

TRANSFORMING THE WATERFRONT

One of the largest 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.

Regatta is the eagerly anticipated third stage of Billbergia Group's \$1.6 billion master-planned, Wentworth Point Marinas precinct. This development includes the construction of Bennelong Bridge, which spans 330m across Homebush Bay, connecting the Rhodes and Wentworth Point Communities.

Regatta consists of four buildings with 8-16 levels and a total of 330 apartments. This includes a mix of studios, one, two and three bedroom apartments and six retail units.

The façade has a variety of mixed elements being curved double-glazed windows, zinc cladding, precast concrete, sandstone cladding and conventional windows with integrated balcony systems. "The building's unique façade did pose a challenge," according to Billbergia's Construction Manager Chris Kelly.

"It does have an interesting façade with areas of curved glass, which makes the façade quite striking. It has zinc cladding along with precast

traditional windows and sandstone, which made it challenging due to its irregular shape."

The raised carpark created an elevated landscaped podium on level 7 which allows good solar access to the apartments and courtyard areas. "It's also quite clever in the way the car park is set out – the Regatta building has a raised car park, instead of

an excavated basement. This means it was quicker to build, as there was no need for deep excavation. It gave us great time advantages and significant cost savings."

Piling methods predominately included displacement piles to reduce the impact of acid sulphates in spoil and impact of materials handling on site.

"We created an artificial terrain to the streetscape by raising the street level up to 6m above the natural ground," explains Chris. "It came with its own challenges, but certainly eliminated the issues of construction into the water table – this took the job out of the water table completely."

Building durability was a key construction focus with material selection such as precast concrete predominantly used to eliminate long term cracking and integrity issues.

Like all Billbergia projects, the apartments are finished to the highest quality with 30mm reconstituted stone benchtops, 100% wool carpet and Italian made appliances. The high quality finishes to the lobbies provide hotel luxury to residential living.

"It's the first building in the precinct at that height. It opens up spectacular views of the Parramatta River and Sydney Olympic Park," adds Chris.

The Wentworth Point Marinas development is now looking towards its fourth and fifth stages, which are currently under construction. These being 'ZEN' with 450 Apartments and a community library and 'Sirius' with 700 Apartments. Both projects have a combined total construction value of \$375 million. These buildings will again redefine the Wentworth Point skyline.

Billbergia is a private, integrated Australian property group dedicated to developing quality living waterfront environments through the creation of well-planned, accessible communities that promote a healthy lifestyle, sustainable living and vibrant areas for stimulating social interaction.

With more than 28 years experience Billbergia conducts business across every stage of the property life-cycle including investment, acquisition, construction, planning and design, project marketing and sales.

Billbergia's latest developments include, Rhodes Central, Marina Square at Wentworth Point and Brisbane Skytower located in the Brisbane CBD.

For more information contact Billbergia, Suite 101, 25 Angas Street, Meadowbank NSW 2114, phone 02 8878 6900, fax 02 9808 5989 email info@billbergia.com.au, website www.billbergia.com.au

DEVELOPER : Billbergia and AMP Capital Australia
MAIN CONSTRUCTION COMPANY : Billbergia
ARCHITECT : Scott Carver Pty Ltd
PROJECT VALUE : \$86 million





Below Raines Commercial Flooring supplied and installed all of the flooring solutions for Wentworth Point Marinas – Regatta.

With extensive experience across many large-scale projects and an ability to offer a complete flooring solution service, it's easy to see why Raines Commercial Flooring has been the trusted name in flooring since 1980.

Whether it's carpet, laminate, vinyl, timber or carpet tiles, Raines has an extensive selection of floor covering options for any development and works in all aspects of commercial flooring.

The company is continually contracted for its expertise and capabilities across a variety of substantial development projects, including the Wentworth Point Marinas – Regatta development.

Raines supplied and installed 100% Boston wool twist carpet throughout the facility in light and dark shades, with a detailed design in the lobby area. Executive Director of Raines Commercial Flooring, David Raines, says the luxurious carpet was of the highest quality. "The quality of flooring is absolutely critical in a development," he says. "In fact, the quality can make or break a development."

