm in 3m. These tight tolerances were achieved across the entire project" said AllPrep Flooring Managing Director, David Kealy.

Overall the company was onsite for eight months, ensuring everything met to Australian Standards. AllPrep Flooring understands the need to maintain project deadlines and access requirements. The company is also a 'Licensed Approved Applicator' for a number of different brands including BASF, SIKA, ARDEX, MAPEI, PARCHEM and more.

"Our wealth of industry knowledge in all aspects of floor preparation works is vital and we take pride in not only achieving but exceeding customer expectations."

David adds that the company takes pride in first-time delivery to a high standard. "We have the skills to provide the optimum solutions to virtually any application. Getting it right the first time is critical," he says. "We are continually setting new benchmarks for our customers and clients. We have provided services to Australia's top construction companies and as the results show, have achieved and exceeded their expectations," adds David.

AllPrep Flooring also offers epoxy flooring (with a wide range of colours and finishes suitable for commercial kitchens, hospitals and carparks) and concrete polishing, using the Hiperfloor/Superfloor polishing system. This concrete polishing system is a natural, sustainable process that results in hard-wearing concrete which needs minimal maintenance.

Its projects over the years, both large and small, include:

- Richard Crookes : Erko & Eve
- Probuild : Shore & Star Casino
- Hutchinson Builders : Bondi Pacific & Bondi Vue
- Icon Co : Bondi & Broadway
- Lendlease : Macarthur Square & Barangaroo
- Taylor : Putney Hill
- Westfields : Parramatta & Miranda
- Watpac : One Central Park



For more information contact AllPrep Flooring Specialists, PO Box 184, Round Corner NSW 2158, mobile (David) 0419 289 152, email david@allprepflooring.com.au, website www.allprepflooring.com.au

Below Electromaster supplied, installed and manufactured the extensive electrical services required for the project.

Founded in 1972 by Con Calavrias, the family-owned and operated Electromaster specialises in all aspects of the electrical industry. This has earned the company a solid and proud reputation within the residential, commercial and industrial construction industries.

Originating as a mechanical electrical installation services company, Electromaster has since expanded to provide a complete electrical engineering and installation service. This includes electrical services, mechanical electrical services, industrial, commercial and residential projects, automatic controls (BMS) and complete custom switchboard design and manufacture.

As the electrical services contractor on the Wentworth Point Sirius project, Electromaster were responsible for the installation of lighting and power across all buildings and common areas. In addition to providing temporary power to the site during construction, Electromaster also manufactured and installed all main switchboards, distribution boards as well as the apartments' smoke detection and alarm system, communication and data services (including voice/data cabling services, free-to-air and pay TV distribution network), access control, intercom and CCTV services.

"Electromaster performed the project on a Design and Construct basis," explains Finance and Operations Manager, Michael Calavrias. "As such, we utilised our ability as a 'one-stop-shop' for all electrical services including its design and ensuring it complies with Australian Standards.

"We use only minimal specialised subcontractors. Electromaster does everything itself from manufacturing our own main switchboards (four of them on the Wentworth Point Sirius site), distribution boards, apartment boards, to wiring and installing the entire Dry Fire System.

"We utilised our experience of over 45 years to ensure the project went to plan and ensure a favourable result for us and our client, Billbergia," he adds.

Currently employing over 100 staff, Electromaster's workforce ranges from apprentices to experienced, qualified electricians. The company also has electrical fitters, engineers and project managers.

Electromaster provides its customers with full time project management encompassing work health, safety and environment compliance, program coordination, switchboard manufacture and installation, and quality assurance.

Maintaining its proud tradition of ensuring a safe work environment and generous employee benefits, Electromaster also provides a great workplace for the development of its apprentices.

The company has vast experience in all facets of Electrical Services, be it an installation to engineers' specification or to a Design and Construct project. Electromaster can also provide an extensive range of electrical installations ranging from commercial, retail and residential developments.

As detailed above, Electromaster's scope of works expands even further than the work the company performed on Wentworth Point Sirius. It is the company's ability to combine a range of areas of electrical work, including switchboard manufacturing that makes Electromaster a unique organisation. This has also provided the company with a stand-out reputation within the industry.

"We also perform electrical services to the mechanical services industry (mechanical electrical services), which was how Electromaster got started," adds Michael. Electromaster has been involved in some of Sydney's most iconic buildings including Sydney GPO in Martin Place, World Tower and 1 Bligh Street.

"Our ability to combine the various areas of electrical work, complete with switchboard manufacturing, makes Electromaster a unique organisation with a proud reputation within the industry."

Electromaster's current projects include the new Darling Square Precinct, Northern Beaches Hospital and St George Hospital Acute Services Building.

