

# SPRING SQUARE

DEVELOPER : Poly Global  
MAIN CONSTRUCTION COMPANY : Westbourne  
ARCHITECT : Scott Carver  
CONSTRUCTION VALUE : \$364 million





# WHERE DESIGN, NATURE, AND LIFESTYLE CONVERGE

Spring Square stands as a meticulously crafted mixed-use master-planned development valued at \$364 million. It encompasses 516 elegantly designed studios, along with one, two, and three-bedroom apartments distributed across five towers spanning 10 to 14 stories. The development features a two-story podium, 6,500m<sup>2</sup> of retail and commercial spaces, communal open areas, an integrated childcare facility, and extensive landscaping.

**The landscape of Bankstown is set to transform with the unveiling of Spring Square, a groundbreaking \$364 million mixed-use development poised to redefine urban living in the heart of the region.**

Developed by leading international developer Poly Global, in collaboration with award-winning design firm Scott Carver and boutique building company Westbourne, Spring Square promises to be a vibrant, integrated community hub that caters to every aspect of modern life.

Comprising five towers spanning 10 to 14 stories, Spring Square boasts a total of 516 beautifully designed studios, one, two and three-bedroom apartments. These residences are complemented by a two-storey podium featuring 6,500sqm of retail and commercial spaces, ensuring residents have convenient access to essential amenities right at their doorstep. Additionally, the development includes communal open spaces, an integrated childcare facility, lush green lawns, native trees, outdoor BBQ and kitchen spaces, al fresco-style leisure areas, seating nooks and expansive district views, creating an enriched urban vertical village.

According to Poly Global, Spring Square is more than just a residential development; it's a transformative project aimed at revitalizing Bankstown and fostering a sense of community and connectivity among its residents. Inspired by vertical communities around the globe, Spring Square is designed to uplift the area, offering a new way to live, work and play in this vibrant precinct.

Bankstown's central location within Sydney, coupled with its elevation, makes it one of the highest vantage points in the region. Residents of Spring Square can enjoy expansive district Sydney CBD and Olympic Park views from their homes, a unique feature that sets the development apart.

Poly Global, known for its commitment to creating socially sustainable communities, has brought its global expertise to Spring Square, ensuring that the development meets the highest standards of design, functionality and livability. Collaborating with Scott Carver, an award-winning design firm renowned for its innovative and emotive design approach, and Westbourne, a boutique building company with a track record of delivering high-quality residential projects, Poly Global aims to set a new benchmark for integrated living in Bankstown.

Poly (Australia) Real Estate Development is the Australian division of international property development company, Poly Global. The company entered the Australian market in 2015 with acquisitions in Melbourne and Sydney. Poly Australia made its first acquisition in Brisbane in 2019, and now operates across the eastern seaboard of Australia.

Westbourne is a proud wholly owned Australian company who have just celebrated their 21st anniversary, specialising in the home unit construction industry.

They have a reputation for producing high quality apartments, together with a comprehensive after sales service delivering a seamless transition to the new owner and/or occupier.

The recipient of multiple awards, Westbourne's most recent MBA Award was the Excellence in Construction – Adaptive Re-Use Division for their 127 apartment Milsons Point development which also won the Urban Taskforce Development Excellence Award for Adaptive Re-Use.

Westbourne have regularly been recognised for their construction professionalism not only through awards but via feedback from purchasers, clients, agents and various industry professionals.

Spring Square is poised to become a landmark destination in Bankstown, offering residents a true sense of place and community. As the project nears completion, anticipation is building for the unveiling of this transformative development that promises to shape the future of urban living in Bankstown for years to come.

*For more information contact Poly Global, Poly Centre, Level 16, 210 George Street, Sydney NSW 2000 phone 02 9336 8899, email [info@polyglobal.com](mailto:info@polyglobal.com), website [www.polyglobal.com](http://www.polyglobal.com)*

*For more information contact Westbourne, 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)*





**Below** Topdeck Flooring supplied 22,000m<sup>2</sup> of European oak engineered flooring for the 516 Spring Square apartments.

