

HIP TO BE SQUARE

The Green Square Town Centre project involved the creation of a world class village with multiple residential towers and extensive community facilities. Designing a unique and welcoming centre for the Green Square community, the development includes a new library, plaza, aquatic centre, childcare centre, parks, creative hub and over 30,000 new residential dwellings.

DEVELOPER : Bridgehill Group
MAIN CONSTRUCTION COMPANY : Westbourne Constructions
ARCHITECT : SJB and Neeson Murcutt Architects
CONSTRUCTION VALUE : \$160 million

Green Square Town Centre is one of four precincts that make up Green Square, an old inner city industrial area stretched across a number of Sydney suburbs. The Sydney City Council has plans for this area to include residences and amenities for over 50,000 people by 2030.

The Green Square Town Centre project involves the creation of a modern global village with multiple residential towers. The area is already serviced by public transport and community buildings at Green Square Town Centre include the aquatic and recreation centre, a community shed, a creative centre and a library within a plaza and parklands.

Bridgehill purchased the 1.8 hectare ex-council depot site in 2014 for \$90 million. The \$160 million UNO and Jade developments comprise five buildings with retail tenancies at podium level and a total of 395 apartments. The complex is an important part of Green Square Town Centre urban development plan which allows for a potential GFA of 65,500m².

Architects, SJB completed the design for Uno, three buildings of 15, 11 and 9-storeys while Neeson Murcutt designed Jade, two 7-storey buildings.

“The design challenge for today’s residential market is how to have traditional low density culture and community in a high density environment,” said Managing Director, Yibin Xu. “High density apartment living is a modern choice as well as a necessary change that is inevitable due to population growth. At UNO and Jade, we have created an environment that brings traditional Australian low density culture to the modern high density lifestyle.”

Green Square Town Centre works as a city within a city with residential blocks set above landscaped gardens, shops and restaurants. Bridgehill is committed to projects that connect with the infrastructure of the city, consider the heritage of the area, and provide public amenities.

“Most importantly for a developer, is to have good quality concepts and buildings,” said Yibin.

Bridgehill is an internationally accredited 5 Star property developer. In the past the company has provided 500 apartments a year, more than 1,800 in Sydney and has had success with their off the plan developments. Bridgehill has been well placed to take advantage of opportunities presented by the recent building boom in Sydney.

Bridgehill has won many awards for their developments and UNO and Jade have already won international acclaim with 6 Asia Pacific Property Awards. The company also won the 2018 Asia Pacific Award Best Architecture, Multiple Residence Award for Esprit, 485-apartments at Mascot. At Esprit, glazed corridors with break out areas and seating, overlook gardens. These areas create an elevated street. “Every floor can have a street rather than a corridor,” said Yibin.

Builder, Westbourne has worked extensively with Bridgehill. The two companies have become experts at the medium and high rise residential market working together on a string of successfully completed apartment developments around Sydney including the

luxury units Azure and Monaco in Rhodes, also by SJB Architects. In 2016, Bridgehill won the MBA Housing Award for Monaco.

Also in 2016, the company won the Urban Taskforce Award for Development Excellence for Adaptive Re-Use for Bridgehill Residences. Bridgehill converted the old 1980s commercial building to 129 luxury apartments, adding two floors, a rooftop terrace, high quality winter gardens and a sophisticated double glazed curtain wall skin.

Recently, Bridgehill have acquired a 180 hectare site in Wollongong for an international town development. This development will transition the company from their role of property developer, to an integrated urban developer, engaged in architectural design and urban development.

For more information contact Bridgehill, 7/3 Rider Boulevard, Rhodes NSW 2138, phone 02 8732 8600, email info@bridgehill.com.au, website www.bridgehill.com.au

Below Westbourne Constructions were the construction company responsible for bringing Green Square to fruition.

The UNO and Jade building development at Green Square continues Westbourne’s successful working relationship with the Bridgehill Group with this latest development, comprising 395 apartments over five buildings. Working collaboratively with the design competition winning architects SJB (UNO) and Neeson Murcutt (Jade), this development reflects innovation and creativity through its interesting articulation, striking façade materials and a selection of high quality one, two and three bedroom apartments all with generous private open space through the provision of balconies or private courtyards.

The design is based on Bridgehill’s ‘courtyard pavilion’ concept where the individual residential apartments benefit from interaction with intimate courtyards and extensively landscaped rooftop gardens with stunning views of the city skyline.

