

CASE STUDY

A close-up photograph of a building's interior, showing a series of vertical wooden slats that create a rhythmic pattern. A small, square, illuminated light fixture is visible among the slats. In the background, a window looks out onto a green landscape.

Somerset Indoороopilly Retirement Community



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Project Overview

Somerset Indooroopilly Retirement Community

145 Meiers Road, Indooroopilly, Queensland 4068

Developer	Aura Holdings
Architect	Cox Architecture
Builder	Woollam Constructions
Engineer	Lucid Consulting

Range of products utilised



Works	Construction of stage 1 of Somerset Indooroopilly Retirement Village
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Background

The Somerset Indooroopilly retirement community in Brisbane offers 168 beautifully appointed homes within the historic Indooroopilly Golf Club. The complex is set across four five-storey buildings and offers two, three and four-bedroom apartments and penthouses with private balconies.

Providing resort-style living to over 60s, Somerset Indooroopilly has multiple rooftop terraces, a communal dining room, library, pool, gymnasium, billiard room, craft room, cellar, cinema and café, as well as underground parking for 260 cars.

As the project is built on a golf course, the local council required that it met strict flooding and traffic requirements. Indooroopilly Golf Club was severely affected in Queensland's January 2011

floods, with about 60% of the course inundated. In response, the project features some clever design solutions, including a podium that supports the entire structure. The buildings respond to the site's natural contours, providing expansive views of the golf course and a generous central landscaped area.

Operational works have been approved for stage 1, and the project is currently underway.

The Challenge

Quality, long-lasting products are being used throughout the project to ensure that Somerset Indooroopilly delivers a luxurious, low maintenance lifestyle to residents.

Long-lasting, low-maintenance solutions

Finishes, fixtures and fittings must be high quality and durable, minimising repair and maintenance requirements.

Premium products

Residents want trusted, quality products used in their new homes. As one of Australia and New Zealand's most recognised brands and with more than 100 years of experience, Dulux products are tried, tested and trusted.

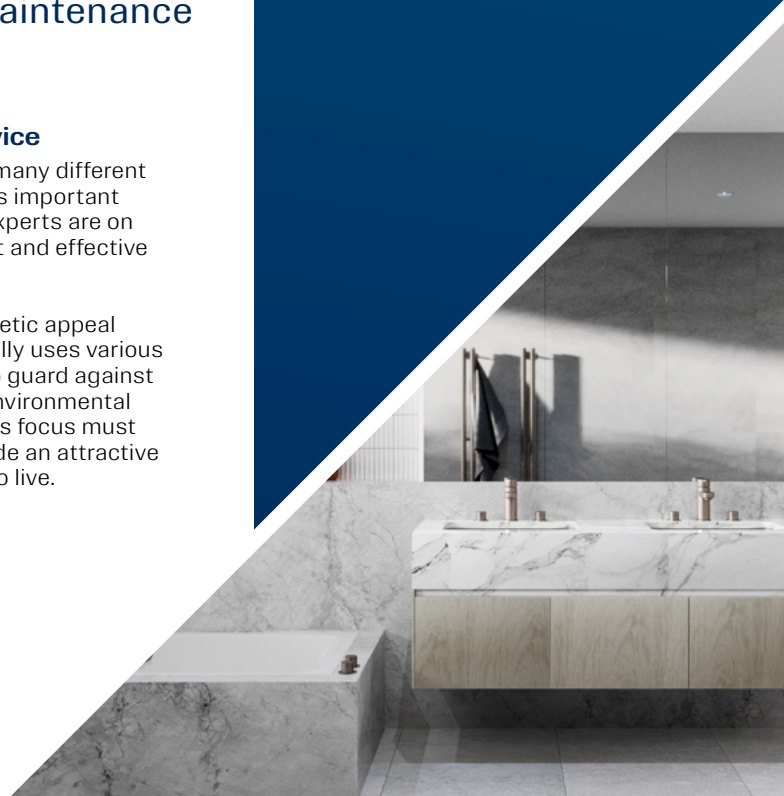
Expert usage advice

The project calls for many different finishes; therefore it's important that Dulux product experts are on site to ensure correct and effective product use.

Protection and aesthetic appeal
Somerset Indooroopilly uses various protective finishes to guard against weather and other environmental impacts; however this focus must be balanced to provide an attractive space for residents to live.

“Residents moving into this building will have a maintenance free lifestyle. All maintenance on the building is undertaken by the client, Aura Holdings. Aura value low maintenance, hard wearing, quality products that can stand the test of time. Dulux products compliment this requirement perfectly and have been specified throughout the building because of this. Woollam and our Contract Partners are provided continual support from the Dulux technical team who play an active role in all aspects of coatings, paint, protective systems and render throughout the building.”