**Established in 2003, Topdeck Flooring is Australia's leading importer and supplier of luxury engineered timber, hybrid flooring, solid timber, and laminate flooring.** Topdeck Flooring also offers project-based solutions to support major residential and commercial developments across the country.

"We supplied over 22,000m<sup>2</sup> of custom-made European oak engineered flooring to 516 apartments in the Spring Square development located in Bankstown, News South Wales. In the process, we partnered with developer and builder to provide project customisation based on architect requests," said General Manager of Topdeck Flooring, Jerry Ji.

"Engineered flooring is highly durable, economical and satisfies the 5-star acoustic rating requirements for apartments whilst retaining the texture and characteristics of solid timber and retains a high-end look and feel."

There are several key advantages of engineered oak flooring over solid oak. One of which is the multi-layered construction and its durability which offers superior strength allowing the floors to be more resistant to warping, buckling and moisture damage. These planks withstand decades of wear, making them versatile for high traffic commercial and residential spaces with minimal maintenance.

Cost-effectiveness and sustainability is another advantage of this product type. "We recognise a major challenge of development projects is around the management of budgeting and cost. Engineered flooring provides a friendly, cost-effective solution compared to solid oak, tiles and carpet," said Jerry.

"Not only is Engineered oak cost-friendly, it is also environmentally friendly by using only a thickness of 2mm-6mm oak wood per plank as a top layer veneer. We only use a small portion of the tree, unlike solid oak wood, which uses the majority. The compressed core of engineered flooring utilises waste wood and pulp, using fewer materials during the construction process," emphasised Jerry.

Aesthetics are synonymous with engineered flooring as it is available in a range of styles, finishes and widths allowing our clients more flexibility and choice. Engineered oak is also

designed to be incredibly long-lasting; it is intended to last longer than the lifespan of your home, with limited maintenance required.

"We also custom make stair nosing locally for 612 steps using the corresponding European oak engineered flooring featured in the apartments. This ensures a minimum P3 slip rating in accordance with the Australian Standard AS4586, as well as creating flooring consistency throughout the building," said Jerry.

"The Spring Square build is one of the major projects over the past year where we have supplied engineered timber flooring and stair nosing in stages over 12 months to satisfy building schedule requirements."

"The forestry industry is still impacted by the effects of COVID, which means there is a global shortage of European oak logs used for the veneer of engineered flooring solutions. In order to combat this, my team and I carefully planned and worked closely with timber suppliers and manufacturers and ensured our company held sufficient supply in our 10,000m<sup>2</sup> warehouse in Sydney to meet the demands of ongoing projects. Innovating and creating solutions is core to who we are as a company."

Current projects include supplying laminate flooring to the Parade West Ryde and Lidcombe Rise and engineered flooring to the Aurora Terrace townhouse developments in Rose Hill.

**For more information contact Topdeck Flooring,** 16 Salisbury Street, Silverwater NSW 2128, phone 02 9748 2288, email [info@topdeckflooring.com.au](mailto:info@topdeckflooring.com.au), website [www.topdeckflooring.com.au](http://www.topdeckflooring.com.au)