These buildings create a new benchmark for urban living and are already the winner of three international property design awards.

The construction of the project was not without its challenges. Sited above an old brick pit, subsequently filled with uncontrolled fill and rubbish and with a high water table, the retention solution ultimately chosen was composite concrete and steel sheet piled wall and a foundation solution comprising of steel lined concrete piers socketed into rock some 20m below the surface. The in situ concrete ground slab averaged 600mm deep to counteract hydrostatic pressures. Above ground, all cores were constructed in situ and there was extensive use of precast concrete. Façade elements included the stylish use of zinc cladding, aluminium screens and glazing.

Project Director for Westbourne, Andrzej Pienkowski, said that the success of the project to a great extent depended on Westbourne being able to maintain the design concept while keeping within a tight project budget. “We maintain the architect’s intent and develop the design, rationalise it and make it practical” said Andrzej. This challenge needed the support of all stakeholders and it is to their great credit that this project was completed within the project budget without compromising cost or quality.



Westbourne were able to deliver the buildings to a tight project timeframe of 24 months which was achieved through rigorous programming, an eight day floor to floor cycle and an extensive offsite fabrication. Andrzej said that the number of workers onsite averaged around 280 and peaked at 450. Westbourne would like to acknowledge the fantastic efforts of their team, their suppliers and their contractors in achieving this milestone.

Westbourne have been constructing apartments in Sydney for over 20 years and have developed a reputation for delivering quality award winning projects for a select number of clients. This is their fifth project for Bridgehill, having previously completed ‘Azure’ at Rhodes, ‘Monaco’ at Rhodes, ‘Bridgehill Residences’ at Milsons Point and ‘Espri’ Mascot. All these projects are multiple award-winners.

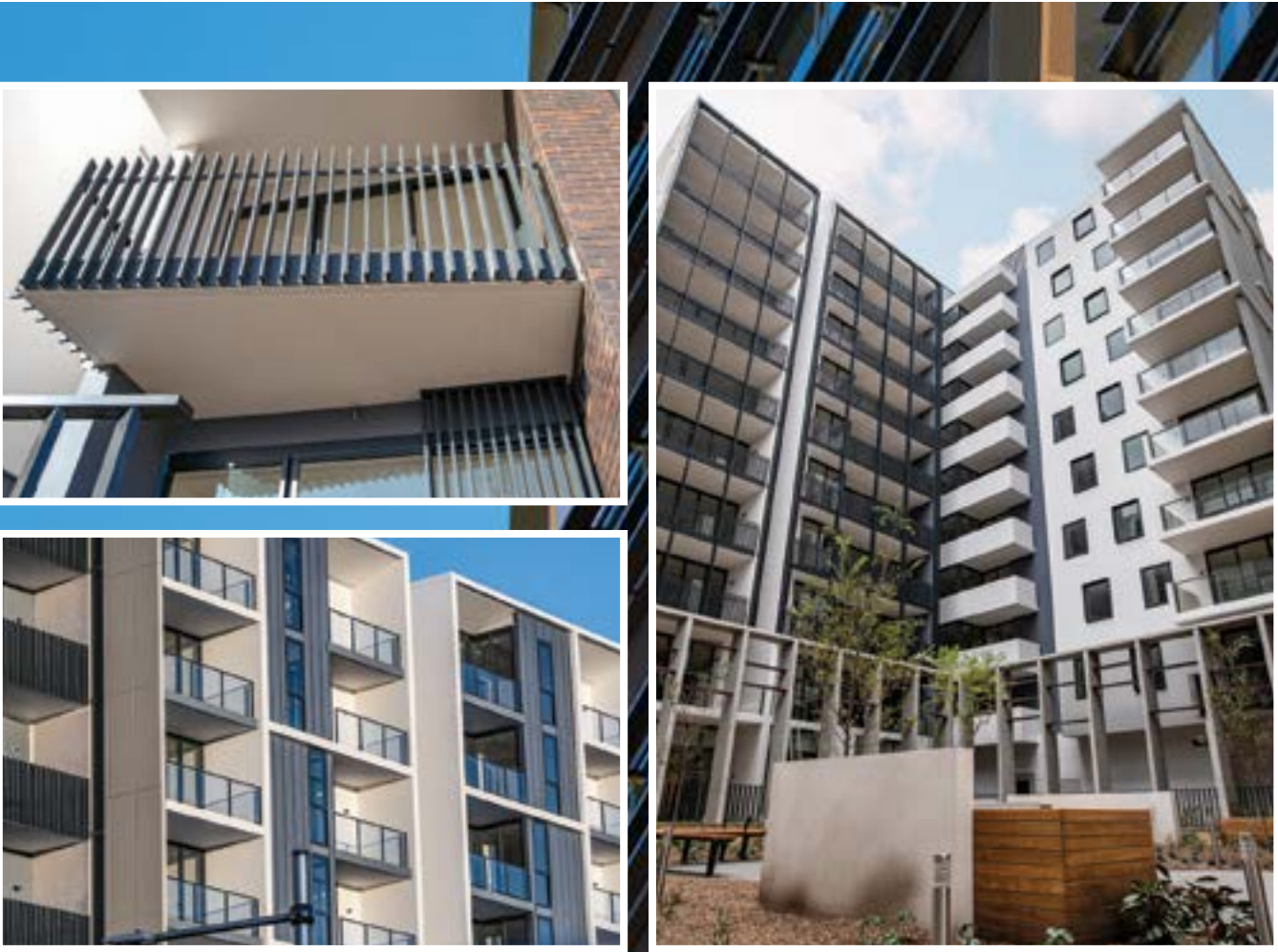
Westbourne also recently completed the 220 apartment ‘Veridian’ project at Kogarah which includes new club premises for Kogarah RSL. Current work in progress includes the high end 252 apartment with expansive commercial and retail tenancies ‘Esplanade Norwest’ project and the ‘Majestic Rouse Hill’ – being the first stage of over 700 apartments to be built adjacent to the new Tallawong Metro Station.



