

CASE STUDY

# Gazebo Apartments

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## Project Overview

# Gazebo Apartments

2 Elizabeth Bay Rd, Elizabeth Bay NSW 2011

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Strata Manager	Strata Choice
Building Manager	Excel Building Management
Engineer	Diagnostech
Contractor	Remedial Building Services

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### Range of products utilised



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Works	Nov 2020 – Jan 2022
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## Background

Gazebo Apartments is a multi-storey residential strata complex located in Elizabeth Bay NSW, consisting of two buildings with 159 lots and features a unique 18 storey cylindrical design. It opened in May 1969 and is now a heritage listed building.

The Gazebo's combination of curved columns and balconies, the decorative summit and the materials such as white marble aggregate finish and pre-cast panels gave the building its original aesthetic appeal.

In its heyday, the Gazebo saw its share of well-known local and international guests and was used as a setting for film and television productions. The Gazebo ceased operating as a hotel in the late 1990's and in 2005, its conversion to apartments was complete.

The aim of the project was to recapture the building's architectural character via a complete renewal of the external façade of the building, in-keeping with the heritage requirements of the site.





## The Challenge

The exterior of the Gazebo Apartments had not undergone a major refurbishment since 1969. Over the years, the building had suffered water ingress in the balcony tiled beds, allowing water to seep through to underside soffits. This caused bubbling and hydrostatic pressure and the concrete façade was showing signs of cracks and deterioration.

As a result, the building required a complete refurbishment. Careful consideration was given to the products selected for the project due to its Heritage listing and location. A high-performance, breathable system was required to repaint the soffits. The balcony tiles were not able to be removed and resurfaced with a waterproofing membrane. The balcony balustrades, permanently embedded into the balcony walls and floors, were also unable to be removed due to the building's heritage listing and unique design. The coastal location also required a high-performance membrane solution that was in keeping with the iconic façade.



## The Solution

The Dulux Construction Solutions team worked closely with the engineer, Diagnostech, to provide a complete system to preserve and restore the Gazebo Apartments' unique façade. Diagnostech chose to work with *Dulux* due to its extensive portfolio of brands and products, combined with the team's expertise and technical advice.

Remedial building works were carried out prior to painting. It consisted of spalling works, re-rendering and patching of texture coatings to match existing coatings. Existing coatings were removed on balcony soffits and repairs were made on metal balcony balustrades.

### Balcony soffits remediation

The solution for balcony soffits was to remove the existing coating and coated with a primer using *Porter's Paints* Mineral Silicate and top coated with *Porter's Paints* Mineral Paint. The *Porter's Paints* system offered a totally breathable masonry coating to ensure a lasting finish, while providing a decorative rejuvenation of the substrate.

### Balcony balustrades remediation

Due to the design of the balcony balustrades, the remediation works required the removal of the coating around the base of the balustrade to allow access to the steel foundations. These were coated with a Dulux Protective Coatings system. The steel balcony balustrades were spot primed with *Durebild* STE followed with 1 coat of *Durebild* STE and top coated with *Dulux Weathermax* HBR. The powdercoated balcony balustrades were primed with *Luxepoxy 4* White Primer and top coated with *Luxathane R*.

### External façade remediation

The remediation of the external concrete façades and parapets involved crack repair and recoating to match the existing texture profile. The surfaces were then top coated with 2 coats of *Dulux Acratex* AcraSkin.

## Project Outcomes

The restoration of Gazebo Apartments has returned the building's unique façade to its original splendour, and the quality of products used will ensure the long-term protection of this iconic, heritage listed building.