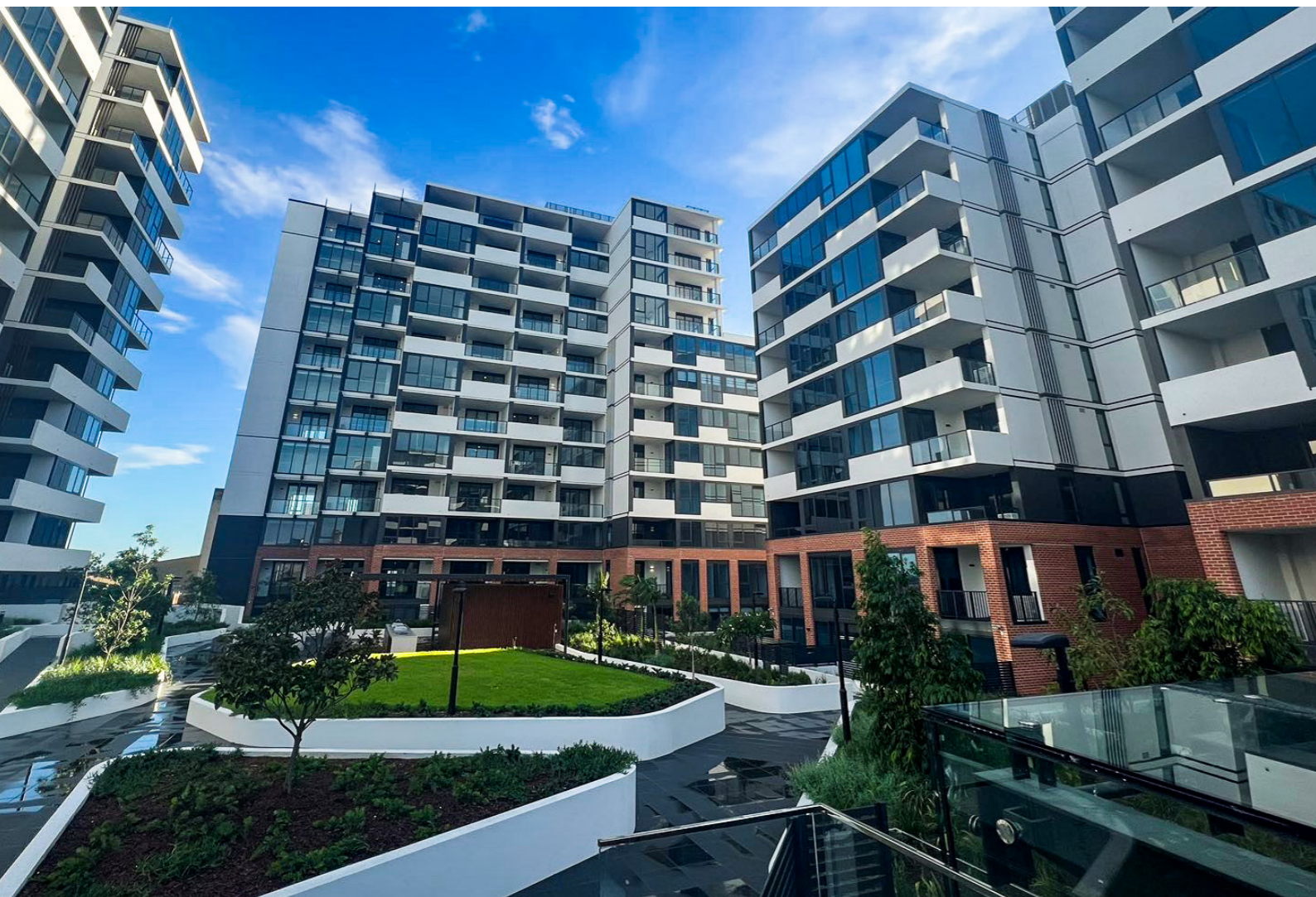
**TOPDECK FLOORING**



# Innovation in Every Pane: Redefining Skyline Aesthetics



Below Mesh & Bar supplied over 3,100 tonnes of reinforcing bar, and over 230 tonnes of mesh, and ancillary products to the Spring Square development.



Spring Square is a versatile development comprising 516 apartments across 5 buildings, alongside a blend of commercial and retail spaces.

Yan Xie, Director of Logikal Façade, expressed pride in being chosen to collaborate on this Project with the renowned builder Westbourne Construction and global developer Poly.

Logikal Façade is actively involved in a current project: 45-level residential tower in Macquarie Park. Glazed facade spanning more than 25,000m<sup>2</sup>.

Logikal Façade operates manufacturing bases in both China and Australia, manage projects across Canberra, Sydney, and Brisbane, solidifying its role as an increasingly vital facade supplier to the Australian industry.



