

# SHAPING THE FUTURE AT GREEN SQUARE

Westbourne Constructions led the Alba and Luna development in Green Square—360 sustainable, architecturally striking apartments blending luxury and heritage. Featuring eco-friendly design, world-class amenities, and exceptional connectivity, Alba and Luna sets a new benchmark for urban living in Sydney's evolving residential landscape.

**Westbourne Constructions, a distinguished name in Sydney's construction industry, was at the forefront of delivering the Alba and Luna developments in Green Square, both designed and developed by Bridgehill Group.** These architecturally ambitious projects feature two striking buildings offering 360 meticulously designed apartments and penthouses at 499 Botany Road, Zetland.

As the design and construct builder on both developments, Westbourne was responsible for the full delivery—from early site establishment, dewatering, and structural construction through to detailed internal fit-outs and final handover. “We managed all construction phases, coordinated with key stakeholders, and ensured that every element aligned with the client's vision for quality and functionality,” said Project Manager Matthew D’Arcangeli.

Designed in collaboration with McNally Architects and Sissons Architects, Alba blends modern urban living with the industrial heritage of the area. The distinctive terracotta masonry façade pays homage to the precinct's brickwork legacy while delivering durability and thermal efficiency. A mix of one, two, and three-bedroom apartments and double-storey penthouses feature flexible layouts, abundant natural light, and intelligent interior detailing.

However, the project came with complex challenges. “The site's urban location and large footprint required meticulous planning and smart sequencing,” said Matthew. “Basement construction was carried out seven metres below the water table. We worked closely with Cetco, Waterproofing Assurance, Aqua Remedial Works, and National Pump & Energy to implement a fit-for-purpose tanking and dewatering solution—particularly during one of the wettest years on record.”

The team also delivered a unique architectural feature on the Luna building—8-storey high brickwork chimneys on the northern elevation. “These chimneys, built with dry-pressed bricks in a faceted layout, demanded artisan skill from Paragon Group. With radii as tight as 300mm, it was a small miracle and a true focal point of the façade,” he said.

Throughout the build, Westbourne followed its rigorous Integrated Management System, ensuring quality, safety, and environmental compliance. “Stage-by-stage quality checks, daily safety briefings, and real-time progress tracking allowed us to deliver consistency across both sites,” D’Arcangeli said. “This approach helped us achieve Federal Safety Commissioner accreditation, which we're very proud of.”



**DEVELOPER : Bridgehill Group**  
**MAIN CONSTRUCTION COMPANY : Westbourne Constructions**  
**ARCHITECT : 3EM**  
**ARCHITECT (DESIGN COMP ALBA): Sissons and McNally Architects**  
**ARCHITECT (DESIGN COMP LUNA): MHN Design Union**  
**STRUCTURAL ENGINEER : Taylor Thomson Whitting (NSW)**  
**SURVEYOR : Total Surveying Solutions**

Sustainability was embedded in both projects from the outset. Internally, the buildings incorporate energy-efficient lighting, high-performance insulation, and smart climate control systems.

Shared amenities include electric vehicle charging stations, bicycle storage, a pet wash bay, and a landscaped sky garden, enhancing community connection while reducing environmental impact. Efficient plumbing fixtures and a planned water recycling system further support long-term conservation goals.

Collaboration was central to Westbourne's delivery model. “From early design development through to final detailing, we worked hand-in-hand with Bridgehill, the architects, and consultants,” said Matthew. “Regular workshops helped us refine materials, problem-solve in real time, and maintain buildability without compromising design.”

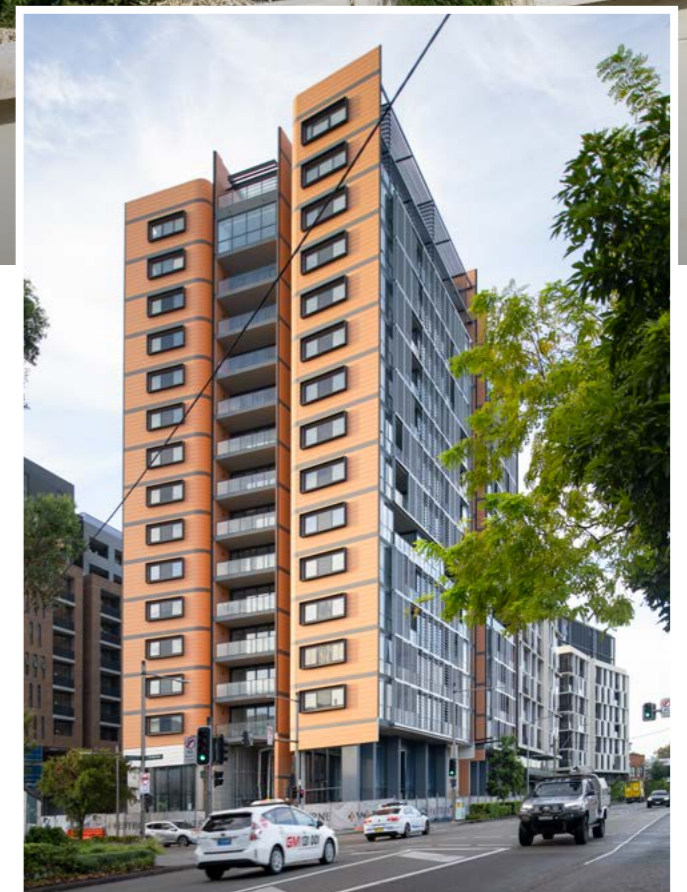
The developments are set within the fast-growing Green Square precinct, offering residents unmatched access to the Gunyama Park