With a team of 12 working on the project, the flooring took five months to complete, with the company installing flooring in six apartments per day. Raines is also working on other stages of the Wentworth Point Marinas development.

Although it is often one of the final works to be completed, the right flooring choice not only complements a building's internal environment, it also serves a practical purpose. There are a large range of options to consider when it comes to floor coverings before arriving at price and installation. "Carpet can change the way you feel about a space – it can have a significant impact. If the wrong carpet is installed for example, it could have a negative effect on the surrounding environment," says David.

Along with its extensive selection, Raines works in partnership with clients to ensure they achieve the best flooring options that are suited to their specific needs. "Raines advise from the beginning of the process and will style to meet the environment, such as who the flooring will be catering to and what

traffic it will need to withstand," adds David. Further distinguishing Raines Commercial Flooring from its competition is the fact the company is wholly independent and therefore not obligated to promote particular brands or suppliers. This ensures the advice clients receive is based solely on expertise and completely free of any bias.

"The Raines difference is that we provide independent advice," says David. "We can provide independent advice because we are not restricted to using a select group of suppliers. At Raines we source the best product solution to suit each clients' needs."

Additionally, the company works with customers throughout the entire flooring process, offering a complete end-to-end flooring solution. "We deal with the client throughout the whole process; from the beginning to end, while most others sub-contract," says David.

Given its long-held reputation for their extensive industry knowledge and independent advice, it is no surprise that Raines is often called upon to provide their invaluable guidance when it comes to the best commercial flooring solutions.

The business's exceptional reputation is further complemented by its staff, who advise clients on a daily basis and have a combined experience of more than 225 years.

Raines also guarantees that the installation of floor coverings is not outsourced. In fact, Raines Commercial Flooring own installers collectively have 250 years of installation experience. "All Raines installers are the company's own and all staff are trained extensively. It gives our clients an extra level of trust, knowing we are not relying on sub-contractors," adds David. "We have successfully applied the residential mentality of flooring installation into the commercial world, which is what sets us apart."

For more information contact Raines Commercial Flooring Pty Ltd, Unit 8, 3 Exell Street, Banksmeadow NSW 2019, phone 02 9316 8030, fax 02 9666 6170, email info@rainescommercial.com.au, website www.rainescommercial.com.au

Below Sterland Roofing manufactured and installed the specialist zinc cladding system on Wentworth Point Marinas – Regatta.

Since it was founded 10 years ago by Director Mathew Sterland from his parents’ garage, Sterland Roofing has quickly gained a deserved reputation as a well respected and trusted company. This reputation of the company is shared among Sterland Roofing clients and industry peers alike.

Specialising in zinc and copper roofing and wall cladding, and architectural façade systems in a variety of finishes, Sterland Roofing has grown to employ 35 staff plus contractors. In fact, the company has grown by 20% per year since its inception. “We now produce some of the largest specialist works projects in the country and have Australia’s largest VM Zinc installation team,” says Mathew, who founded Sterland Roofing when he was 24 years old.

The company’s vast experience in various methods of applying copper, zinc, stainless steel, Colorbond roofing and wall claddings, combined with its solid reputation, saw the company engaged on the Wentworth Point Marinas project.

Sterland Roofing employees manufactured and installed a specialist zinc cladding system on the development. The cladding system had to comply with the strict fire rating of the large multi-residential development. “The product was VM Zinc point eight gauge Quartz-Zinc angle standing seam. It was installed over a galvanised substrate to support the softer zinc material,” explains Mathew.

“In regard to the fire rating situation and the cost of the product, we worked very hard to adapt the system to comply with the Development Application (DA) and fit in with the developer’s budget. We managed to do this on all levels. “We also specially constructed a locker-style perforated screen to fulfill the privacy requirements of the DA. This was done by perforating the zinc and then installing it into a window track.”

From planning, to design and completion, Sterland Roofing’s wide-ranging industry expertise means it can offer professional advice and suggestions for all customers. This includes a range of structures, be it large commercial claddings through to Colorbond homes. What’s more, regardless of whether

it’s heritage, architectural, commercial or the enhancement of an existing structure, Sterland Roofing sets a high quality standard of work and delivers every time.

