

# EVOLUTION ON GARDINER

SUNBUILD  
DARWIN NT



## UP THE EVOLUTION

The developer and construction company behind Darwin's tallest residential complex, Evolution on Gardiner, Sunbuild has grown, since its establishment in 1993 to become the largest locally owned company in the Top End of the Northern Territory. Based in Darwin, Sunbuild's principals are Managing Director, Neil Sunners, Construction Manager, Jim Eadie and Office Manager, Desley Sunners.

Initially Sunbuild's main construction was in the commercial and industrial markets. Starting off in the \$1-5 million budget range they have increasingly grown with their clients through their focus on completing a quality product and relationship building. Some of these projects have included Darwin's Rail Passenger Terminals, Bunnings stores at Palmerston and in Darwin, as well as the United Foods cold storage facility.

After undertaking a number of in-house residential developments, Neil Sunners saw the opportunity for a high-quality residential option for those individuals looking to move into Darwin's CBD. Over the past couple of years there has been a number of residential developments, particularly around Darwin's wharf district, where a wave pool and convention centre have also been built.

With Evolution on Gardiner being Sunbuild's biggest project to date, Neil Sunners took on the role of Project Manager, as well as structures foreman. After acquiring the land Neil commissioned Burling Brown and Partners as the architects. Knowing Darrell Brown for over 20 years, Neil wanted someone that knew high-rise, and Burling Brown being situated on the Gold Coast, were the ideal choice, as they have a large portfolio of high-rise developments.

One of the initial obstacles to the development, were inconsistencies in Darwin's town planning regulations. This situation related to the fact that prior to Evolution on Gardiner and its 33 levels, the tallest building in Darwin was only 16 storeys, so it became a bit of a process to get the local people used to changes in the town plan, even though the DA was submitted in line with that plan.

In addition to this Neil discovered that the town plan was in conflict with the defence pact in terms of the airspace requirements for planes. This meant that the Department of Defence wanted to decrease the height of the development by 5 floors. However, Neil investigated with airport

consultants and found out that the defence regulation was contradictory, and that they could build to the same height as the town plan allowed. This situation took nine months of negotiations with the Department of Defence, so that they would increase the limit by 50 feet to accommodate the top 5 floors.

The concept for Evolution on Gardiner came about after Neil enjoyed a holiday in a Balinese resort. Basically, he felt it would be ideal to replicate a resort atmosphere in a residential complex incorporating an unrivalled level of thoughtful services and facilities. This development reflects that, with a 1500 square metre recreation podium consisting of a resort-type lagoon pool, gym, games room, mini-cinema, residents lounge and barbecue areas situated on level 5.

The entire complex consists of 104 three-bedroom apartments, 2 sub-penthouses and 2 penthouses, as well as 5 commercial suites at ground level.

The construction of Evolution on Gardiner has seen a lot of technology introduced to Darwin for the first time. Some of these have included the installation of a jump-form lift system, and the use of a wind tunnel test on a model of the building to ensure its cyclone rating. This pre-empted an issue with the glazing being strong enough to withstand cyclonic conditions, the solution being to install steel shutters on the windows. While these are used around the world in cyclone prone areas, it was a first for Darwin.

Sunbuild's Evolution on Gardiner is recognised as Darwin's finest central city high-rise apartments, representing a level of design and quality never before seen in Darwin, and seen as another milestone in the continuing evolution of this iconic Australian city.

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## BIG BUSINESS READILY TACKLED

Darwin based company, Acacia Glass and Aluminium is not afraid to face a challenge head on. Acacia Glass and Aluminium, managing director, John Koukouvas and his team relish the opportunity to be involved in large complex projects.

“The bigger the challenge, the greater the satisfaction,” said Mr. Koukouvas.

“The period between 2007 and 2008 was a very exciting time for Acacia. We were involved in all major residential & commercial projects in the NT, including the Vibe and Medina Hotels on Darwin’s Waterfront, Evolution on Gardiner, Pandanas Mantra Apartments, and one30 The Esplanade. In 2008 we also completed the Conoco Philips Office, that was our first major Insulated Glass Curtain Wall project” added Mr. Koukouvas.