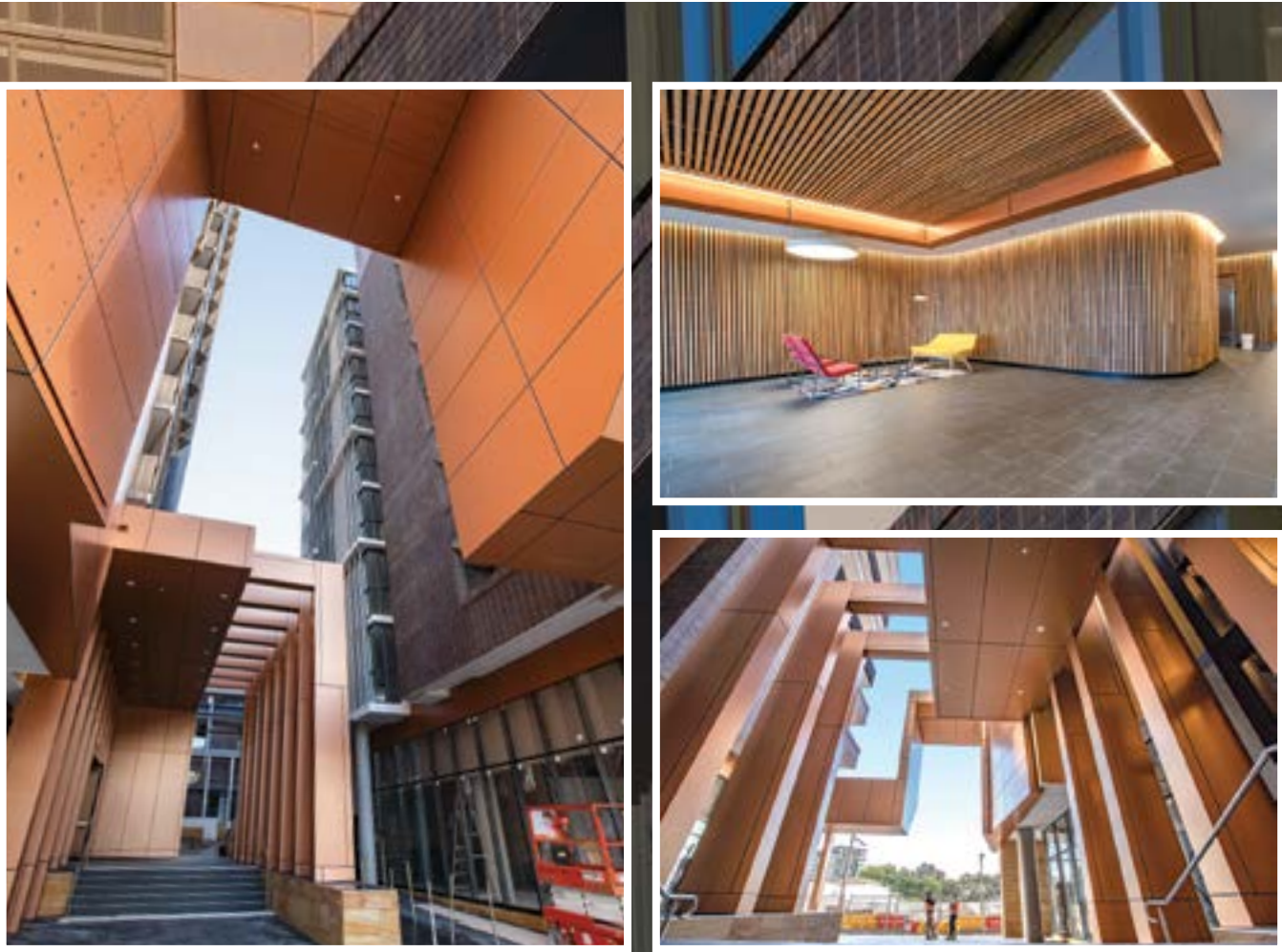
For more information contact Westbourne Constructions, Suite 23/12 Tryon Road, Lindfield NSW 2070, phone 02 9413 8442, email info@westbourne.net.au, website www.westbourne.net.au



