

NSW PROJECT FEATURE BILLYARD GLADESVILLE

TQM Design & Construct / Gladesville



ON TOP OF THE WORLD

Billyard Gladesville is an iconic one-of-a-kind residential development that blends history and contemporary elegance and comprises 53 luxurious bayview apartments with beautiful interiors, elegant kitchens, spa-like bathrooms, seamless living spaces, premium quality inclusions, plus rooftop terrace, boutique retail and alfresco dining, lush garden courtyards, and 2-levels of basement parking.

Billyard Apartments in Gladesville comprises two separate structures of 7-storeys each. The \$55 million development has 53-apartments with a roof top terrace, three retail tenancies and 2-levels of basement parking. One building fronts Victoria Road, the other designed to respond to the slope of Meriton Street, presents a façade that curves around the corner. The floors of each building are set at different levels to each other and are highlighted by strips of face brickwork and dark grey metal cladding giving the building a dynamic appearance.

TQM Design & Construct started the contract for Billyard Gladesville with supplied DA approved documentation. The company then engaged all the consultants needed to produce the construction documentation. In March 2017 a total of 19 design consultants worked on the project for nine months.

Changes to the initial design involved the external and internal brickwork. “The original external finish was traditional cavity brickwork and we changed

this to a single AFS Logiewall and clad the outside with brick tiles which increased the internal floor space by 120mm,” explained Senior Project Manager, Anwar Yazbek.

“The original internal finish to the corridors was to be a bagged brickwork finish. Due to the weight of bricks and the slab spans between columns, this would have resulted in thicker slabs and

reduced head height. We constructed the corridor walls in fire rated plasterboard and applied acrylic brick slips made by a company called Elastolith in the Netherlands. The product looks and feels like real brickwork and is only 4mm thick, and, as it is acrylic based it can also be painted. It is the first time that this product has been used in Australia.”

Onsite work started in May 2017 with 65 workers during peak periods the building was delivered in February 2019.

“The biggest challenge was the location of the site. Being on the corner of a main arterial road there was no way that we could get a Work Zone. We managed to negotiate a deal with Gladesville Public School to use a portion of school land for access and that turned out to be a game changer,” said Anwar.

Established in 1999, TQM Design & Construct have been operating as a design and construct contractor in the medium density residential market and has grown to become a major player in Sydney construction.

TQM Design & Construct adheres to the Total Quality Management movement and this involves a continual review of their processes, products and services to ensure customer satisfaction. The company aim to adapt to the changing demands of the design and building

industry and maintain their solid reputation as the best engineering, design and construction partner in residential development in the Australian marketplace. This includes a commitment to environmental sustainability as a natural outcome of design decisions made with clients and partners.

TQM Design & Construct offer a comprehensive service and manage all the steps in a design and construct project from surveying, through to certification and regulatory advice.

“All of our projects are successful,” said Anwar. “Developers and financial institutions have peace of mind when TQM Design & Construct are managing their projects.”

TQM Design & Construct’s holistic management approach has seen projects delivered on time and within budget. These include a range of small to large scale residential developments such as Eva Apartments, a \$15 million development of five luxury apartments with a 3-level basement in Mosman and the \$120 million mixed use residential apartment complex, Cahill Gardens at Wollri Creek, completed in April 2018.

In 2018, TQM Design & Construct won the 2018 Housing Awards for the \$145 million development 88 Kensington. The large scale project comprises 126 luxury units, four shops, a 3-level basement, pool, sauna and fitness centre.

For more information contact TQM Design & Construct, Level 10, 6 Mount Olympus Boulevard, Wollri Creek NSW 2205, phone 02 9556 1046, email info@tqmdc.com.au, website www.tqmdc.com.au

DEVELOPER : Bridgelane
MAIN CONSTRUCTION COMPANY : TQM Design & Construct
ARCHITECT : SJB Architects
CONSTRUCTION VALUE : \$55 million

Below M-R Waterproofing Technician provided all waterproofing throughout the Billyard Gladesville project.