As a one-stop-shop for glazing products and services the company supplies and installs doors & windows, curtain walls, commercial glazing & shopfronts, composite panel facades, shade screens, balustrading & pool fencing, shower enclosures, mirrors, security screens and many other products.

The company’s glass processing facility is complete with northern Australia’s first and only horizontal tempering line & heat soak oven.

As Darwin’s tallest building at 33 levels, Evolution on Gardiner posed a range of challenges to Acacia. On Evolution, Acacia Glass & Aluminium is responsible for the supply & installation of all commercial glazing and shop fronts, residential glazing, balustrading, and façade glazing. The company is particularly proud of the large painted glass façade that spans the four car park levels on the McMinn St. side of the building.

Acacia’s current focus is the adoption and implementation of energy efficient glazing technology. By the middle of this year, Acacia would have completed the Jacana House curtain wall façade that will set the benchmark for high performance, energy efficient glazing in the NT. “This will be a world class façade complete with Low-E coated Insulated Glass Units (IGU) and Thermal Broken Aluminium curtain wall framework” said Mr Koukouvas.

Acacia will be establishing it’s own IGU manufacturing facility in Darwin by the end of the year.

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## A HEAD ABOVE THE REST

Burling Brown Architects have been planning, designing and managing a comprehensive array of projects for over 30 years. Established in 1972, the partnership of Darrell Brown and his current partners of Brian Kidd, Brian Sohler and Nathan Quatermaine has built a reputation for memorable buildings that contribute to the urban fabrics.

These skills are showcased across a wide range of arenas, including individual design solutions for residential high rise, medium density and low rise projects, commercial buildings, educational and sporting facilities, foreshore resorts, themed restaurants, public utilities, hospitals, institutions and retirement villages.

This approach saw them commissioned to design Darwin’s prestigious apartment complex, Evolution on Gardiner. With a relationship dating back over 20 years to the Marrakai Apartments, Burling Brown has been in a position to contribute to the development and modernisation of Darwin’s urban growth.

Situated on Gardiner Street, the development is perfectly located on the quieter side of the CBD, yet close enough to enjoy all that living in the city has to offer. At 33 storeys, this landmark architectural project is without doubt Darwin’s tallest and most luxurious residential complex. Within this fabulous development Burling Brown Partners, in collaboration with the developers, Sunbuild have been able to create

a 5-star resort lifestyle within the environs of the CBD. Some of the features that have been incorporated within the development include a 25 lap and lagoon pool, modern gym and a-la-carte restaurant, as well as a games room and resident’s lounge for entertaining family and friends.

With Evolution on Gardiner, being seen as Darwin’s first high-class apartment, the influence of Burling Brown’s principals and their multi-talented personnel continues to be consistently recognised beyond their home-base of the Gold Coast and east Queensland, servicing clients stretching from Melbourne to Cairns and over to Perth as well as into South East Asia.



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## THE SEAL OF APPROVAL

A fresh new standard in architecture, design, technology and quality - Evolution on Gardiner represents an evolution in the way Darwin's population will live in their city. People will call this the finest address in Darwin, with its impressively large three bedroom designer homes in thirty-three levels of executive excellence.

The iconic contemporary architecture of the building is carried forward into the internal design of each home. The latest innovations of modern and spacious design are complimented with truly high quality fixtures and fittings culminating in an exciting new lifestyle for Darwin.

Mapei were an integral part of ensuring that those fixtures and fittings could be installed to the highest lasting quality. Having been in existence for 71 years, and with over 6000 employees globally, they are represented

by 32 staff within Australia. From humble beginnings in Milan, Mapei has continued to grow to its current position as a world-leading multinational manufacturer of adhesives and chemical products for the building industry.

Today Mapei is represented by 53 subsidiaries with 53 production facilities in operation across 5 continents. Mapei specialise in adhesives, grouts, sealants, waterproofing, concrete repair, primers, screeds and self-levelling products for the building industry.

For the Evolution on Gardiner project, Mapei supplied the acoustic flooring adhesive, ceramic adhesives and the waterproofing products for the living areas and selected bathrooms, ensuites and laundries. Using a complete Mapei specified system, this successful installation not only received a fully-backed 10 year warranty but was completed in a timely manner using Mapei's technically advanced products. Mapei invest 5% of their annual turnover in their eight Research and Development Centres and employ over 720 laboratory personnel.