Carolyn Cox – Project Manager,
Woollam Constructions





“As a developer and long-term operator, Aura ensures that only tried and tested quality products are used in the construction of their retirement villages to create buildings that last indefinitely and are able to be maintained in an easy and responsible manner. The specification and high quality of Dulux coatings and systems give Aura as an operator the confidence that there will be no short or long-term failures to interrupt the lifestyle of our residents. The creation of an architecturally meritorious building, with expansive balconies and podium planters, and the use of various textured coating systems to form the desired aesthetic finish places a huge demand on coatings and waterproofing systems. It became very apparent to the design teams that Dulux was the preferred choice for its quality coating systems and taking into consideration its product research, development and strong warranties. Aura’s decision was based on our need to ensure the long-lasting quality of finish for our building and or Aura and our residents.”

Jon Dicks – Senior Development Manager,
Aura Holding

The Solution

Quality products, beautiful finishes and knowledgeable product experts combined to provide industry-leading construction solutions for stage 1 of the Somerset Indooroopilly project.

Advanced technical support

The Dulux team thoroughly researched the project to arrive at the best combination of solutions to ensure long-lasting protection. Our comprehensive sector knowledge and technical expertise allowed us to support the construction team with usage and specification advice to enable best-in-class solutions.

Attractive and durable solutions

Project solutions needed to be both protective and aesthetically pleasing. Dulux offer a range of textures, finishes and colours that maintain visual appeal while providing outstanding protection and longevity.

Trusted quality products

Dulux is a respected brand within the construction industry. On a premium project like Somerset Indooroopilly, it was important to the developers, architects, builders and future residents that the construction products used were trusted and high quality.

Waste minimisation

Dulux has launched an initiative to help our construction customers reduce waste to landfill. Plastic paint pails are removed from the worksite and recycled into a raw material used to create paint pots and paint trays. Supported by the Queensland Department of Environment and Science as an 18-month trial, this sustainability initiative will reduce both disposal costs and waste to landfill.

Products Specified

Dulux Paint



New fibre cement sheet – exterior

Dulux Professional Total Prep
Dulux Weathershield Low Sheen

New zinc coated steel/galvanised steel (commercial) – exterior

Primer – Dulux Precision All Metal Primer
Dulux Weathershield Low Sheen

External downpipe and spreader – new pvc – exterior

Primer – Dulux Precision Maximum Strength Adhesion Primer
Dulux Weathershield Low Sheen

External seats – new timber – exterior/coastal

Primer – Dulux Professional Total Prep
Dulux Weathershield Low Sheen

External soffits and trellis – new compressed fibre cement sheet – exterior

Primer – Dulux Acratex Acraprime Water Based
Dulux Weathershield Matt

Interior ceiling & cornices

Dulux Professional Acrylic Sealer Undercoat
Dulux Professional Enviro2 Ceiling Flat

Interior doors & trim

Dulux Professional Total Prep
Dulux Aquanamel Semi Gloss

Interior walls – new cement render - blockwork

Dulux Professional Enviro2 Interior Acrylic Sealer Undercoat
Dulux Professional Enviro2 Interior Flat

Interior walls general – fibre cement sheet/ fire resistant plasterboard/plasterboard

Prep Coat – Dulux Professional Acrylic Sealer Undercoat
Dulux Wash&Wear Low Sheen

Interior walls – wet area/plasterboard

Dulux Professional Enviro2 Water Based Sealer Binder
Dulux Wash&Wear +Plus Kitchen & Bathroom Semi Gloss

Dulux Powder Coatings



Interior powder coating C1C3 corrosivity zone – new aluminium sheet

Dulux Powder Coatings EPrime
2nd Coat – Dulux Powder Coatings Duralloy

Interior/Exterior aluminium – powder coating

- Dulux Powder Coatings Duratec Zeus

Interior/Exterior powder coating

- Dulux Powder Coatings Electro

Dulux Acratex



Blockwork

Dulux Acratex AcraPatch Coarse
Dulux Acratex Fastcoat Fine Skimcoat Sand Finish
Dulux Acratex 951 Coventry Coarse Sand
Dulux Acratex AcraShield Advance

External cladding – new fibre cement sheet – exterior

Dulux Acratex Acraprime Water Based
Dulux Acratex AcraShield Advance Matt

External walls and parapets – exterior

Dulux Acratex RenderWall 2002 Flat
Dulux Acratex Green Render Sealer
Dulux Acratex 951 Coventry Fine Sand Finish
Dulux Acratex AcraShield Advance

New concrete (off form, tilt up, pre-cast – exterior)

Dulux Acratex Tiltwash Cleaner
Dulux Acratex Acraprime Solvent Based Clear
Acratex 968 Elastomeric 201 Matt

Interior walls basement – concrete

Dulux Acratex Tiltwash Cleaner
Dulux Acratex Acraprime Water based
Dulux Professional Interior/Exterior Acrylic Matt

Dulux Protective Coatings



External driveway – new concrete flooring/paths – interior and exterior

Dulux Protective Coatings LUXAFLOOR LGE Semi Gloss

Interior floors and ramp – new concrete flooring/paths

Dulux Luxafloor Eco2 Low Sheen

Interior joinery – dry environment – new timber

Dulux Luxepoxy 4 White Primer Two Pack Primer
Dulux Protective Coatings Luxathane SPX Satin

At *Dulux*, we leverage our deep expertise to support architects, interior designers, builders and engineers to design and build with confidence.