Aquatic & Recreation Centre, Drying Green Park, Green Square Library, and transport links, including Green Square Train Station.

Looking forward, the team views these projects as a blueprint for future success. “Despite COVID-19, material shortages, regulatory changes, and weather disruptions, we delivered on time and to a high standard,” Matthew said. “The project reinforced the importance of early contractor involvement, adaptive planning, and strong communication.”

From world-class amenities and landmark architecture to environmentally conscious design, Alba and Luna stand as testaments to Westbourne's commitment to innovation, craftsmanship, and collaborative delivery—an approach that continues to define their legacy in the Australian residential construction landscape.

**For more information contact Westbourne Construction**, Suite 23, 12 Tryon Road, Lindfield NSW 2070, phone 02 9413 8442, email [info@westbourne.net.au](mailto:info@westbourne.net.au), website [www.westbourne.net.au](http://www.westbourne.net.au)



## RELIABLE HYDRAULIC CONTRACTING FOR LARGE-SCALE PROJECTS

**In the thriving heart of Sydney’s residential construction boom, ASI United has emerged as a trusted and highly capable hydraulic services contractor, providing sophisticated solutions to some of the city’s standout developments—including the landmark ALBA and LUNA projects.**

Established just three years ago, ASI United may be young in years, but it brings decades of collective experience to the table. With its directors boasting over 30 years in the field, the company has rapidly built a strong reputation for reliable, high-quality hydraulic work across both commercial and residential sectors.

Hydraulic engineering is the backbone of modern architecture. ASI United provides commercial and residential plumbing services, investigates issues, and explains problems and solutions to ensure their clients are fully informed and satisfied.

For the ALBA and LUNA developments, ASI United was engaged to deliver complete hydraulic services, a task that required technical precision and methodical coordination. Their scope included the installation of reticulating hot, cold, warm, and non-potable water systems, as well as stormwater, sewer/sanitary, and tradewaste infrastructure—core components for two of Sydney’s newest high-end residential projects.

“On both ALBA and LUNA, we were responsible for the full hydraulic scope,” said

Ben Horton, Director at ASI United. “From the early design phases through to the final install and commissioning, we worked closely with the construction teams to ensure delivery on time and to the standard expected.”

Despite the scale and complexity of both sites, the team didn’t encounter any major obstacles. “It was a smooth run,” Ben explained. “That’s a testament to our team and how we plan our work. Nothing out of the ordinary came up—which is exactly how you want a job of this size to go.”

With a team of 50 employees, ASI United is structured to handle large-scale projects without compromising agility. “We had around 25 people dedicated to these developments,” Ben said. “That includes tradespeople, apprentices, and project supervisors. Every one of them understands the importance of doing the job once—and doing it right.”

Located in Clyde, NSW, ASI United prides itself on professionalism and partnership. Their collaborative approach with builders and developers ensures seamless integration of hydraulic systems—often one of the most complex layers in a build.

While ALBA and LUNA stand as recent highlights, they are far from the only projects in ASI United’s pipeline. “We’re currently working on another four sites of similar size and nature,” Ben revealed. “We’ve hit our stride, and we’re excited about the scale and diversity of work coming through.”

In addition to quality delivery, ASI United places a strong emphasis on building long-term relationships. “It’s not just about the install,” Ben added. “We want to be a contractor that clients trust year after year—for consistency, problem-solving, and the peace of mind that comes from working with professionals who genuinely care.”