The adhesives were produced using Mapei's innovative technology that is not harmful to the user nor end-user. Additionally Mapei products

are renowned for their ability to meet specific design requirements. All Mapei products used contribute valuable points towards Green Star™ credits and carry a fully-backed 10 year warranty. The wide range of usability and colours that these products offer, not only ensures solidity and stability, but also assists and inspires architects and designers to create more beautiful, healthy and safe buildings, such as the Evolution on Gardiner.

A significant milestone in Mapei's long established commitment to certified quality and safety has been its adhesion to Responsible Care, the international chemical industry's commitment to sustainable development. This along with their development of an Environmental Management System adhering to the ISO 14001 standard has seen them become a world-leader in environmental sustainability in the manufacturing process. In addition to these standards, Mapei Australia has recently become an active member of the Green Building Council of Australia.

Mapei's sales and technical service network comprising offices across the globe, offers an efficient Technical Assistance Service that is valued the world over by architects, engineers, contractors and owners.

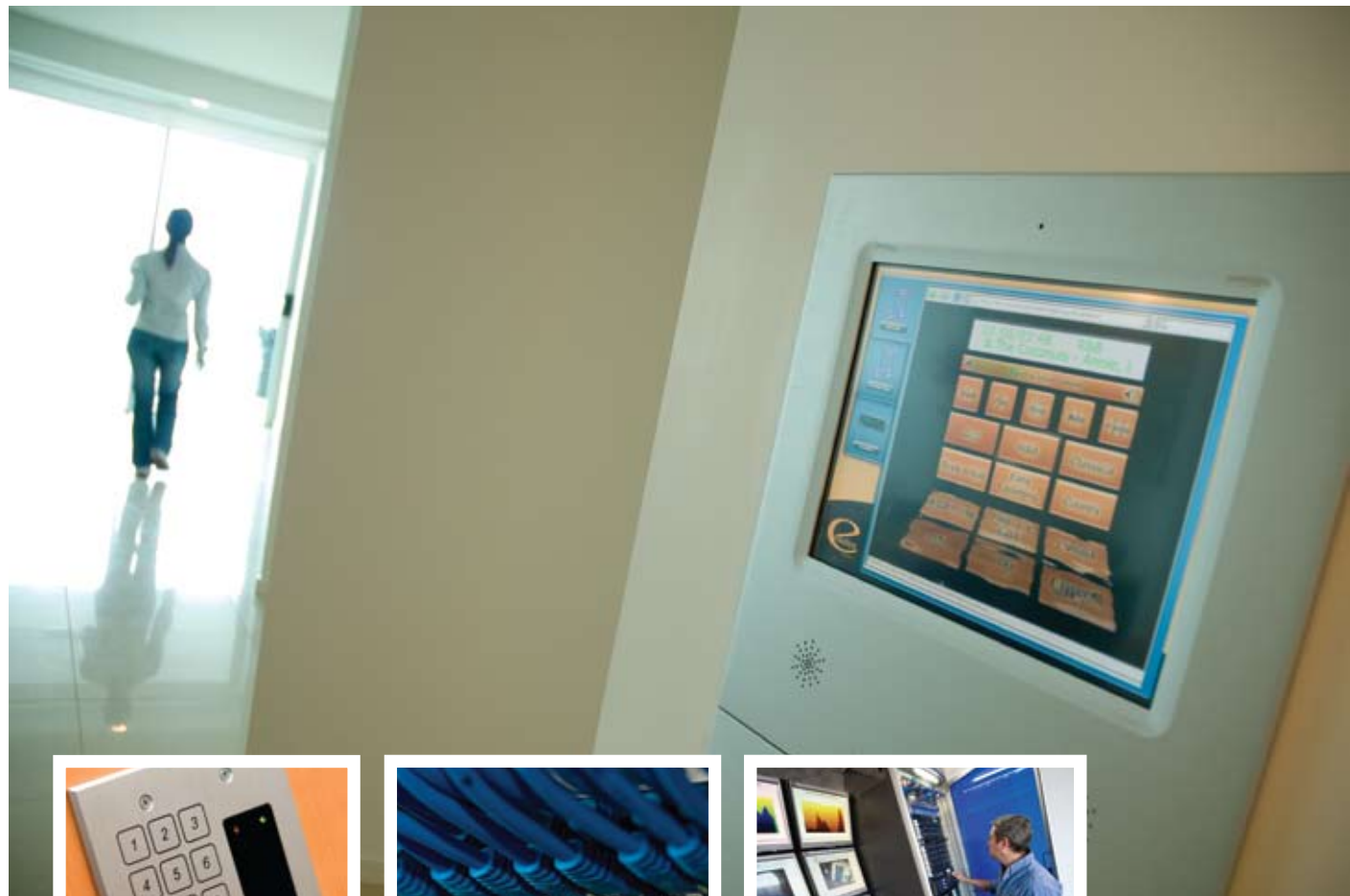
For the past ten years, Mapei has been a major sponsor of road cycling and is continuing to support the Australian Institute of Sport by providing testing and training for the cyclists at Mapei's Sports Centre in Varese, Italy as well as financial support for the team.



