

**CASE STUDY**  
**Peppers Soul**  
Gold Coast, Queensland

**Dulux**  
**AcraTex**



**Built in 2009, the stunning 77-storey Peppers Soul building on Queensland's Gold Coast has been an iconic feature of the Surfers Paradise skyline for over 15 years.**

**The Project**

Originally coated in Dulux Acratex more than a decade ago, the high-rise required a full repaint to ensure continued and lasting protection against the Gold Coast's sub-tropical coastal environment.

**The Challenge**

The bespoke, 77-storey architecturally designed building presented a number of technical challenges, with applicators having to abseil or use swing platforms to reach the higher or more intricate parts of the building.

To minimise premature curing, optimise application conditions and minimise delays, applicators carefully managed their work schedule to accommodate the weather and the position of the sun. Being a coastal property, minimising salt contamination from sea spray was an important consideration.

Because of the size and complexity of the job, the client wanted a top-of-the-line system to ensure longevity and optimal performance.

“When it comes to quality and performance, Dulux products speak for themselves. Even after over a decade, the original coating of Dulux Acratex AcraSkin was still in good serviceable condition. The client was looking for a long service life in this new coating, and Dulux Acratex was the only product that could provide the client with a 20-year warranty. With a high emphasis on quality control at Alder, Dulux's user-friendly nature simplifies the application process. Alder will continue using Dulux for these reasons”

Shane Pelczer, General Manager  
Asset Renewal, Alder Constructions

**Project Manager**  
Structural Diagnostics  
**Applicator**  
Alder Construction

**Work**  
Repair and repaint of façade

**Products**  
Dulux® Acratex® Green Render  
Sealer  
Dulux Acratex AcraSkin®



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### The Solution

A Dulux Acratex system consisting of Dulux Acratex Green Render Sealer and Dulux Acratex AcraSkin was specified to provide an attractive, long-lasting finish.

Acratex Green Render Sealer is a water-based primer and sealer used to prepare fresh “green” masonry surfaces. It minimises efflorescence migrating through the coating system and fast-tracks project coating schedules by reducing the typical concrete and render waiting periods to only 2 days.

Acratex AcraSkin is a high-build, elastomeric membrane that can bridge superficial cracks and offer long term protective performance. Thanks to its excellent crack-bridging performance, AcraSkin is capable of accommodating masonry crack movement of up to 2.7mm at 300 microns dry film thickness.

With stringent application standards and processes agreed and observed by the project management team, applicators and Dulux specification team, this system of Green Render Sealer and AcraSkin allowed Dulux Acratex to offer a 20-year material warranty for this project.

**Step 1:** The building was inspected for damage, with any rust spots excavated and patched with Emer®-Patch Repair 40. Raw concrete was treated with Dulux Acratex Green Render Sealer.

**Step 2:** The surface was cleaned in small manageable sections so that the first coat of AcraSkin could be applied within 24 hours to avoid recontamination.

**Step 3:** Two coats of Dulux Acratex AcraSkin were applied over the entire façade. Applied largely by roller with some brush application, applicators minimised the risk of salt contamination by carefully planning the painting schedule around prevailing winds.

The Wet Film Thickness was tested continuously to ensure a Dry Film Thickness of 250 microns.

### The Results

Dulux Acratex AcraSkin finish not only looks great, but will provide excellent protection against moisture ingress, carbonation and surface cracking.

“Dulux has proven a commitment to quality through market-leading service. Their collaborative approach has ensured that the client’s needs are in focus throughout the project.”

Adam Husband, Managing Director  
Structural Diagnostics