



01 Despite the challenges of a tropical climate, Taubmans Armawall comes with a lengthy warranty period.

Capturing the Spirit of Resort-style Living



TAUBMANS.COM.AU/COLOURCENTRE

As an exercise in place-making and setting new standards for residential amenity, The Avenue stands tall in Darwin's housing market, both literally and figuratively. The Spirit building is stage two of a planned three-stage development by Osborne Family Holdings, the concept for which has been evolving for over fifteen years. Stage one was the purely residential Hastings Over Mindil, and stage three will be Soul, the twin to Spirit's fluid, gentle form.

Before The Avenue, residential developments in Darwin were somewhat simplistic in form. Such developments focused more on delivering a cost-effective product, rather than creating a unique lifestyle, with unique amenity, for residents. The Hastings building turned this on its head, and can be fairly described as the first introduction of resort-style living to the Territory's housing market.



02 The antimicrobial properties in Taubmans Endure help to prevent undesirable mould growth.

With the benchmark established, Spirit extended this vision with a further residential tower, built atop a two-level tropical-garden-topped podium. While the Hastings is comprised of three bedroom apartments on all levels, Spirit on The Avenue is comprised of a mix of one, two and three bedroom dwellings, introducing diversity of apartment type into the precinct.

The podium beneath Spirit contains commercial and retail premises that contribute to a leafy streetscape, while the tropical landscape on top forms a recreational 'ground floor' for the residential towers. The tropical garden contains such facilities as a gym and two swimming pools, a golf practice range, a chessboard, various reading and relaxing nooks, children's play areas, a walking track and a fish pond, as well as cooling vegetation and plantings. This part of the development also includes vegetable gardens, green walls and edible landscapes. As an adjunct to

resident's private living space, the communal podium garden is a fantastic asset, specifically designed for the tropical lifestyle.

Of course, designing structures and specifying products that can withstand the harsh environmental conditions of the Darwin climate is essential to the success of any project in the Territory. Mark Bell of Bell Gabbert Associates, the designers of Spirit on The Avenue and the development overall, explains that the fundamental design of the building plan must be the first step in managing the implications of the harsh and unforgiving climate. As such, while the original brief called for a building that was largely rectangular in plan, Mark counter-proposed the fluid, curving floor plans with deep balconies that were ultimately adopted across the design of all of the towers. In his concept, the balcony edges effectively act as 'solar screens', keeping direct sunlight off the thermal mass of the building core.

With the balconies in place, the concrete core of the building is prevented from heating up during the day, which would lead to hot and uncomfortable nights as the energy radiated back out of the thermal mass into the dwellings, as the air temperature cooled. The effectiveness of this strategy and other measures such as good crossflow ventilation led to the building receiving the coveted 'EnviroDevelopment' accreditation, the first mixed-use building in the Territory to achieve this accolade.

Similarly, the paint and coatings required for the exterior had to be able to stand up to full exposure to sun and rain, finished with a solid warranty of a reasonable period, to minimise the ongoing maintenance cost for residents. Making the wrong choice of paint and colour could lead to blistering, fading, cracking and peeling, or even the rampant growth of mould.

As The Avenue moves onto its third and final stage, it is clear that this new urban lifestyle will not just be a short-lived novelty, but also one that endures.

The builder, Sunbuild chose Taubmans Armawall™ for this application, and Taubmans was proactive in ensuring that all aspects of installation met with their high standards. This was essential as the right paint is of little help if the substrate or painting surface has not been prepared properly. With the technology built into the paint, and a range of textured finishes achieved, the external finish of the building was delivered with a warranty exceeding ten years, which is an achievement for tropical applications.

The concept for the interiors was to create a neutral backdrop with painted surfaces, allowing kitchen joinery to introduce a touch of colour in each apartment; there were several different joinery colour schemes that the purchaser could choose from. Once again, the interior paint and coatings had to be specified correctly, and only Taubmans Endure™ satisfied the client's and builder's need for a generous warranty, while providing a range of finishes from matt to gloss. Taubmans Endure™ contains Nanoguard™ technology to prevent the growth of mould on interior surfaces, the bane of the tropical homeowner.

As a result of the designers, developer and builder working with the best products available, and in particular a proven paint system with an established reputation for excellence, residents of Spirit can be assured that their building will keep looking good despite the vicissitudes of the climate.

03 The Territory's first resort-style residential development.

