

# A LEAGUE OF THEIR OWN

The \$120 million Revesby Workers Club redevelopment included the extension of the Club with a new class-leading retail, medical and entertainment precinct. The existing Club has also been revamped to include a new fitness centre, child care centre, multi-level car park; and refurbishments to the gaming room, lounge areas and hospitality precinct.

**Established in 2004, Australian-based property group Cerno provides tailored project delivery, property investment, property management and property finance services.**

Cerno Management, the project and development management, and project delivery side of Cerno's broader business, is increasingly carving out a name for itself as a project delivery leader in the club redevelopment space, with the \$120 million Revesby Workers Club project amongst a spate of other prominent New South Wales club developments where multi-million dollar transformations have either been completed or are underway. These include the \$180 million redevelopment of Harbord Diggers Club, the \$130 million redevelopment of Canterbury Leagues

Club and the smaller yet no less significant Campsie RSL Club, where Cerno Management has been integral to the master planning and redevelopment.

The Revesby Workers Club project drew on the company's breadth of experience managing construction projects. Expansion of the Club included a 4,500m<sup>2</sup> supermarket (Coles), 600m<sup>2</sup> of specialty shops, a 3,590m<sup>2</sup> medical precinct, and a 2,895m<sup>2</sup> entertainment quarter (AMF Bowling Centre and Carnival Kingdom Play Centre); along with a multi-level car park (762 parking spaces), new fitness centre, 90-place child care centre and class-leading hospitality precinct.

Cerno has overseen the \$120 million Revesby Workers Club redevelopment since 2008, at which time a Master Plan was developed to address the Club's expansion.

Initially, the project commenced alterations to the existing Club facilities, including the new fitness centre, child care centre, multi-level car park and refurbishments to the gaming and lounge venues. Then, in 2013, a major extension of the Club was undertaken comprising the new 12,000m<sup>2</sup> retail, medical and entertainment precinct, and 2-level basement car park. This self-contained precinct is known as 'Revesby Village Centre'.

The most recent phase of the Master Plan has centered on the new hospitality precinct catering for family dining and diverse cuisine restaurant experiences. The old bistro area has been completely revamped to include an outdoor seating area with a retractable roof. "Internally there are three eating venues, the 'Firestone' for family dining which has seating for 380 people, an Asian offering 'Aunty Eights' which can accommodate 100 diners, and a fine dining Italian restaurant which can seat 90," explains Cerno Associate Director, Peter Whittle.

While the Club's redevelopment falls within the Group's expertise within project delivery services, including project management and development management, Cerno Management also offers fit out management, tenancy coordination and advisory services across a broad range of asset classes including commercial, registered clubs, mixed use, hospitality, industrial, residential, retail, and seniors living.

"We take total responsibility for the management and control of all facets of project delivery, from inception to completion, allowing

clients to maintain their focus and efforts on their core business activities," explains Cerno Founding Director, Paul Di Cristo. "Our key differentiation is our integrated approach to project and development management and our depth and breadth of experience in dealing with and managing complex projects and assets," Paul continues.

Working closely with clients, Cerno Management focuses on balancing the time, cost and quality components of each project to deliver on clients' objectives. "We gain a comprehensive understanding of our clients' goals and objectives at all stages of the project life cycle, ensuring they are an integral member of the project team to determine project scope, setting objectives, undertaking feasibility analysis, design development and delivery," Paul says.

It's this blend of Cerno Management's project delivery services; in combination with the broader Cerno Group's property investment, property management and property finance operations, which provides a point of difference with other companies. "Asset management, as well as acquisition, means we understand property development. I believe we provide a boutique offering with experienced and professional staff, and a high level of service underscored by our respect for the client," Paul adds.

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**PROJECT MANAGER :** Cerno Management  
**MAIN CONSTRUCTION COMPANY :** Lendlease and Built  
**ARCHITECT :** Altis Architecture  
**STRUCTURAL ENGINEER :** Taylor Thomson Whitting  
**CONSTRUCTION VALUE :** \$120 million







Revesby Workers Club, New South Wales



## HAVING A COLD ONE

**Rob Adam Refrigeration replaced 20 traditional fixed capacity refrigeration condensing units at the Revesby Workers Club in order to reduce costs and increase reliability and efficiency of the fridges.** Installed in their place were two advanced technology variable capacity refrigeration rack systems, that operate all of the clubs medium temperature refrigeration systems, which includes 44 refrigerated cabinets, 18 cool rooms and five glycol tanks.

Both the refrigeration rack systems and all of the cool rooms and glycol tanks' performance and operating parameters are monitored 24 hours a day by a state of the art supervisory system, which also provides instant alarms in the event of any potential problem. The supervisory system can be accessed directly from a smartphone or tablet over the Wi-Fi network created by the system itself.

Moreover the supervisory system automatically generates all required HACCP reports to meet government food safety requirements, precluding the costly and timely manual logging of temperatures during the day by numerous staff members.

The goal of the replacement scheme was to increase the effectiveness of the systems, as the traditional fixed capacity units were not energy efficient and required constant maintenance due to their susceptibility to regular breakdowns. Previously, these refrigeration systems had been running all year round at the most intense level, however this was unnecessary and in turn, extremely costly. The advanced new variable

capacity systems only operate to cool the required capacity of the fridge, whilst still providing the ability to work at different capacity loads. This makes them more reliable and more energy efficient.