More than 100 years of experience and an unrelenting focus on quality and innovation allows us to back the experts with premium products, industry-leading service and trusted end-to-end advice.

“We’re here to help our partners to imagine and create better places and spaces to live, work and play.”

Peter Wood
Dulux Commercial Business Manager



Quality

Our products are formulated using advanced chemistry and science to deliver highly technical construction solutions that exceed expectations.



Transformation

Our coating solutions offer colours, patterns, textures and finishes that transform surfaces while providing long-lasting protection.



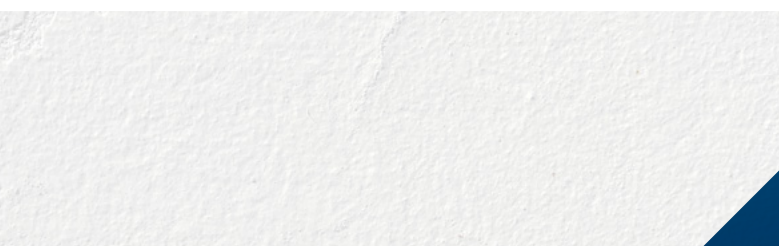
Reliability

Our solutions offer proven and reliable performance, giving you the confidence of straightforward application and a durable finish.



Expertise

Our responsive team provides specialist product support, technical assistance and expert problem solving when and how you need it.



Our Brands

Dulux's brands have been trusted for generations.



Dulux Interior and Exterior Paint

Dulux is Australia's most trusted paint brand*. From Wash&Wear® to Professional SteriGuard®, our high-performance paints and coatings are tailored to meet the Australian market's unique needs. *Dulux* paints offer standout results across an extensive range of more than 4,800 colours.

* Reader's Digest 2023



Dulux Powder Coatings

Dulux offers a wide range of premium powder coatings in Australia and New Zealand. Our extensive range of standard and custom architectural coating solutions are backed by extensive testing that ensures exceptional product performance and durability.



Dulux Protective Coatings

Dulux Protective Coatings offer high-performance protection for metal and concrete assets including buildings, infrastructure, facilities, plant and equipment. Our tailor-made coatings and maintenance systems ensure your assets are effectively protected, even in the most demanding conditions.



Dulux Avista Concrete Coatings

Avista offers professional decorative concrete solutions for new and existing concrete areas. Suitable for indoor and outdoor applications, our decorative surface products add colour, texture and patterns to driveways and concrete spaces in commercial and residential projects.



Dulux Acratex Coatings and Cladding

Dulux Acratex provides high-build facade coating systems for residential and commercial projects. Designed with the Australian built environment in mind, *Dulux Acratex* render coatings and external cladding solutions add style, protection and durability to diverse construction and maintenance projects.



Fosroc Concrete Waterproofing and Repair Solutions

Fosroc delivers world-class solutions for a broad range of above or below ground construction and maintenance projects including waterproofing, concrete repair, grouts, sealants, protective coatings and industrial flooring.



Emer

Protecting Australian buildings for over 35 years, *Emer* offers complete waterproofing, decorative and protective coating system solutions.



Porter's Decorative Finishes

Porter's decorative finishes combine the latest technology with traditional methods and the finest raw materials to provide a superior finish. From modern paints to lime and cement-based products and reactive metallic finishes, our proprietary tinting system creates beautifully rich and unique colours.



Intergrain Timber Finishes

Intergrain's timber finishes are Australia's high performance woodcare products. Our range of premium stains, varnishes, clear finishes, oils, paints and polishes are easy to apply and deliver a professional finish that preserves, protects and enhances timber's natural beauty.



B&D Roller Doors

Since 1956, *B&D* has manufactured more than five million garage doors and grown into an iconic Australian brand. As respected specialists in garage door and shutter solutions, our innovative products and designs have had a profound impact on urban streetscapes worldwide.



Admil Sealants and Adhesives

Admil have a range of sealants and adhesives for the construction market including 100% silicone sealants, Industrial grade sealants, polyurethanes and construction sealants.



Lincoln Sentry Cabinetry and Hardware

One of Australia's leading suppliers and distributors of hardware and components to the cabinet and furniture making industry; the window, door and glazing industries and the niche industrial tape and insulation markets.



The Dulux Commercial team are here to support you.

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Render imagery Provided by Woollam Constructions