# Products Specified

## Dulux



### Timber doors and frames

1 Step oil based primer  
Aquanamel

### CFC Soffits

Weathershield

## Porter's Paints



### Balcony soffits

Mineral Silicate primer  
Mineral Paint

## Dulux Acratex



### Masonry facade and walls

Acratex AcraSkin Low Gloss  
Acratex Acraprime SB  
Acratex Roll-On 00

## Dulux Protective Coatings

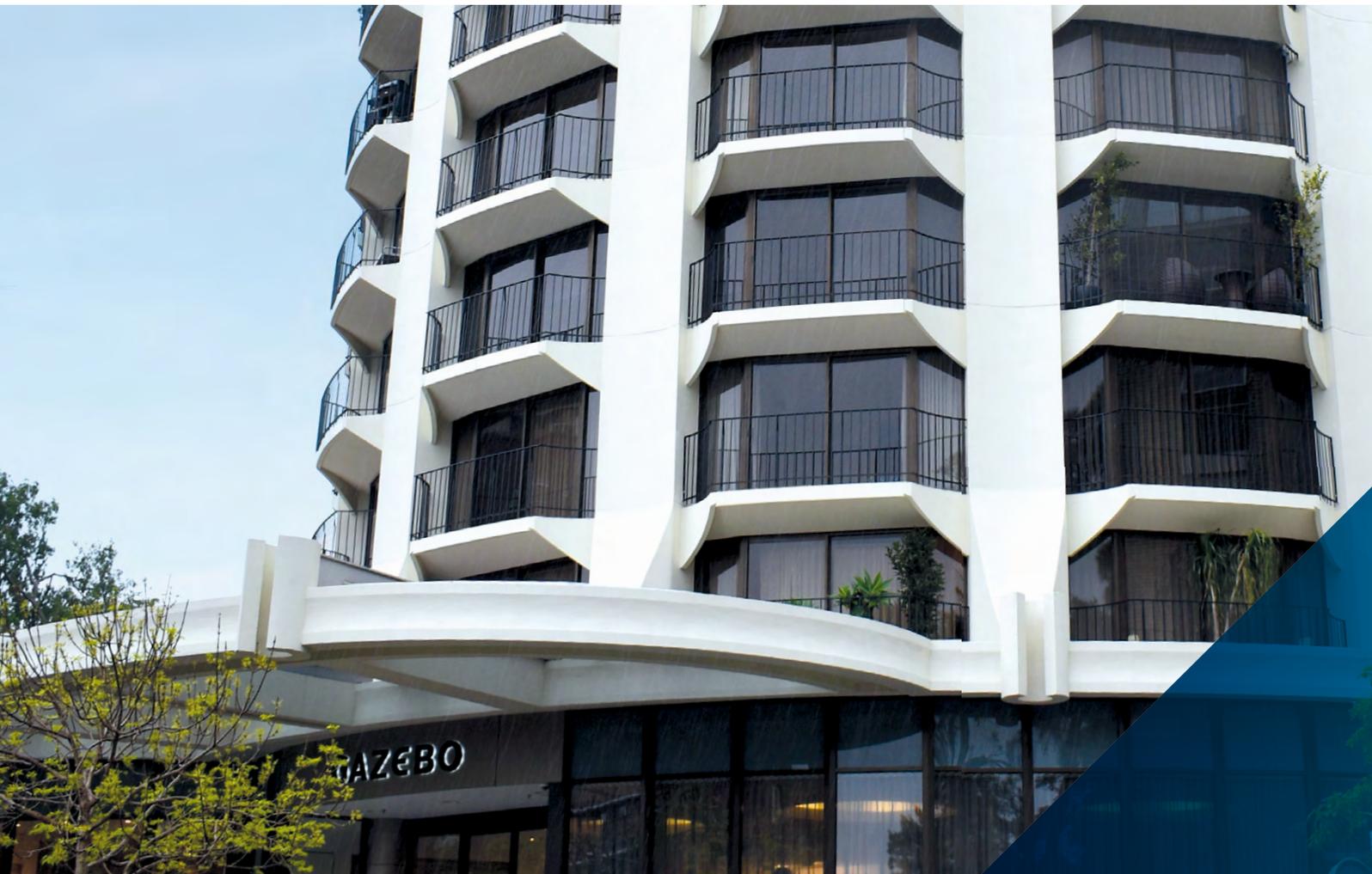


### Balcony balustrade – steel

Durebild STE  
Weathermax HBR

### Balcony balustrade – Powdercoated

Luxepoxy 4 white primer  
Luxathane R



# Backing the Experts®

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 2021



## 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 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 Construction 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.



# Dulux®

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are here to support you.**

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