Below Trimlite completed all the aluminium balustrade and fencing elements, including the vertical and glass balustrades.



Below Dunrite Linings installed the Sculptform timber features as well as the Vitradual 3mm solid aluminium cladding.



Since being established in the 1970s, Trimlite has become a leader in the design, manufacture and installation of quality aluminium products, including fencing and balustrades.

In April 2019, Trimlite were contacted to install the aluminium elements on three buildings at Green Square Town Centre. The company fit aluminium balustrades and glass balustrades on balconies on Buildings B and C and powder coated perforated aluminium sheet balustrades on 14-storey Building A. Trimlite also installed a glass and stainless steel rail balustrade on the rooftop of Building C and constructed fences and gates to the courtyard.

“We modified the design specifications of the vertical aluminium components on the balustrade to make them lighter and more cost effective as well as being easier to manufacture and install,” said Owner, Mic Pilon.

With up to 10 workers onsite at peak periods the job was completed by the end of June 2019. “It was a tight programme,” said Mic. “A quick ordering of materials and manufacture. With lots of work happening in the building industry it was a challenge finding the right skilled tradesmen for the installation.”

Trimlite have the capacity and experience to deliver on large scale projects with their 2,000m² manufacturing facility at Tuggerah. The company service a variety of sectors such as high rise apartment developments, resorts, schools, residential aged care and commercial projects across the Sydney metropolitan region through the Central Coast to Newcastle.

Trimlite’s range of aluminium and glass products includes balcony balustrades, louvres and frameless glass. They also provide aluminium screens, slats and sunshades, fences, gates and outdoor furniture as well as pool and safety fencing.

Trimlite work with a range of clients including developers, architects, builders and Government Departments. “We’ve worked with Westbourne and Bridgehill on Esprit apartments at Mascot and have recently started at The Esplanade at Norwest. We’ve also been working with Lendlease for the last 15 years fitting our aluminium products at their many retirement villages across New South Wales and Victoria,” said Mic.

For more information contact Trimlite, 1/7 Enterprise Drive, Berkeley Vale NSW 2261, phone 02 4001 0150, email info@trimlite.com.au, website www.trimlite.com.au

Dunrite Linings is a linings and cladding contractor that specialises in all internal linings and external claddings including partitions and ceilings, acoustic and timber treatments and façade panels.

Dunrite Linings installed internal and external Hebel panel walls, plasterboard partition linings and insulation as well as rigid board soffit linings on Green Square’s 14-storey Building A and 10-storey Building B. Dunrite Linings also fit Sculptform timber batten features to the walls and soffits throughout the job as well as solid aluminium façades.

“We used Vitradual 3mm solid aluminium cladding for the façades,” said Project Manager, Ian Young. “We developed an onsite method for cutting and routing the solid panels to form the fully cassetted cladding system – quite a difficult process with the solid aluminium product. By removing the need for offsite CNC production, we were able to greatly reduce production and logistics lead times which allowed us to save nearly a month on program for Westbourne from their estimated completion date.”