The company recognises that a skilled team of professionals is its most valuable asset. Sterland Roofing therefore employs only the most experienced staff, including tradesmen. This ensures the company can provide clients with an exceptional level of service and quality.

Sterland Roofing’s solid reputation has been further endorsed by its winning of several industry awards. In 2013, Sterland Roofing won three awards from the Metal Roofing and Cladding Association of Australia (MRCAA) including Specialists Works Project under \$300,000 Single Residential Building – New Structure and Wall Cladding.

In 2014, the company won two awards, including the prestigious Rex Blackwell Award (the MRCAA Gold Award) for Excellence in Metal Roofing. Awarded for the highest consistent standard, Sterland Roofing was the youngest company to take home the coveted prize. Last year saw the company take home two awards – again winning the Specialists Works Project under \$300,000 category and the award for Unique Metal in the Installation of Roofing or Cladding.

In addition to working on significant projects such as the Wentworth Point Marinas – Regatta, Sterland Roofing has been engaged to work on The Oaks Farm Stay and large developments in Randwick, Ultimo and Newcastle.

Mathew acknowledges the exceptional internal and external support Sterland Roofing received on the Wentworth Point Marinas project. “We had a great team of workers on site and support staff in the office,” he says. “I’d also like to say a big thanks to our sister company Prestige Roofing and Cladding Supplies for producing all the panels for the project.”

For more information contact Sterland Roofing Pty Ltd, 25 Ethel Avenue, Brookvale NSW 2100, phone 02 9939 0841, fax 02 9939 4809, email info@sterlandroofing.com, website www.sterlandroofing.com



Below Sydneywide Cement Renderers applied cement render services to the walls of Wentworth Point Marina – Regatta.

Below Marble Design produced and installed all of the kitchen and vanity stone benchtops, and lift surrounds.



An Australian owned and operated company, Sydneywide Cement Renderers Pty Ltd (SWCR) has developed a reputation for its ability to perform above and beyond expectations, while delivering exceptional results.

Providing superior cement rendering services and specialising in acrylic render and texture coatings, SWCR is involved in projects across the residential, commercial, government and retail construction sectors.

Given the company’s extensive skills and outstanding results, the company was a natural choice to provide its specialist rendering services and expertise for the Wentworth Point Marinas – Regatta development.

SWCR provided an Astec render system and cement render to the building, which also included the application of an Astec render system to the development’s Dintel walls. The Wentworth Point Marinas – Regatta development saw 20 of SWCR’s 25 staff work on the project.

Although it has been in business for less than a decade, SWCR already boasts an impressive portfolio of projects, including significant aged care and residential developments.

The company services a wide variety of clients across Sydney, including Hansen Yuncken, Richard Crookes Constructions, Grindley, Built, Cockram, Fugen and Becton. The company attributes its success to its wealth of experience, quality workmanship and SWCR’s ability to build long term and successful relationships with its clients. The company’s management has a combined background of more than 30 years within the construction industry.

Further building upon the experience of SWCR’s management, the company employs only expert tradesmen that demonstrate and value quality workmanship in all areas of the cement rendering trade. SWCR’s staff has also had extensive involvement in the building and construction industry, with most of their principal skills gained in Europe.

Given its reputation, SWCR continues to be a first choice for a number of projects across the greater metropolitan area. Their current projects include residential developments for Park Rise Waitara for Richard Crookes Constructions and Lumina in Ashfield for Ceerose Pty Ltd.

For more information contact Sydneywide Cement Renderers Pty Ltd, 408-410 Canterbury Road, Canterbury NSW 2193, phone 02 9787 5830, fax 02 9787 5829, email info@swcr.com.au, website www.swcr.com.au

When it comes to working with stone, having the right skills is a must. It is these skills, combined with decades of experience that ensures Marble Design’s high-quality stone work is certainly in demand.

With an experienced team, including directors who have all been in the stone industry for more than 20 years, Marble Design produces superior stone work. This is evident by its exceptional results on larger developments such as Wentworth Point Marinas – Regatta. Here the company completed kitchen and vanity benchtops, and lift surrounds.