Mesh & Bar are the reinforcing specialists tasked with manufacturing and supply of cut and bent reinforcing bar, reinforcing mesh and accessories for the Spring Square project.

“We manufactured and supplied in excess of 3,100 tonnes of cut and bent reinforcing bar and over 230 tonnes of reinforcing mesh as well as a variety of specialised ancillary products to the Spring Square project. We had assigned two schedulers on the project to ensure that we were providing the right material and delivering it to the site according to the specific needs of the program,” said a Mesh & Bar spokesperson.

“Spring Square was a large scale, multifaceted project. Our production team worked tirelessly to ensure that we could meet the time sensitive pressures that came from managing and servicing the projects five buildings. The schedulers were constantly reviewing multiple drawings and engineer’s requirements, as well as liaising with multiple site team members to coordinate the scheduling of reinforcing steel for our manufacturing and dispatch of those materials.”

Mesh & Bar began work on Spring Square in November 2020 and faced national supply and demand issues of reinforcing steel; they were able to mitigate some of the impacts this had on the project.

Mesh & Bar Pty Ltd is one of Australia’s leading manufacturers of reinforcing steel and mesh products. Since being established in 1998, Mesh & Bar has enjoyed significant growth throughout eastern Australia, which includes their head office in Sydney & associated manufacturing facilities in Melbourne and Brisbane. They also have regional branches located in Newcastle, Wollongong, Coolool and Ballarat.

“At Mesh & Bar, we believe our success comes from the success of our clients. We take great pride in fostering and maintaining long-term customer relationships as well as helping new clients wherever we can along the way,” said a Mesh & Bar spokesperson.

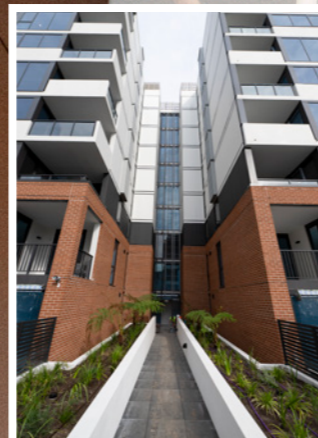
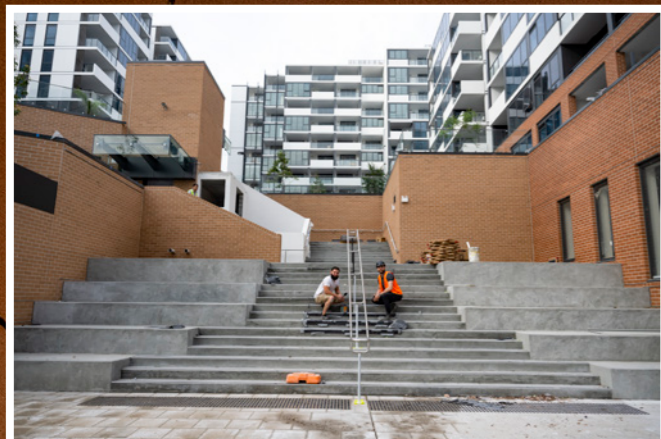
Current projects include multiple large-scale projects across Sydney, Melbourne & Brisbane.

For more information contact Mesh & Bar, 15 Owen Street, Glendenning NSW 2761, phone 02 9832 2000, email sales@meshbar.com.au, website www.meshbar.com.au



**Below** Metromix, supplied top-quality concrete construction materials for Spring Square, to ensure a premium finish on the project.

**Below** Just Skip Bins provided eco waste managing solutions to ensure effective recycling, and sustainability options for Spring Square's construction.



Metromix has a 25-year history of providing construction materials involved in building communities for Sydney and surrounding regions. Projects of architectural complexity like the Spring Square build, require the expertise and quality products of industry specialists like Metromix who were contracted onto the Spring Square project to fulfil this foundational need.

Metromix offers a range of high-quality products to suit the commercial, civil and domestic sectors, supplying ready-mixed concrete, quarry products and transport services. With eight concrete plants spread across Sydney and two quarries located in Lithgow and Newcastle, Metromix supplies a wide circle of suburban areas and rapidly developing regional centres.

