

Precast the perfect fit for new residential towers

Project: Moda the Hills

Location: Kellyville, NSW

Master Precaster: Alpha Precast

Client: Aland

Engineer: Mance Arraj

Precast concrete is the perfect fit for a new soon-to-be home to thousands of residents at Moda the Hills in Kellyville NSW. It is part of a visionary project to transform Sydney's North West to incorporate flourishing green spaces with cycle and walking paths, village hubs, shopping centres and a thriving business district into more communities.

Contemporary in style, Moda will provide the perfect balance of premium living for young professionals and families, or owners looking to downsize. With the benefits of modern amenities in a unique contemporary precast design, residents will enjoy Moda's natural external surrounds whilst remaining close to public facilities.

Located alongside the leafy grounds of the Castle Hill Country Club and International Golf Course, the development is a short walk to the Norwest Business Park, only 600m from the North-West Rail Link Norwest Station or a 40-minute drive to Sydney's CBD.

The soon-to-be completed development will contain rooftop gardens, high speed internet, undercover carparks, BBQ facilities, gym facilities, a pool, all located near schools and public transport.

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Residential towers brought to life by precast

Acclaimed developer Arden Group has a raft of residential developments both completed and underway in Sydney and Brisbane. To bring Moda to life, Arden assembled an award-winning team of architects, landscape designers and builders to deliver an exceptional standard of living in the Hills neighbourhood. An integral part of this team is Alpha Precast.

In March 2019, the Sydney-based National Precast Master Precaster was awarded the contract to manufacture and install precast concrete walling elements for the project. While one of Sydney's newer precast manufacturers, the company is under the

stewardship of owner Daniel Nassar who has over 20 years of precast manufacturing under his belt. According to Mr Nassar, Alpha brings together a team of highly experienced individuals to inspire confidence as they design, manufacture and install precast concrete. With a guaranteed priority of quality and service, Alpha designs and manufactures precast in one of the biggest facilities under one roof in Australia.

“In Moda’s case, we manufactured 999 Class 2 off-form wall panels for a total of 48 levels of four mid-rise towers,” says Mr Nassar.

Panels measured between 1 and 6 meters wide and between 2.8 and 3.6 metres high and were cast between June and September 2019.

Of the four residential towers, three are 12 storeys high, and one is six storeys.

Installation in under 16 weeks

According to Mr Nassar one of the reasons for precast being chosen was its speed of construction. “We managed to install all 999 panels on the four towers in under 16 weeks,” he states.

Structural integrity

Being loadbearing, the panels’ design included both standard flat joints and ship-lap joints. Ship-lapped joints are commonly used to assist the prevention of water ingress. Recesses and starter bars were also incorporated into the panels to connect to the flooring slabs.

Site benefits for builder

For such a large scale project, an off-site, factory-controlled process of manufacturing was favoured. As well as significantly shortening the construction programme, there was a priority to create a safer and tidier work site. The preference for

precast meant fewer trades on site, fewer deliveries, less waste and a cleaner and more efficient work environment. With Alpha working as an extension of the builder’s team, high standards were maintained across all works completed – both in the factory and on site.

A win for residents too

For the 200 families who will occupy the residences, the sophisticated design of the four mid-rise towers and the high quality of construction will create a consistent luxurious feel to the entire project.

“We are proud that we can be part of delivering beautiful homes for so many families, homes that will stand the test of time, while at the same time being thermally efficient, termite proof and boasting a four hour fire rating,” says Mr Nassar.

The project is due to be finished approximately December 2020.