The project saw Marble Design installing 30 to 40 benchtops per week, in addition to working on other projects and private work. The company’s \$2 million factory ensures the company is able to keep up with the demand of producing its quality workmanship for its clients.

“Our factory is extensively well equipped to deal with a high amount of work and customers,” says Marble Design’s Farrah Rowell. “We have state-of-the-art machinery and state-of-the-art equipment. The majority of the stone work is completed in the factory, then taken to site to be installed.

“We complete work on a number of residential buildings, including large, multi-residential developments such as Wentworth Point Marinas – Regatta.”

Marble Design also complete stone works on a range of high end apartment developments, which often require high-veined stone to be matched properly, including on walls. “This is where having the right machinery and tools to work with, for that stone is essential.”

In addition to working on a number of projects, including Discovery Point in Wolli Creek and shortly to start works on Macquarie Park Village, Marble Design completes quite a lot of countertops for restaurants, including McDonald’s.

The company also continues to complete around 90% of Billbergia’s stone work for their developments. “It’s positive to know what we are doing, we’re doing right,” adds Farrah.

For more information contact Marble Design Pty Ltd, 51-53 Claremont Avenue, Greenacre NSW 2190, phone 02 9708 6088, fax 02 9708 6066, email info@marbledesign.com.au, website www.marbledesign.com.au

Below Hypostyle designed and installed all of the wardrobe fitouts for the Wentworth Point Marina – Regatta project.

Below GC Panels manufactured and installed the architectural cladding (Tresna panels).



With 330 apartments, including studios and one, two and three bedroom apartments, fitting out the Regatta at Wentworth Point Marinas with wardrobes was always going to be a substantial job. This is, however, where commercial wardrobe fitout company Hypostyle comes in. Designing and fitting out wardrobes is the centrepiece of the company.

“Hypostyle specialises in custom design and installation of wardrobes, and any kind of commercial fitout,” explains Hypostyle’s Ryan Solomon. It was this specialty that saw the company contracted to work on the latest stage of the waterfront development.

“Hypostyle was involved in the form works and the design and installation of wardrobes on the Regatta project. We mainly fitted out bedroom wardrobes for the building,” says Ryan. “We used architectural products from Hettich – German technology for the drawers. These were a multi-tech single wall steel drawer system for the wardrobes.”

Hettich, which has been around for nearly 130 years, is renowned for its range of drawer systems for bedrooms, kitchens, offices, bathrooms and living areas.

Hypostyle was established in 2010 when Ryan was undertaking construction management while working in building construction. The company now employs 16 staff.

Four of Hypostyle’s employees worked on the Wentworth Point Marinas – Regatta project. As well as Ryan (Project Manager), working on the project was Site Foreman Rene Garcia and Fitout Installer Alejandro Velasquez.

Having previously worked with Billbergia for nine years, Ryan has a very good understanding of working on building projects for the company. This understanding, combined with practical experience, ensures Hypostyle continues to maintain a strong relationship with the company.

The future for the company is looking bright, with Hypostyle planning on expanding into interior design before the end of this year.

For more information contact Hypostyle Pty Ltd, 5/19-21 Chapel Street, St Marys NSW 2760, mobile 0430 378 198, email eleanor.hypostyle@yahoo.com.au

GC Panels Pty Ltd is a cladding company located in South West Sydney which offers superior architectural cladding solutions for retail, commercial and industrial products.

With over 15 years installation experience, GC Panels Pty Ltd specialises in aluminium composite panels, including but not limited to Vitrabond, Alucobond, Trespa, Kinspan, Vitrapanel as well as wall insulation and steel framework.

GC Panels fabricates all material in the fully equipped factory and offers manufacturing only services to other cladding companies.

GC Panels has eight permanent staff and a large number of subcontractors that have worked on their projects for many years and with which the company has a long-standing professional relationship.

