

## One27 Flynn, Northern Territory

This exclusive project provides the perfect balance of commercial and residential tenancies. At the heart of One27 Flynn's conception was the desire to create an all-inclusive haven for residents with easy access to social areas and amenities. A supermarket, multiple cafés and restaurants, and The Bell Tavern provide onsite dining and entertainment options for residential occupants.

The layout of the site was designed to maximise the commercial frontage by outwardly facing the commercial buildings to the passing traffic. To maintain the security and privacy of all the residential occupants the common area facilities were centrally located between the residential buildings, completely fenced off from commercial visitors.

Five different floor plans; 1, 2 and 3-bedroom apartments, all with significant characteristics that attracted long-term tenancies and extremely low vacancy. The floor plans were designed to encourage open plan living and make the most of Darwin's tropical climate by increasing the size of the balconies and promoting outdoor entertaining.

The apartment floors are connected by a breezeway corridor, which is open at both ends, as well as the middle. The design captured the cross-flow breezes for passive cooling and fresh air, reducing the dependency on energy-consuming mechanical ventilation.



The orientation and architectural design of the development's main buildings were intended to maximise solar exposure to the 800 solar panels and 200kW system that powers the entire development. The 1.5-million-dollar system was a key factor in maximising energy efficiency throughout the entire complex.



Enhancing the development's functionality is its form, with tropical landscaping featuring large screen plants, climbing shrubs for green walls and colourful native scrub. The carefully considered landscaping softens the building's façade and provides green space for the residents of One27 Flynn, without the need for maintenance.



Onsite management will ensure the longevity of the entire One27 Complex. The responsibility of the onsite management extends out to the Caretaking for the both the commercial and residential complex and solely, the Letting of the Residential tenancies. They conduct their business, out of the perfectly located Managers office in between the two residential towers.

Careful consideration, for the safety, privacy and security of all the residential tenants played a large part in design and the facilities that were incorporated to the complex and available to residents. A closed-circuit television (CCTV), captures every corner of the complex 24 hours a day, 7 day a week, the residential side to the complex can only accessed via security fobs and garage remotes. In addition to One27 Flynn's superb amenities, facilities including a common pool and barbecue area enhance the social and communal feel of the true Darwin lifestyle - also located between the two residential towers it promotes privacy and security for tenants and their children.

42 of the 70 residential apartments are tenanted under NRAS, this has made a huge difference to the housing choices available on the open market for lower income families, couples and singles.

The community focused Development has received recognition from the Urban Development Institute of Australia, at the 2017 Northern Territorian awards, Zest Projects ended the night as the recipient of the Master Planned Development award for One27 Flynn.