Rob Adam Refrigeration monitored the power consumption and costs in April and June of the old traditional fixed capacity condensing units and compared them to the new systems after their installation in August. The findings revealed that the new systems used an average of 38% less energy, reducing the club's overall power consumption by 5%.

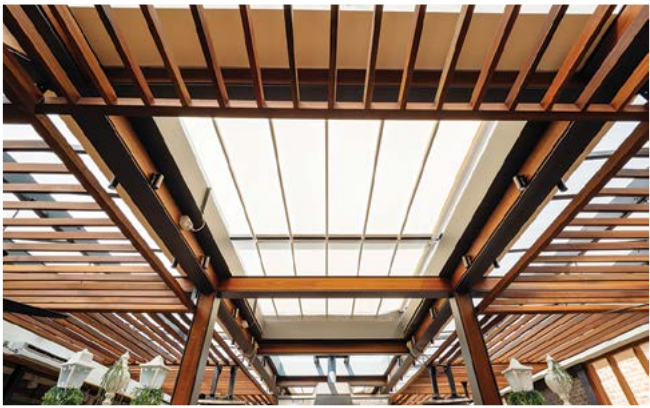
In the business since 1988, Rob Adam Refrigeration is dedicated to maintaining its reputation as reliable and cost competitive in both its maintenance and installation departments. Their 24/7 breakdown service stems from the understanding that failures of refrigeration systems can have very disastrous effects on a business through loss of stock and reduced trading.

Rob Adam Refrigeration operates in five key areas: commercial refrigeration; ice makers; beer systems; energy efficiency equipment and greener solutions; and full design and estimating services. No job is too big or small and the company strives to ensure that all customers are treated with excellent service regardless.

**For more information contact Rob Adam Refrigeration, 2/78 Harley Crescent, Condell Park NSW 2200, phone 02 9707 3337, fax 02 9793 1118, email [info@rar.com.au](mailto:info@rar.com.au), website [www.rar.com.au](http://www.rar.com.au)**



# GOT IT COVERED



MP Roofing Services were engaged to carry out metal roofing work to the Revesby Workers Food and Beverage Refurbishment on Level 2. The complicated web of box gutters had to be integrated around structural beams and posts and in turn, finding its way to the internally located downpipes.

MP Roofing had a team of eight working around many other trades and restricted work areas with limited access. With constant communication with all those carrying out works onsite, MP Roofing were able to meet the projected milestones with ease. Some of the materials used were speed deck 700 roof sheeting and lexan twinwall polycarbonate roofing to allow natural light to filter through into the new outdoor dining areas below.

With over 35 years of combined industry experience Michael and Jerry Pagliuca are passionate and pride themselves in providing the best roofing solution for each job they tackle. The Sydney based metal roofing company engage in all sectors being commercial, residential, industrial and strata. MP Roofing are leading experts in metal roofing projects from new, refurbishments and problematic rectification roofing jobs. They will also guide and assist with long term preventive roofing maintenance that work to prolong the life of your roof and rainwater system.

For more information contact MP Roofing, 54 Blackshaw Avenue, Mortdale 2223 NSW, phone 02 9570 9751, mobile 0412 239 859, email michael@mproofing.com.au, website www.mproofing.com.au



Revesby Workers Club,  
New South Wales

# THINK OUTSIDE THE 'BRICK'

The Steel Backed Brick Company is fast becoming known for its innovative construction of interior brick feature walls. Its work is on display at the \$120 million Revesby Workers Club redevelopment. “We constructed the featured brick wall on that project, using a real brick cladding system without the weight and size of normal brick,” the company’s Operations Manager, Irine Klar said.

“We used PGH’s Homestead brick blend which was cut to size and then fixed to a side rail, and then mortared into position. A normal brick wall weighs 150kg per square metre and is 160mm from the substrate. Our system weighs 50kg and is 35mm from the substrate. This allows for real brick walls to be built in the interior of buildings as feature walls.”

The company’s system is gaining ground with developers. They are now supplying builders across the state and nationally, as well as using the system in their own projects. “One advantage of our system is that the brick finish comes up really clean. You can’t acid wash an interior brick wall. With the Revesby Workers Club project there was no need to wash down after construction,” Irine said. “We also do a lot of work on projects where designers are chasing a particular brick look, without having to use recycled brick.” The rail system is manufactured in a factory unit in Western Sydney and bricks are delivered to site pre-cut on pallets.



The interior brick wall is a feature of the new alfresco dining area and also in the Aunty Eights restaurant. “As it was a second floor redevelopment, brick weight was an issue but our system bypassed the weight issue,” Irine said. “The total wall area was 220m<sup>2</sup> and was 33 tonnes worth of brick weight. Imagine how heavy it would have been without our system.”

Steel Backed Brick Company was established in 2005 and focused originally on residential and fibro conversion, however in the past eight years they’ve concentrated on creative commercial developments. Their work is on display in shopping centres and restaurants across Sydney.

For more information contact Steel Backed Brick Company, 36 Princes Street, Riverstone NSW 2765, phone 02 9627 4116, email sales@sbbv.com.au, website www.sbbv.com.au