For more information contact Electromaster, 127 Victoria Road, Marrickville NSW 2204, phone 02 9569 3911, email info@electromaster.com.au, website www.electromaster.com.au

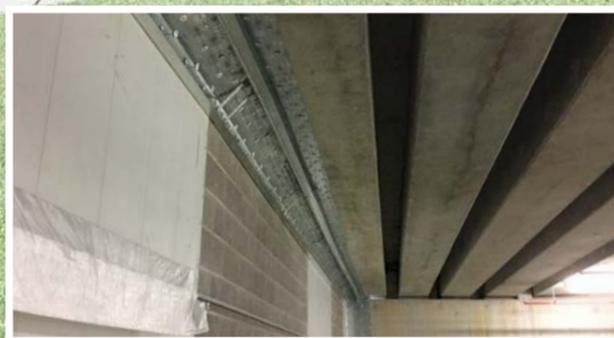




Wentworth Point Sirius, New South Wales

Below MP Fire Pty Ltd provided international standard passive fire protection services for the Bennelong Bridge.

Below Golden Eagle Painting Pty Ltd used multiple teams to complete painting, patching and rendering works to 355 apartments.



MP Fire Pty Ltd were tasked with undertaking a world first in passive fire protection on the Bennelong Bridge, part of the Wentworth Point Sirius development.

The bridge required vertical movement to be factored into the bridges passive fire protection. “Passive fire protection is traditionally a static solution,” explained MP Fire’s General Manager and Senior Project Manager, Mauro Ceccarelli. “Many company warranties specifically exclude relative movement of the substrate. Developing a solution that allows for this movement while meeting all legislative and safety requirements, with sufficient durability was the differentiating factor.”

The bridge support structure also had to meet the FRL -/120/120 criteria and allow for this movement adjacent to the car park wall. “The solution required significant care in the design and application. It was however applied to approximately 150 linear meters and bridge support structures in under four weeks,” said Mauro.

The success of MP Fire system for Wentworth Point Sirius is the result of the special design that ensures a two hour fire rating level that allows the vertical oscillation of the bridge (+/- 50mm), without compromising the durability of the solution.

The unique design has attracted international interest with Bennelong Bridge currently being studied to be applied on two other bridges under design in Europe and South America.

A relatively new competitor in the Australian market, MP Fire is a specialist consultant and installer of passive fireproofing systems. MP Fire operates with a team of seven staff, with Managing Director, Peter Gillard at its helm.

Having worked on more than ten high profile projects across New South Wales in the last nine months, working on the Wentworth Point Sirius has been a stand out project for the company.

For more information contact MP Fire Pty Ltd, 237 Peats Ferry Road, Hornsby NSW 2077, mobile (Peter) 0415 337 838, mobile (Mauro) 0452 177 066, email mp@mpfire.com.au, website www.mpfire.com.au

Golden Eagle Painting has again shown the quality of its work on large construction projects, in particular with the Sirius Waterfront Apartments.

The company worked on building cores one, five and six, carrying out painting, patching and rendering works to 355 apartments.

Golden Eagle Painting’s Abdul Sarakbi said, while the company worked overtime and seven days a week to ensure all works were completed within the required timeframes, the job was fairly straight forward. “We did have the three different building cores to work around, so that just required proper planning between the different teams.”

Golden Eagle Painting had a team of 25, who worked on the project, with the schedule calling for their works to be completed before fitout. The team was there for approximately nine months, starting in December 2016.

The company has completed a number of buildings within the Wentworth Point Marinas development, having completed three or four buildings within the different stages.

