



Precast contributes to affordable public housing and job creation

As part of its commitment to providing quality, sustainable services for Tasmanians on low incomes who are, or may become, homeless, the Tasmanian Government is redeveloping the former Adult Education Learning site in Church Street, North Hobart, known as Trinity Hill.

As well as continuing its tradition of providing education and training services to the community, the new \$13 million dollar Trinity Hill Accommodation and Training Centre will also incorporate 46 independent and supported living units for young people on low incomes, including 16 young people with a disability.

Human Services Minister Jacquie Petrusma said there was high demand for the facility. "The training facility will create an opportunity to re-engage with education, training, employment and positive influences that will help get their lives back on track," Ms Petrusma said. Constructing the project also has economic benefits, creating over 100 direct and indirect jobs and injecting about \$34 million into the economy.

Precast manufacturer

Duggans Precast

Project Owner

Tasmanian Government -
Department of Health and
Human Services

Builder

Fairbrother

Architect

HBV and CCA in
association

Engineer

Aldanmark

www.nationalprecast.com.au





Maintenance-free off-white precast an ideal choice

With precast walling specified for the four-storey facility, National Precast member Duggans Precast was selected to supply the panels. Wall panels were manufactured at its Cradoc factory in Tasmania's Huon Valley. They averaged 2.7m x 4.2m in size and were made using an off-white cement and white oxide.

According to Duggans' Project Manager for Trinity Hill Scott Combes, even though it is white, precast is ideal for this type of building. "The façade is maintenance free and requires no paint or render. In some places of the building however, a clear anti-graffiti coat has been applied to protect from unwanted decoration," he said.

Decorative lift shafts

As well as the wall panels, lift-shaft panels were also manufactured by the company. According to Mr Combes this was a particularly interesting component of the project. "These tapered as they went up, so panels were angled with mitred corners in almost a pyramid shape. The lift-shaft panels were patterned with a circle-like design. We had some MDF stencils made and laid them in the casting bed before applying a chemical retarder and pouring the concrete," he said.

Other benefits using precast

The benefits of using precast in construction of this type of project were apparent to everyone involved and demonstrate the suitability of precast for housing.

"Precast keeps the site nice and clear which makes it safer, plus it dramatically speeds up the construction schedule. Panels can be made off site while the slab and foundations are being poured and then when it is delivered, it goes up very quickly," said Mr Combes.

"It's satisfying to be part of a project that helps people on low incomes, particularly with the training and education facilities on site. Hopefully, it will help turn some lives around, giving people who are in need and at risk of homelessness training opportunities and somewhere modern to live," Mr Combes said. "We see the potential for many more housing projects like this."