



# Tribeca Property Group Enmore, NSW

## Masonry Alternatives for Residential Developments

### Challenge

When Tribeca Property Group constructed a new housing development at Edgeware Rd, Enmore, the company advertised the development as 'a stunning collection of ten terraces in Sydney's vibrant inner-west suburb of Enmore'. With high expectations of quality from customers, Tribeca required the best building products which included courtyard terrace walls around the new property development. The solution needed to provide a cost-effective alternative to masonry without compromising on the overall aesthetics of the property.

### Solution

With the bar set high, Modular Wall Systems required a solution that enhanced the modest street front presence of these new buildings. A classic TrendWall design - incorporating a range of 'Woodgrain' aluminium slat infills, gates and stylish letterboxes - was selected to set the character for the exterior of the property whilst maintaining the privacy of the high-end clientele from constant foot and road traffic. Ten separate front yards were divided by the TrendWall system, and all complied with strict local council requirements. Ultimately, the TrendWall system proved to be a cost-effective and profitable solution for the developers whilst creating a stylish finish to the property.



**Modular Wall**  
systems

## Industry Leader in Innovative and Cost-Effective Acoustic and Boundary Walls

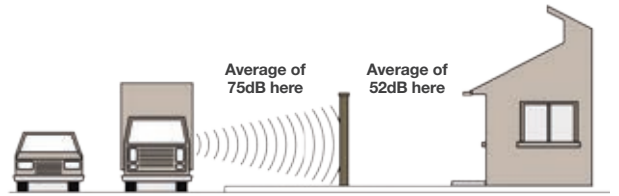
- Proven acoustic performance
- Cost effective
- Durable, light weight modular construction
- Quick and easy installation
- Suited to environmentally harsh and remote locations
- Good green efficiency rating



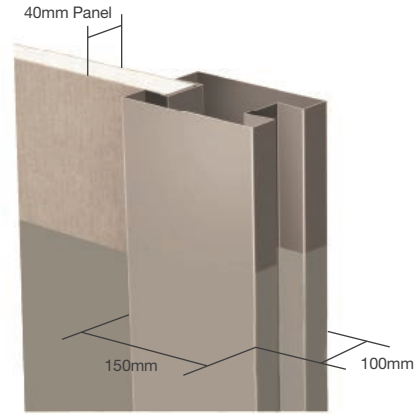
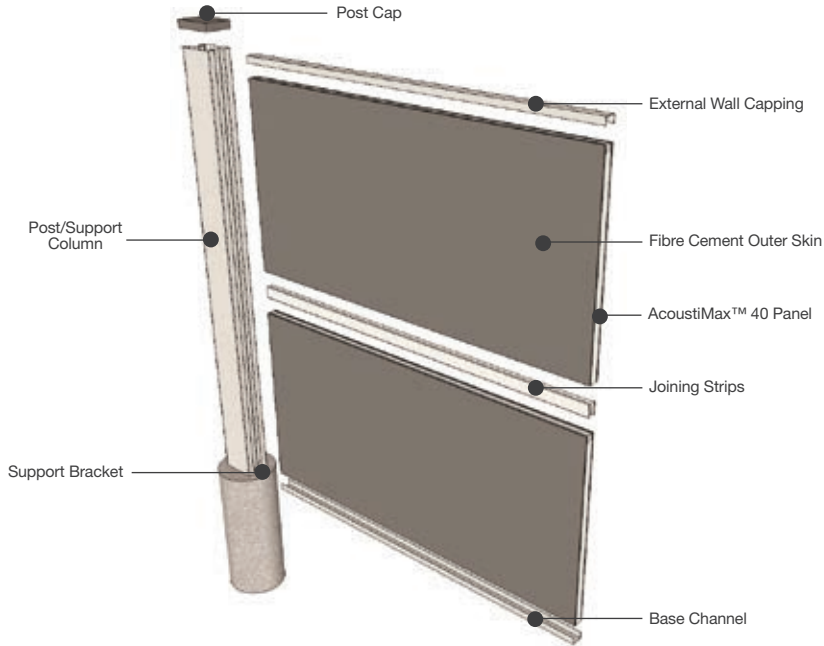
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[www.modularwalls.com.au](http://www.modularwalls.com.au)

## Acoustic Qualities

All Modular Wall Systems products have acoustic properties and are National Acoustic Lab tested and rated with reflective panels achieving a **20+ dBA** improvement and absorption panels exceeding a **Noise Reduction Coefficient (NRC) of 0.9**.



## TrendWall Construction



Trend Post

## Footing Depth Table

Wall Height	Hole Depth into firm earth or clay		Hole Depth into sand, soft clay or loose earth		Hole Diameter
	Wind Region A & B	C	Wind Region A & B	C	
900mm	450mm	You will need engineering advice beyond the scope of this publication. Please contact our team directly for this information.	550mm	You will need engineering advice beyond the scope of this publication. Please contact our team directly for this information.	For all wind regions the post hole diameter should be your post width plus 100mm  TrendWall = 250mm min
1200mm	550mm		650mm		
1500mm	600mm		700mm		
1800mm	650mm		800mm		
2100mm	700mm		900mm		

## 'Post Centre to Post Centre' guide

TrendWall 40 AcoustiMax™		
PANEL SIZE	POST CENTRES	POST FACE TO POST FACE
2400mm	2500mm	2350mm
2700mm	2800mm	2650mm



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