With a product and service offering that spans multiple types and standards of concrete, aggregates, sand, road base, fill materials, rocks and decorative pebbles, Metromix is amongst the leaders in quarry products and materials for commercial, industrial and residential projects.

Underpinned by their ethos, "Big Enough To Deliver, Small Enough To Care", Metromix are dedicated to offering quality products,

providing exceptional customer service and safely fulfilling any product supply requirements.

The team can deliver to meet the concrete and quarry requirements of a range of diverse project types and sizes, having developed a fleet able to adequately supply sprawling multi-million dollar developments as well as small confined locations.

Metromix is committed to reducing energy and water consumption and improving the utilisation of resources. Their active participation in the Department of Environment, Climate Change and Water (DECCW) Sustainability Advantage program further emphasises their commitment to environmental sustainability.

For more information contact Metromix, phone 029849 7400, email [info@metromix.com.au](mailto:info@metromix.com.au), website [www.metromix.com.au](http://www.metromix.com.au)

Just Skip Bins is a 100% Australian-owned company based in Camellia New South Wales that has unrivalled experience in the environmental services industry. The Just Skip Bins team were contracted on the Spring Square project to safely and efficiently handle the construction waste created during the project.

"We specialise in providing skip bin hire and construction and demolition waste removal and management services. Just Skip Bins provides safe, sustainable waste management solutions with a focus on recycling, sustainability, and the environment," said a Just Skip Bins spokesperson.

"We understand that each job is different and will tailor all services to suit your needs, to ensure the smooth running of your project, however large or small."

Just Skip Bins is accredited in sustainable waste management and has developed its business over the years focusing on the core values of efficiency, reliability and sustainability. The team have a range of bins that are designed to handle the disposal of construction and demolition waste, brick and concrete, asphalt, soils, paper and cardboard, and all metals.

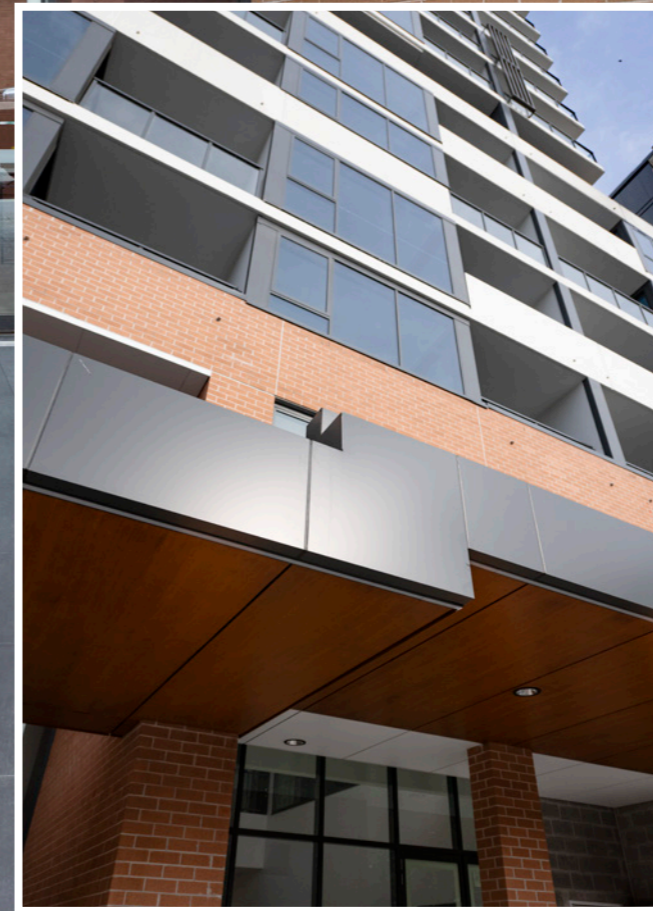
From mini skip bins of around 2-3 tonnes to large skip bins of up to 12-14 tonnes, the Just Skip Bin team have the perfect skip bin size and shape for all commercial and residential waste disposal needs. The team services Sydney, the western suburbs and surrounds their wide range of waste solutions.

