



01 At twenty-four levels, VQ boasts spectacular vistas.

# A View to a Better Quality of Life in Rhodes



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Reaching for the sky at twenty-four levels, the Village Quays (VQ) Harbour Views apartment building in Rhodes offers spectacular outlook from most levels. At the upper heights of the building, lucky residents can see the Sydney Harbour Bridge, but all residents on all levels are afforded pleasing vistas.

In this regard, the VQ Harbour Views building, one of five in the Village Quays development, lives up to the promise of its name.



02 Taubmans Armawall delivers superior application and longevity.

But VQ Harbour Views has more than one trick up its sleeve, and the development, designed by SJB Architects and SJB Interiors, and created by developer Billbergia, offers high-end architectural design coupled with great amenity in a well-serviced location. As Nick Bishop of SJB says, “The focus was on good, modern, effective apartment design.”

VQ Harbour Views is located in the heart of Rhodes, in close proximity to services such as the commuter train station, a choice of supermarkets and cafes, and the homemaker’s favourite – Ikea.

The site is also near the bridge link to Wentworth Point, which will improve the connectivity of the location. The masterplanning of the VQ site, and the organisation of open space in relation to the five buildings, has been influenced by the principle of improving urban connectivity – it is possible for the public to pass through the site, forming an important link with the aforementioned proposed bridge and the town centre. SJB Architecture and Billbergia consulted with the City of Canada Bay Council to achieve this public benefit.

The process of designing the architectural form of the VQ Harbour Views development was a collaborative one. There was a high level of cooperation between SJB

Architecture and Billbergia, who had an architect on-staff throughout the project. In this way, “We were both speaking the same language during the design process,” as Nick says, with fruitful results.

The outcome of this collaboration is a sharply designed building, unashamedly architectural and formal in its expression, and yet somehow understated. The exterior of the building is composed of precast concrete vertical panels and balustrade upstands in strong, repeating geometric patterns. Glazing is expressed and framed in anodized aluminium commercial frames, giving a smart appearance.

The building’s different facades are designed to present different ‘faces’ to different frontages, and the massing of the building contrasts a high vertical form against a lower, horizontal street-edge-engaging form. The overall composition is flexible in its articulation, and responds to the different edge conditions and internal landscape spaces around the site. The lower two to three levels of each building block (the podium) contain space for retail and commercial premises, which bring vibrancy and ‘hustle’ to the site’s urban spaces.

The collaborative relationship that designed the building formed the template for other fruitful relationships, and one of the most important tasks in the project was finding a paint manufacturer and supplier who would provide the highest level of service to Billbergia, coupled with the best products. After finding some deficiencies of service with an initial paint partner, Taubmans re-specified the project and won the job. This appointment extended previous successful partnerships between Billbergia and Taubmans, which had continued across six projects over the last four years, all near the VQ Harbour Views.

With so much of the exterior of the building (all of the precast) requiring a paint finish, Taubmans proposed the Armawall™ system, delivering a superior result for the application. Armawall™ provides high resistance to

Rhodes is a former industrial peninsula that has been transformed in recent years by an influx of new residential development, a pattern being repeated across the nation’s inner cities.

fading, blistering, mould development and other forms of ageing for a significant period, benefiting residents through lower maintenance fees. The façade of VQ Harbour Views was painted in a simple palette of crisp white, light grey and dark grey; this neutral colour scheme was extended across all five buildings at Village Quays.

Moving into the interiors, two palettes were designed for purchasers, broadly defined as ‘light’ and ‘dark’ schemes. As with the exterior, the interiors were designed with an understated appearance in mind, one that best captured the presence of natural light, and framed the excellent views. Taubmans Pure Performance™ was selected by the developer for three reasons – its low Volatile Organic Compounds (VOC), its value for money and its durability. Low VOC paints provide markedly better air quality in interiors, by reducing an effect called ‘off-gassing’. Pure Performance™ is a superior product of this type, and has met with the approval of the National Asthma Council of Australia’s Sensitive Choice® program.

In our booming inner cities, the challenge with creating high-end multiple residential developments is to balance economy against the provision of luxury, convenience and good amenity. Taubmans products, backed by exceptional service and rated for many years of good performance, help designers, specifiers and developers meet their ambitious targets, as demonstrated in the exceptional end result at Village Quays.



03 The development combines high-end design with excellent amenity.