The company’s dedication, experience and guarantee to use only the best materials, most reliable and professional installers is evident in their projects across Australia. These include:

- The Australian Federal Police Station in Darwin (Sitzler Pty Ltd)
- Tempo Apartments Mascot (Casumo Pty Ltd)
- Sydney International Airport (Buildcorp Pty Ltd)

- Adelaide’s Myer Rundell Mall (Candetti Pty Ltd)
- Harvey Norman Maroochydore (ADCO Constructions Pty Ltd).

GC Panels is also currently working on Norwest Hospital (Buildcorp Pty Ltd), Baptist Aged Care (Lipman), The Chelsea Apartments (Piper Pty Ltd).

The GC Panels team installed Trespa panels to the Wentworth Marina – Regatta Project. Front fix to soffit areas, concealed to specialised aluminium extrusions on columns as well as support framing.

For more information contact GC Panels Pty Ltd, 17/264-272 Hoxton Park Road, Prestons NSW 2170, phone 02 9607 0923, email info@gcpaus.com.au, website www.gcpaus.com.au

Below Golden Eagle Painting was responsible for painting the entire interior of Wentworth Point Marinas – Regatta.

Below Proglaze manufactured, supplied and installed all of the splashbacks, shower screens and mirrors in all of the units.



As the preferred subcontractor for Billbergia for the past 20 years, the ability of Golden Eagle Painting when completing large construction projects is evident through its long track record with the development company.

This solid working relationship with Billbergia has continued, with Golden Eagle engaged to carry out all the painting on Billbergia’s latest development at Wentworth Point Marinas – Regatta.

“We started in August last year, and all up the job has taken 10 to 11 months to complete. Overall it was a pretty straight forward job and working on projects such as Wentworth Point Marinas – Regatta further enables us to grow as a company.”

Specialising in painting and decorating, Golden Eagle Painting has been in business for 25 years. Of those 25 years, 20 of them have been in the construction industry.

The company works solely on construction projects. Golden Eagle has dozens of employees, 22 of whom worked on the Wentworth Point Marinas – Regatta project. “My father started the business back in the mid 80s by himself painting

apartments. We now have 30 employees and work on large construction jobs such as Wentworth Point Marinas – Regatta,” says Mohammad.

“In fact, as a company we are used to completing works on big construction projects. This is shown by our work on Wentworth Point Marinas – Regatta and the many large projects we have worked on for Billbergia for the past 20 years.”

“Our expertise has developed rapidly through our work with Billbergia on the Z.E.N. development, also at Wentworth Point Marinas.”

“Golden Eagle is proud to be a preferred subcontractor of Billbergia and looks forward to working with them for decades to come,” adds Mohammad.

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

Specialising in all types of glass applications including shower screens, splashbacks, mirrors, balustrading and pool fencing, Proglaze has more than 25 years experience in the toughened glass industry.

This comprehensive experience and expertise saw Proglaze contracted to measure, manufacture, supply and install internal splashbacks, shower screens and mirrors in all the Regatta building’s units at Wentworth Point Marinas – Regatta.

Proglaze’s Dean Michael explains, “the work included splashbacks in the kitchens, bathrooms and laundry. The splashbacks in both the kitchens and bathrooms included two different colour schemes: spring and autumn incorporating both bronze and grey.”

“We also installed frameless shower screens throughout the building which consisted of 10mm safety glass, channel fixed to the wall.” Four Proglaze employees worked on the project, commencing construction on site November 2015 and finished May this year.

As a company Proglaze continues to lead the market with its high quality glass products. As shown by its work on the Wentworth Point

Marinas – Regatta project, it’s a full glass service. “No job is too big for us,” adds Dean. “Most of our works consists of large scale residential apartments, we also focus on exclusive architectural homes. The more the merrier. Our commitment includes: exceptional products and service, responsive and reliable service, prompt manufacture and installation and competitive pricing.”

Proglaze will continue to serve commercial properties, builders, developers, architects, designers, merchants and home owners with perfection.

For more information contact Proglaze Pty Ltd, 121-123 Cowapsture Road, Wetherill Park NSW 2164, phone 1300 776 459, fax 02 9756 1030, email info@proglaze.com.au, website www.proglaze.com.au