Below Form Group NSW completed all the detailed formwork and columns for basement and 6-storey building.



M-R Waterproofing Technician specialises in the application of waterproofing membranes using a range of products and techniques across all sectors of the construction industry. In August 2018, M-R Waterproofing started the waterproofing of the bathrooms and balconies for all 53 apartments at Billyard Gladesville as well as applying a polyurethane membrane to the rooftop terrace.

“The work at Billyard went very well,” said Project Manager, Morris Rahal. “Our team completed a quality job in seven months.”

Morris is himself a builder with over 17 years experience of supplying waterproofing services and established M-R Waterproofing in 2009. The company provides waterproofing solutions for roofs, walls, floors and basements, laying sheet membranes, torching and fitting bituminous membranes as well as applying epoxy flooring, EDPM liners and composite fibre resin patching. M-R Waterproofing is an accredited expert applicator of WetSuit Membrane, a cold applied seamless self-flashing waterproofing product that is flexible.

M-R Waterproofing supplies and fits vapour barriers for all tanking and drainage requirements, below ground tanks and pits, landscaping and retaining walls. They provide solutions for complex waterproofing

problems including meeting the critical requirements for green roofs. M-R Waterproofing has worked on council assets such as ponds and lakes, and waterproofing jobs for tanks, dams and weirs for agricultural and farming needs.

With equipment and fleet that can be dispatched across Australia M-R Waterproofing serves all industry sectors including commercial high rise developments, shopping centres, car parks and warehouses supplying tailor made waterproofing solutions for new constructions. The company also offers repairs, asbestos encapsulation and diagnosis with thermal imaging to discover where leakages occur and improve energy efficiency.

M-R Waterproofing also provides specialist waterproofing services such as pool restoration and cellar damp waterproofing, is trained in confined space entry and is Heritage Australia registered, completing some difficult remedial work, including detecting and fixing leaks, roof restoration and waterproofing, at the National Gallery of Victoria.

For more information contact M-R Waterproofing Technician, Unit 20/727 The Horsley Drive, Smithfield NSW 2164, phone 0435 771 727, email mrwaterproofingtec@gmail.com

Form Group NSW is a commercial formwork company offering formwork solutions for structural and architectural requirements as well as all types of concreting placing and finishing and steel fixing.

In February 2017, Form Group NSW started onsite at Billyard Gladesville supplying and building all the formwork for the basement, floors and columns for the 6-storey concrete structure. At peak periods Form Group NSW had 40 men onsite to complete the job within three months.

“The building comprises two separate parts, one with floors set 1,500mm higher than the other” said Site Foreman, Joey Rizkallah. “As we moved upwards we had to keep jumping across to the other part to form up the next floor. There was also some detailed work required to form up the curved parts of the structure, but overall the job went very smoothly.”

Since 1995, Form Group NSW has developed a reputation for excellence, quality and safety. Their services include the supply, installation and dismantling of formwork and the supply and installation of formwork walling systems such as Rediwall, Logicwall, Dintel and Ritek.

Form Group NSW’s concreting and steel fixing services include footings and foundations, structural slabs including on ground, slab on pods, raft slabs and suspended slabs. The company also constructs concrete piers, stairs, beams, columns and retaining walls, driveways, kerbing and guttering, and bridges.

“Currently we are working on high rise residential projects,” said Joey. “We’ve been on a number of TQM projects including the 22-storey Jardine Apartments at Epping and two large scale mixed use developments at Wolli Creek, Cahill Gardens and Eden Residence.”

Other projects for Form Group NSW include the 14-storey residential apartment building, ONE Apartments in Hurstville and the stylish Avant in Lakemba, a medium rise mixed use structure with 3-level basement car park.

For more information contact Form Group NSW, 17/4-10 Selems Parade, Revesby NSW 2212, PO Box 805 Revesby NSW 2212, phone 02 9774 5673, email info@formgroupnsw.com.au, website www.formgroupnsw.com.au