For more information contact Just Skip Bins, 39 Grand Avenue, Camellia NSW 2142, phone 1800 736 343, email [info@justskipbins.com.au](mailto:info@justskipbins.com.au), website [www.justskipbins.com.au](http://www.justskipbins.com.au)



**Below** Moits offers diverse services, including demolition, excavation, remediation, civil and materials recycling.

**Below** Cathay Chung Yue Estate (CCYE) successfully completed streamlined cladding installations across the Spring Square project.



For over 40 years, family-owned and operated Moits has been a leading civil and construction contractor delivering projects across New South Wales. Moits' experience and expertise were contracted to deliver the excavation and piling packages for the Spring Square project.

With over 300 employees, Moits provide a range of services including demolition, excavation, remediation, shoring and site retention, underpinning, shotcrete, culverts, stormwater, sub-soil drainage, landscaping, relocation and diversion of services, pavements, kerbs and gutters, and electrical and communication works. Also via Moits' wholly-owned subsidiary – Rock and Dirt, Moits provide a range of material-recycling services.

Moits' track record for exceptional project delivery has resulted in strong industry relationships and repeat client work. With an experienced team and privately owned fleet, Moits specialises in helping partners and stakeholders achieve their construction ambitions while safely delivering quality materials, products, solutions and services.

With more than 100 years of combined industry experience, brothers Michael, George and Tony have been hands-on in establishing a

company based on their values-first ethos of Family, Safety, Respect, Integrity and Commitment.

Coupled with 100+ of the company's dedicated fleet of trucks and plant, Moits' highly experienced team is recognised across the industry for delivering complex projects that ensure client satisfaction and quality outcomes. From private residential developments to public infrastructure, roads, bridges and stadiums, Moits' expertise and capabilities have seen this family-owned company support some of Australia's most iconic construction projects.

*For more information contact Moits*, 142 Wicks Road, Macquarie Park NSW 2113, phone 02 8026 1700, email [info@moits.com.au](mailto:info@moits.com.au), website [www.moits.com.au](http://www.moits.com.au)

**Cathay Chung Yue Estate (CCYE) is an interior and exterior design and construction company that specialises in the installation of plasterboard walls, ceilings, and façade systems.**

CCYE was contracted to supply and install the internal and external lightweight framing and sheeting and undertake extensive cladding installations. The team conducted detailed design and engineering planning to ensure the successful installation of the cost-efficient and streamlined installation of Easy Lap cladding, and CFC claddings for Buildings 1, 2 and 3.

"This is a multifaceted venture encompassing five distinct buildings, making it one of our more complex undertakings," said a CCYE spokesperson. "It was essential to have a well-structured plan and a dedicated project management team to oversee the entire endeavor."

"Work on-site commenced in late 2021 and was completed in late 2023. At the peak of operations, we had between 60-80 of our personnel actively working on the site," said a CCYE spokesperson. "Despite the nationwide shortage in supply and labour and the rising costs, we have been able to complete this project on schedule."

Recently, CCYE has established its own cladding manufacturer factory, allowing them to supply, design and install external claddings for residential and commercial projects, public schools, and aged care centers.

CCYE has 20 years of industry experience in fit-outs for residential apartments, commercial developments, and luxury residences.

The company also works across the education, aged care and community sectors and offers project management services. CCYE also provides all different types of claddings design and installation services for residential and commercial projects.

Current projects include installing the internal framing, sheeting, and external cladding at the Verset in Rouse Hill, the Opal Care facility in Marsden Park, and the Trinity Grammar School.

*For more information contact Cathay Chung Yue Estate*, 1/3 Sutherland Street, Clyde NSW 2194, phone 02 9682 6888, email [info@ccye.com.au](mailto:info@ccye.com.au), website [www.ccye.com.au](http://www.ccye.com.au)