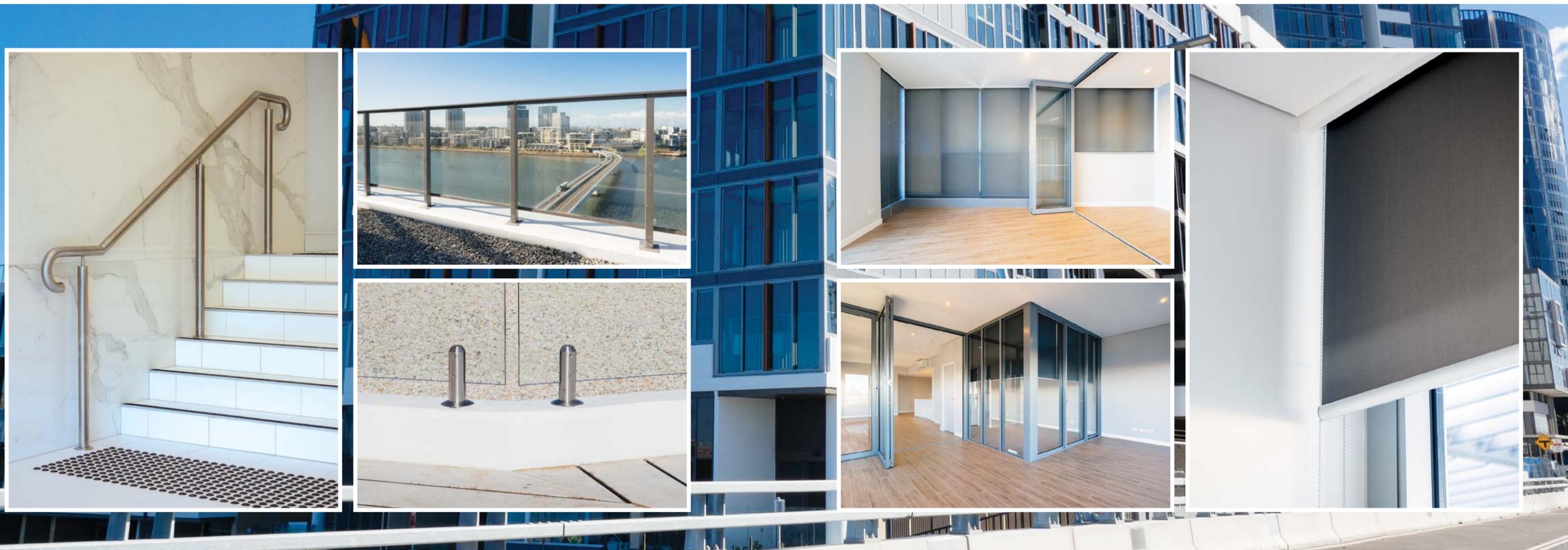
Specialising in painting and decorating, Golden Eagle Painting has been in business for 25 years, with 20 of those focusing on the construction industry. From the outset Golden Eagle Painting has forged a strong relationship with Billbergia, which now spans over two decades long. “I’d like to thank Billbergia and their staff for their continued support,” Abdul added.

Golden Eagle Painting is about to start work for Billbergia on the Block E building for the Marina Square project as part of the next stage of the Wentworth Point Marinas development.

For more information contact Golden Eagle Painting Pty Ltd, 296 Nobel Avenue, Greenacre NSW 2190, mobile 0410 541 429

Below YME Metal Projects manufactured and installed a number of balustrades, fences and screens throughout the project.

Below No Bull Blinds provided block out and translucent blinds for Wentworth Point Sirius.



YME Metal Projects Pty Ltd is a leading metal fabricator providing services to the commercial, industrial and residential sector, with many years of fabrication and installation experience covering aluminium, steel, glass and stainless steel products for medium to large developments.

YME Metal Projects manufactured and installed aluminium glass balustrades to balcony units, stainless steel handrails and balustrades for the podium, lobbies and common areas, aluminium and glass fences and privacy screens to ground floor units, as well as steel handrails and balustrades for the basement.

Director Yianna Matsoukas said that YME Metal Projects was generally always the last trade working in the majority of the areas onsite as dictated by the construction programme.

“In order to meet deadlines and not to delay completion of the project, YME needed to be ahead of the programme at all times by pre-manufacturing our finished products, something which is always a risk as site conditions can change within hours and is dependent on other trades” Yianna said. This was ensured through the adaptation and flexibility of our resources at hand.”

The installation of the glass on the balustrades within the balconies was the most challenging aspect of the project for YME Metal Projects. When the installation of balustrades started, scaffolding was not in place on the majority of the façade. The balustrades had to be installed from inside the balcony using harnesses connected to a static line provided by Billbergia. YME Metal Projects designed and fabricated a special bracket to hold a spatula in order to skillfully silicon the area.

The balustrade design utilised at Wentworth Point Sirius was of the highest quality as a result of the collaboration between YME Metal Projects and the architects and engineers involved in the project.

YME Metal Projects is currently undertaking work with Richard Crookes, Hansen Yuncken, Alliance, Taylor Constructions and Adco Constructions amongst other top tier builders.

For more information contact YME Metal Projects Pty Ltd, 4 Kay Street, Clyde NSW 2142, phone 02 9897 1772, email info@ymeprojects.com.au, website www.ymeprojects.com.au

Engaged to provide blackout roller blinds to all bedrooms in Wentworth Point Sirius and translucent blinds to all perimeter windows in all six cores.

“The planned timeframes were very tight, meaning that all six cores had to be measured and installed concurrently in order to meet the handover deadlines,” says No Bull Blinds Director of Operations, Justin Gibson.

To assist in the effective execution of the project, the installation was broken down into multiple parts. All the drilling and affixing work were carried out during the construction phase to minimise the chance of delays and assist in working around other trades. The final installation of the finished blinds was completed along with a final clean, to minimise the chances of damage to both the blinds and the unit.

A sophisticated tracking system was used to keep abreast of the progress of each individual unit throughout the entire process. This ensured all units were completed on time and external factors were able to be accommodated into the installation schedule. The precision of the installation process adopted by No Bull Blinds, ensured that the finished façade had a consistent look.