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## COMPLEX LIVING MADE EASY

Controlability is an Australian technology company specialising in total building management systems. Operating since 2005 the company now employs 10 people in its Darwin and Brisbane offices.

For the Evolution on Gardiner project, Controlability fitted the building with their flagship product Signature Gold™. The Signature™ system is the only purpose designed, fully integrated building control and management system available for high-density residential developments.

Signature Gold™ provides the site with access control, full video intercom, video surveillance, services metering, multi-media infrastructure, high-speed Internet delivery, and a range of building management functions.

Technical Manager of Controlability, Malcolm Hodgkinson explains about the state-of-the-art Signature™ system, “Signature is an exciting enhancement to the architect’s vision for the project. It makes everyone’s life far simpler and comes at a greatly reduced cost against traditional non-integrated systems.”

“This type of technology can also be a major selling point for projects.” Malcolm believes that, “Developers find themselves confronted with a whole variety of decisions on the features, fixtures & fittings, each one adding cost to the project. Signature™ gives the project a great point of difference as well as enhanced capability to deliver all essential and optional services, without adding un-recoverable costs to the project.”

Controlability saw the need to develop an integrated building management system that had the ability to do fundamental tasks simply and economically, as well as providing a range of new convenient features that could be customised for different target markets. Most importantly it needed to be easily integrated into the installation procedures of the on-site electrical contractor. Signature™ is able to do this using just one industry standard cabling system.

Malcolm sums up the beauty of the system, “The system was designed in the knowledge that not everyone is ‘tech savvy’. Using the touch screen it’s so easy, even those without any computer knowledge will embrace this wonderful lifestyle enhancement.”

It really is ‘The power and simplicity of one, versus the complexity and cost of many’

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## INTELLEGE<sup>NT</sup> INTERIORS

Contracted to complete the interior design and furniture packages for Evolution on Gardner was the Queensland based company, International Interiors. Operating for 12 years and previously known as Le Mercier’s Fine Furniture on the Gold Coast until 2007, they have developed a reputation as a retailer of quality high-end furniture, as well as interior design specialists.

Their involvement with Darwin’s prestigious Evolution on Gardner project consisted of working directly with the developer and builder Sunbuild and project marketer David Booth to offer a quality, well priced furniture package for its buyers and investors. Their design team also worked closely with the architects, Burling Brown and Partners on the specifications for the apartment’s finishes including tile selection, flooring, carpet and paint colours, right through to the furniture, installation and delivery for the apartment packages, comprising the soft furnishings, kitchen and electrical kits, as well as outdoor furniture. In essence, offering a total turnkey solution.

International Interiors specialises in importing furniture from the world’s leading furniture manufacturer’s, such as Spain, Italy, and United Kingdom and throughout Asia. Additionally, they also source product from local Australian furniture manufacturers and suppliers. International Interiors are renowned for their interior design projects for luxury private residences, as well as working closely with property developers for sales display and investment apartment packages for rental market.

The experienced design team were well equipped to put together a furniture layout to maximise the space in the generous three bedroom apartments and offer designs to cater for both owner occupiers and investors alike. International Interiors contract team together with

Wridgways Project Management fully installed, transported and set-up the packages, so all Evolution owners have to do is move in. A project of such magnitude takes a lot of planning, large scale rubbish removal and precise timing.