“With works proceeding up both buildings simultaneously, it was a demanding timeframe in which we were working at an extremely rapid

pace. Fortunately we worked very smoothly with Westbourne’s strong site team, which led to us finishing our works ahead of schedule,” said Ian. “We also worked with Armature to design and install a spectacular 1,355 piece LED lighting system. It runs along the entry portal and the northern awning and looks amazing at night.”

Dunrite Linings has over 30 years experience in the supply and installation of partitions, linings and cladding panels. They employ over 150 staff, including project managers, estimators, site foremen and tradesmen.

Dunrite Linings provide quality work to the commercial, residential, hospitality and retail sectors with infrastructure projects that include North Sydney Station Upgrade, South-West Rail Link and other projects completed at airports, hospitals, schools and aged care facilities. Previous large scale projects for Dunrite Linings include fitouts for David Jones Elizabeth Street Refurbishment, the NSWRL Centre of Excellence, Narellan Town Centre and Roselands Shopping Centre Redevelopment.

For more information contact Dunrite Linings, Unit 8, 36-38 Hume Highway, Lansvale NSW 2166, phone 02 9728 3393, fax 02 9726 6074, email info@dunritelinings.com.au, website www.dunritelinings.com.au



Below Garage Doors and More (Aust) manufactured and installed over 400 mesh security cages in the basements of the project.



Garage Doors and More (Aust) is a leading supplier and installer of steel and aluminium architectural products including garage doors, fencing, gates and steel security cages. For Green Square, Garage Doors and More manufactured, supplied and installed different size security cages for residents' storage in the basement.

"We worked on five buildings over two basements," said Director, Abdul-Karim Bazzi. "We installed over 400 steel mesh security cages, of different sizes, over two underground levels. It's a big development and Westbourne ran it well. It went smoothly for us throughout the whole project."

The staff at Garage Doors and More (Aust) have over 50 years combined experience fabricating and installing their steel products all over Sydney as well as Wollongong, Gosford and the Blue Mountains area. The company work across the residential, commercial and industrial sectors focusing on fitting security cages to larger scale residential apartment developments.

At their 1,200m² factory in Milperra, Garage Doors and More (Aust) manufacture jamb or track type garage doors and Colourbond steel sectional and roller doors that come in a variety of colours.

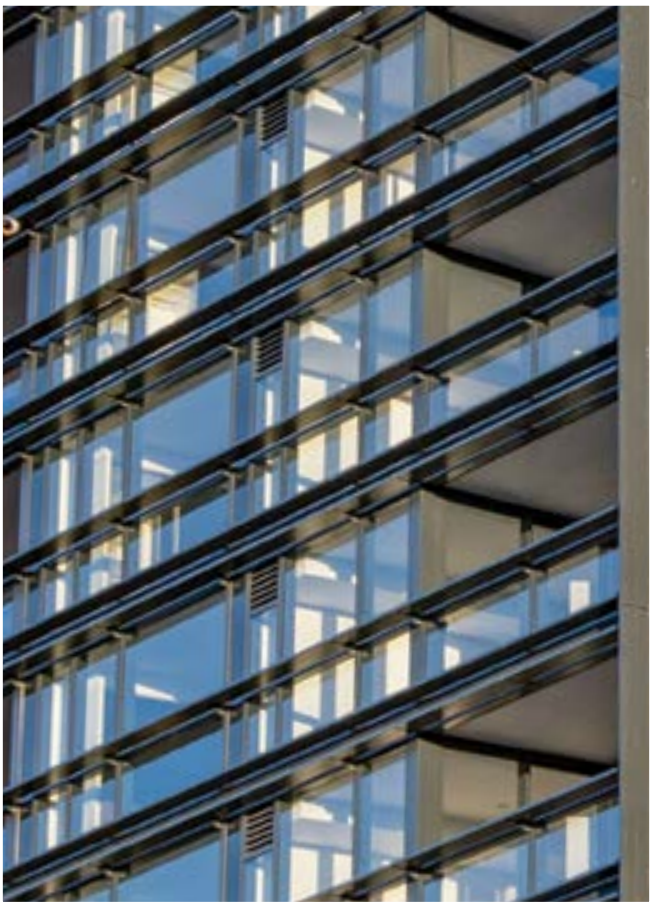
They fabricate custom made steel and aluminium specialty doors for security and ventilation, for shared basement car parking along with all remote control motors and units. Garage Doors and More (Aust) also make fencing, sliding and swinging gates, fire shutters and bike racks.