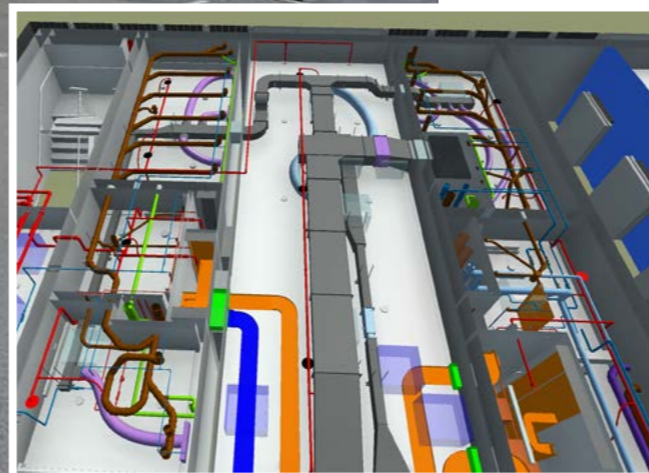
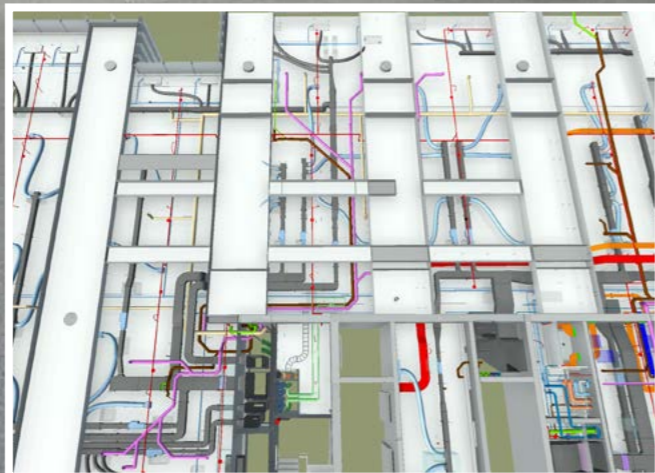
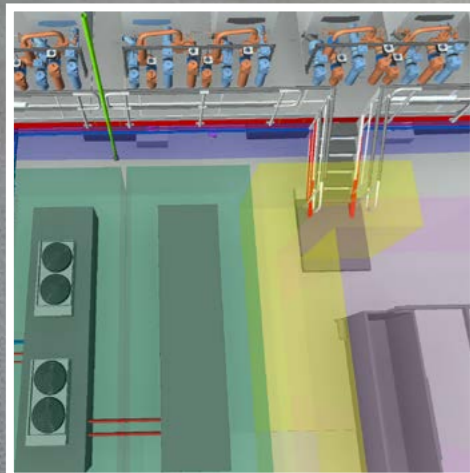
These projects continue to solidify ASI’s reputation as a go-to partner for hydraulic contracting across Sydney’s evolving urban landscape.

As the city continues to expand upwards and outwards, the demand for reliable hydraulic contractors is only set to grow—and ASI United is ready to meet it.

“We’re focused on steady growth,” Ben said. “Not just in terms of projects, but in nurturing our people and refining our processes. That’s what keeps quality high and clients happy.”

From expertly planned systems to faultless delivery, ASI United continues to prove why they’re one of the most dependable hydraulic contractors in the game.

**For more information contact ASI United,** 11 Kendall Street, Clyde NSW 2142, phone 02 8677 8899, email [office@asiunited.com.au](mailto:office@asiunited.com.au), website [www.asiunited.com.au](http://www.asiunited.com.au)





**Below** CCYE delivered expert internal linings and external cladding for Alba, ensuring precision, performance, and durability.



# CLADDING ENGINEERING: DELIVERING THERMAL PERFORMANCE & ARCHITECTURAL PRECISION

Cathay Chung Yue Estate (CCYE), a renowned façade company, played a key role in the Alba at Square, delivering lightweight internal lining and external cladding solutions as part of Westbourne Constructions’ broader vision for this sophisticated residential development.

With over two decades of industry experience, CCYE brought its extensive knowledge in both internal and external fit-outs to this project, ensuring seamless execution across complex building systems.

“We were engaged to complete the lightweight wall partitions and the full external cladding system,” said Johnny Meng, Project Manager at CCYE. “Our team focused on precision installation to match the architectural detailing and ensure durability across all five towers.”

Located within the transformative Green Square Town Centre—a precinct anticipated to house over 50,000 residents by 2030—the Alba development demanded a meticulous balance of form and function. CCYE’s scope included installing gyprock, Hebel panels, and multiple façade systems that aligned with the project’s high standards in sustainability and aesthetics.

“Our role was critical in helping Westbourne meet the architectural and thermal performance targets,” Johnny explained. “We handled variable designs and evolving site conditions while maintaining quality and timeline expectations.”

Despite a tight construction schedule and intermittent design changes, CCYE mobilised up to 85 personnel at peak to ensure project continuity and consistency. “We faced changes in construction drawings throughout the build, but our team adapted quickly and upheld the high-quality standards required by both Westbourne and the project stakeholders,” added Johnny.

CCYE’s contribution to the Alba showcases the company’s reliability and adaptability in large-scale, high-density developments. With a newly established cladding manufacturing facility and an expanding portfolio that spans residential, education, aged care, and commercial sectors, CCYE continues to position itself as a leader in streamlined, cost-efficient, and high-performance construction solutions.

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