Due to the nature of this high profile project there were a number of challenges to circumnavigate, not least the finalising and securing furniture designs and selection four years out from the building being finished and maintaining same package pricing. However, they came through this and were able to secure a well priced furniture package that would complement the quality of the project and offer its buyers considerable savings through strong purchasing power.

With an extensive showroom in Southport on the Gold Coast, International Interiors have already established themselves as one of Australia’s top residential design companies, offering exclusive furniture apartment packages to suit the individual floor plans of buildings, and assisting with the project marketing and developer displays. Their expertise sees them delivering quality interior fit outs that are tailor made for each project as well as complementing the building floor plan’s and its architecture.

### INTERNATIONAL INTERIORS

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# ATTENTION TO DETAIL

“If a picture speaks a thousand words, our models will reduce them onsite”

Detail 3G are a compact new player in the 3D Construction Documentation industry establishing the business in early 2008. Since then they have grown to a company of 5 providing a specialised service by utilising 3D modelling applications to create documentation and presentations which include, shop detailing for Steel in both the construction and mining industries, shop detailing Pre-cast concrete for multi residential and commercial projects, as well as commercial and high end Joinery detailing. All this is realised with initial conceptual plans, and visualised by incorporating computer generated still images and high resolution animations.

3D Steel detailing is performed on Bentley’s Prosteel modeling and detailing application. The software provides powerful automated and integrated tools that quickly and accurately produce structural fabrication data. The software is based on the AutoCAD® platform, and with it you get an intuitive and integrated multi-material modeler perfectly suited to layout complex structures, produce shop drawings, assemble all your connections, provide DXF & CNC files, and manage reports and your bill of materials.

Over the past year while being engaged by Sunbulid to do the general drafting on the Evolution on Gardiner project, Detail 3G have begun carrying out their work duties on cutting-edge Building Information Management (BIM) software, Revit®, which enables the operator to model and detail any component or part of a building in 3D. In addition to this, it also has the capability to provide costings for those components of the building.

Detail 3G work and query holistically, rather than with isolated elements such as floor plans, sections, and elevations. One of the outstanding features of the software is its parametric change technology whereby any change made is automatically coordinated everywhere in the project, such as model views, drawing sheets, schedules, sections, and plans. Through this powerful feature the designs and documentations therefore stay coordinated, consistent, and complete.

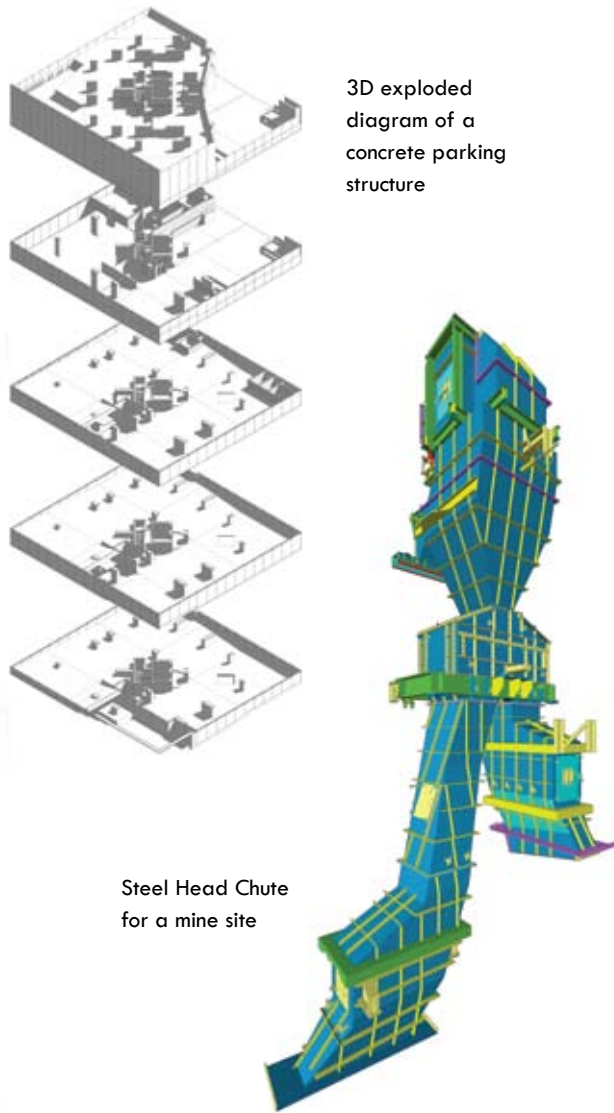
Our Strength is in design for rapid construction utilising remarkable new BIM software and 3D steel detailing software on a full time basis, dropping traditional 2D altogether, Detail 3G future direction will see them become increasingly involved in BIM and 3D documentation aimed at complex prefabricated components such as detailed architectural precast, complex steel assemblies, entire building models and peace of mind