"We specialise in fitting welded mesh security cages and partitions," said Abdul-Karim, "Our cages are all made from heavy gauge steel that is welded and galvanised to produce a quality product."

Garage Doors and More (Aust) recently completed a large job at Penrith for St Hilliers supplying and installing over 500 security cages in the basement of a residential apartment complex. Garage Doors and More (Aust) also carry out domestic jobs and provide follow up service with repairs and spare parts and an online parts store.

For more information contact Garage Doors and More (Aust), Unit 1/31-37 Ashford Avenue, Milperra NSW 2214, phone 1300 043 262, email info@doorsandmore.com.au, website www.doorsandmore.com.au

Below MAC Windows fitted all of the glass windows across all five buildings of the Green Square development.



Below Cathay Chung Yue Estate completed the plastering services which involved installing Hebel panels, gyprock and ceiling tiles.



MAC Windows are specialists in the manufacture, supply and installation of commercial quality aluminium doors and windows. Their expertise was utilised at Green Square, where MAC Windows supplied and fit all the glass windows across all five buildings, including for the façades, balcony balustrades and glass doors.

In mid-2017, Owner Andrew Micos and his team started the design and shop drawings for the manufacture of doors and glazing units. MAC Windows commenced manufacture in their 1,000m² facility at Matraville ready for a team of 20 installers to begin onsite in March 2018. “The north elevation of the tallest building was a challenging design that included the integration of glazed balustrades and feature fins into the window wall,” said Andrew.

Andrew has 35 years experience in the glazing industry and established MAC Windows five years ago. MAC Windows evolved from Micos Aluminium Industries started by Andrew’s father and brothers who supplied and installed windows for the MLC Centre.

The products offered by MAC Windows include sliding and stacking, hinged and pivot aluminium framed doors, bi-folds and frameless glass. They have a range of sliding, awning and casement windows,

louvres and bi-folds, as well as installing window walls and framed shop fronts. Recently MAC Windows introduced a domestic line of glazing products to service low rise home renovators and project home developers.

MAC Windows projects include small and large scale residential and commercial developments, ranging from Eastern Suburbs luxury homes and extending to high rise commercial installations.

MAC Windows have an extensive history with Westbourne Constructions, and in 2017 completed a work at Esprit, 485-apartments with retail tenancies at Mascot. In 2016 MAC Windows supplied and fitted large glazed doors to the main entrance at Liverpool Catholic Club for Taylor Constructions and in 2018 completed the stylish glazing at the stunning Coogee Beach Tennis Club.

For more information contact MAC Windows, 1/26a Perry Street, Matraville NSW 2036, phone 02 9695 1966, fax 02 9695 1977, email info@macwindows.com.au, website www.macwindows.com.au

Cathay Chung Yue Estate (CCYE) is an interior fitout company that specialises in the installation of plasterboard walls, ceilings and partition systems including Hebel wall panels.

Beginning in April 2018, CCYE started plastering services, including installing gyprock panels, Hebel panels and ceiling tiles throughout all the units and common areas. With 85 installers working on three buildings at the same time the job was finished by February 2019.

“It was a tight programme as we had three buildings we needed to finish in a short period of time,” said Project Manager, Johnny Meng. “The construction drawings were changing occasionally during the project, and we had to modify our work and still finish in a high quality level within the time frame.”

CCYE has 20 years industry experience in fitouts for residential apartments and commercial developments as well as luxury residences. The company also works across the education, aged care and community sectors and offers project management services. CCYE also provides compressed fibre cement (CFC) cladding, metal cladding and joinery services for residential and commercial projects.

“We have set up a joinery factory, and are looking forward to working with Taylor Construction, Hindmarsh and Westbourne, providing more joinery services for commercial projects, public schools and age care centres. We have recently won the contract for the Ultimo Public School from Hindmarsh, and will start in July 2019,” said Johnny.

Currently the company are at work on a new residential apartment project in Norwest for Westbourne. In June 2019, CCYE finished joinery work for Taylor Construction at Cardinal Freeman Village in Ashfield.

For more information contact Cathay Chung Yue Estate, PO Box 653, Winston Hills NSW 2153, phone 02 9682 6888, email info@ccye.com.au, website www.ccye.com.au