Justin says that fabric selection was very important, particularly when blending in with the external colour scheme of the building. “The blackout blinds in the bedroom have a white interior colour to blend in with the internal colour scheme of the bedrooms. The exterior facing side has a charcoal colour to blend in with the façade of the building.”

“The blackout fabric used in the bedrooms was Mermet Centro Project Winter White, with the translucent fabric Hunter Douglas Elements Translucent Midnight Storm. The hardware systems used was a combination of Rollease Acmeda and Commander Furnishings.”

Wentworth Point Sirius is the fifth project No Bull Blinds has completed for Billbergia in the area. Additionally, the company is working on a range of other projects, including a new student accommodation building in Redfern and a premium motorised package for a new development in Sydney’s Clarence Street.

For more information contact No Bull Blinds Pty Ltd, Unit 17A/1801 Botany Road, Banksmeadow NSW 2019, phone 1300 132 129, email admin@nobullblinds.com.au, website www.nobullblinds.com.au

Below Drumderg Services completed extensive demolition and site preparation works for Wentworth Point Sirius.

Below Sydney Renderers & Painters applied acrylic render and polymer modified render to prefabricated walls on the project.



Drumderg Services Pty Ltd has a proven track record in successfully delivering civil, demolition, asbestos removal, onsite recycling, crushing and screening services. The company has worked with Billbergia on a number of its Wentworth Point projects in preparing sites for construction, the latest being the Sirius apartments building.

The site had a large warehouse which had to be removed before the foundation and construction work could begin. Not only did the warehouse have to be dismantled and removed, the work had to be done in such a way that the warehouse could be re-erected at another location.

As always, there was a tight timeframe, but Drumderg Services delivered an exceptional result, dismantling the building and clearing the site in six weeks, four weeks ahead of schedule.

Project Manager for Drumderg Services, Steven Fam, said the company dedicated 35 of its staff to the project. "It was a significant job but we knew that with the right equipment and our trained staff we could meet the deadline. In the event, we finished well ahead of the target date."

Steven said that Drumderg Services had a technical approach to every job, using the latest European machinery to increase productivity. "Our plant-based methodology minimises the number of staff onsite and therefore enhances safety performance."

Drumderg Services continues to work on Billbergia sites, currently performing asbestos remediation on a new Wentworth Point project. "Asbestos removal and remediation is one of the company's specialties," Steven said. "We have a Class A Hazards licence for both bonded and friable asbestos. Drumderg's employees are all fully trained to meet licence requirements. We also hold an unrestricted demolition licence."

Other notable projects undertaken by Drumderg Services include the demolition of the old Wickham Station at Newcastle for Downer and the remediation and demolition of a 4,000m² warehouse for Liberty Industrial.

For more information contact Drumderg Services Pty Ltd, 8 Styles Street, Kurri Kurri NSW 2327, phone 02 4936 1347, website www.drumderg.com.au

Sydney Renderers & Painters are one of the largest and well-respected cement rendering and painting contractors in the Sydney construction industry. Established in 1987, the firm operates under a full licence which allows it to carry out all types of architectural finishes.

The company applied acrylic render and polymer modified render to Dintel walls, as well as other surfaces throughout the project including seats, general walls and planter walls. It also rendered the apartment dividing walls.

Director of Sydney Renderers & Painters, John Gill, said that this was a significant contract for the company as the building is Sydney's 'new age' Sirius. "Everyone is familiar with the old Sirius building in The Rocks which has been ear-marked for demolition – which some groups wish to save. Whatever happens to the old Sirius, the new Sirius apartment building will become a new Sydney icon at the Wentworth Point development when all construction in the area is complete."

Sydney Renderers & Painters committed six staff to the project to ensure project deadlines were met. "SRP always has the objective of high quality work around on any construction. This minimises

call-backs which can be time consuming. Our people have a high success rate in getting the job right the first time," John said.

The geographic location provided a challenge for completing the job and technically the Dintel walls required extra attention. However Sydney Renderers & Painters has the experience and skills to handle any surface and, in addition to rendering, offers a full range of services including, plastering work, concrete repairs and building restoration.

Sydney Renderers & Painters regularly undertakes work for top tier builders including Lendlease, Hutchinson Builders and Multiplex. The company has successfully rendered and painted some of Sydney's best known developments including 'One Central Park' in Chippendale, 'Chris O'Brien Lifehouse' at RPA Camperdown and buildings at UNSW in Kensington.

For more information contact Sydney Renderers & Painters Pty Ltd, 6-8 Denby Street, Marrickville NSW 2204, phone 02 9550 9337, fax 02 9550 0569, email info@sydneyrenderers.com, website www.sydneyrenderers.com