



East Quarter takes off

An ambitious project that's changing the shape of living in Sydney's inner south west has scored a sellout stage one success – with plenty more to come.

East Quarter is a mixed use development on a 2.84-hectare site in the thriving Sydney suburb of Hurtsville, the heart of the busy corridor linking the inner suburbs with the greater metropolitan regions of the south and west.

Once complete, the development will include seven buildings ranging from five to sixteen storeys, with a public square comprising mixed retail, commercial and residential.

The first stage is made up of two residential precast buildings, Aqua and Vantage. These are seven and thirteen levels respectively with in-situ basements. They comprise 168 one-, two- and three-bedroom apartments along with two-storey penthouse options, retail space, extensive common areas and landscaping, along with associated car parking.

Despite a challenging economic environment (much of the work took place in the depths of the GFC), all 168 apartments in this initial offering sold. Now, there is a real hum of excitement in this bustling centre as the remainder of the project promises to continue adding a new dimension to the already cosmopolitan environment.

Project Owner

Brookfield Multiplex

Architect and Project Superintendent

Kann Finch Group

Service Engineer

Bonacci Group

Builders

Baseline Constructions

Precast Manufacturers

Austral Precast

Hanson Precast

www.nationalprecast.com.au





The development features extensive use of precast, which was selected both for its appearance and finish and to enable speedy construction, delivering a swift return on investment and supporting the continued success of the next phases.

Two precast suppliers were selected for the job, along with specialist precast builder, Baseline Constructions, which brought significant local expertise and extensive experience in creating fast precast residential developments to the operation.

Selected for both supply and erect components was Austral Precast (formerly known as Girotto Precast), which supplied wall panels only and erected both wall panels and flooring units – which were supplied by Hanson.

Wall panels comprised load bearing external and internal panels, including stair shaft panels, with external panels of both plain and corrugated finish.

Panels were cast from flat steel moulds in three thicknesses: 150mm internal common wall panels; 180mm external wall panels, along with 550mm columns.

Particular attention was paid to the moulding and appearance to ensure clean vertical joint details, which were square edge butt joints with internal and external caulking. Horizontal joints were shiplapped for weatherproofing, with precision once again required in moulding to ensure the integrity of rebates.

Precision was also the key when it came to fixing, which was achieved via integrated loadbearing panel/slab connections.

All in all, Austral supplied 875 components, including those that made up the off-form painted façade.

Flooring – which comprised some 20,000m² – called for a combination of topped hollowcore precast planks and transfloor units.

In addition to these components, Hanson also supplied balustrades and some wetcast walls.

Swift economical floor coverage was achieved using 1200 wide, 200mm thick planks spanning 6 metres. A 70mm 32 MPa reinforced concrete topping was used to complete the flooring.

The entire development – despite its significant size – has been incorporated seamlessly into the densely populated surroundings and even called for the building of a new road... which residents were invited to name.

Use of precast has been a major factor in its success and popularity with locals, enabling that rare combination of a high quality build at lightning speed.