Detail 3G communicate in PDF, 3D PDF, DWF, DWG, RVT

## DETAIL 3G

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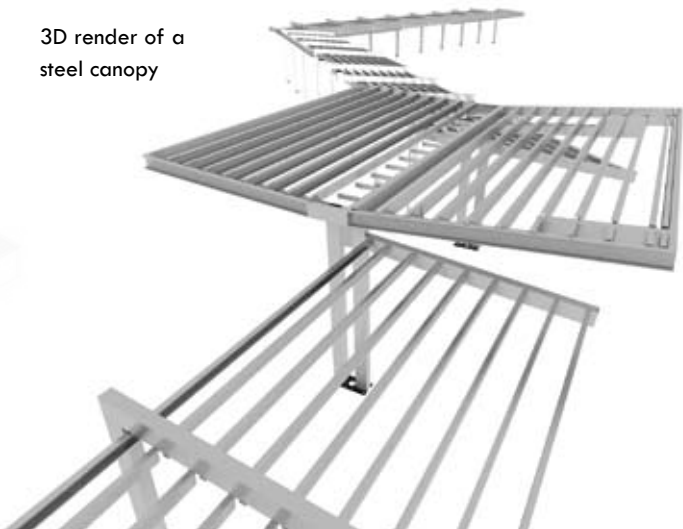
3D exploded diagram of a concrete parking structure

Steel Head Chute for a mine site

Belt Reeler



3D render of a steel canopy



# ALLBAND IN THE PICTURE

Integral to the 21st century technology utilised throughout Evolution on Gardiner was the input of Allband Antennas, Darwin’s leading satellite and antenna installation business. Operating for the last 16 years by Mark Sellers, the company specialises in the installation of Master Antenna Television (MATV) and Satellite Master Antenna Television (SMATV) systems, primarily incorporating free-to-air and pay TV network systems for multi-dwelling apartments and hotels.

While Allband Antennas started off installing domestic TV antennas and smaller SMATV systems they have grown to the point where they are now doing the majority of the commercial work in Darwin. One of the first large scale jobs that they were involved with was the Robertson Army Barracks Defence system and the installation of a Hybrid Fibre Coaxial network, which was the majority of the infrastructure for the television system, which was a centralised distribution network, where the signals go out on fibre trunks to all the various buildings situated within the barracks.

Following on from this project was the installation of similar type of networks on quite a few hotel projects, including the Dugong Beach Resort, as well as the Airport Resort and Airport Inn.

Allband Antennas have worked with Sunbuild on two of their projects prior to Evolution on Gardiner. As Mark Sellers explains, “Evolution on Gardiner was a particularly good project to work on as the whole process went very smoothly with no issues, such as damaged cables, which is a common problem throughout the construction phase. The key is to be involved with your builder and developer when the job is on the drawing board. You need to be working with all the other trades on the project. We were able to achieve this through our focus on communications and work ethic.” Mark sees these attributes as integral to their success, along with the quality of service delivered and the relationships and experience they have developed over the past two decades.

Mark gives an overview of the installation, “With Evolution we have utilised the latest available components to suit the Digital age, within this project I employed components from the three major Australian Manufacturers (being Hills Antennas, Kingray MATV Distribution & Matchmaster Communications) which supplied equipment that is both suited for the current Analogue and Digital reception and also allows us to have any components for future service work available at short notice.”

Additionally, Allband Antennas also contract to do maintenance on most of the major hotels in Darwin, as far as their in-house TV networks, including their in-house movie networks, supplied by Movielink, who Allband act as the Darwin agent as they are based in Melbourne.

## ALLBAND ANTENNAS

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