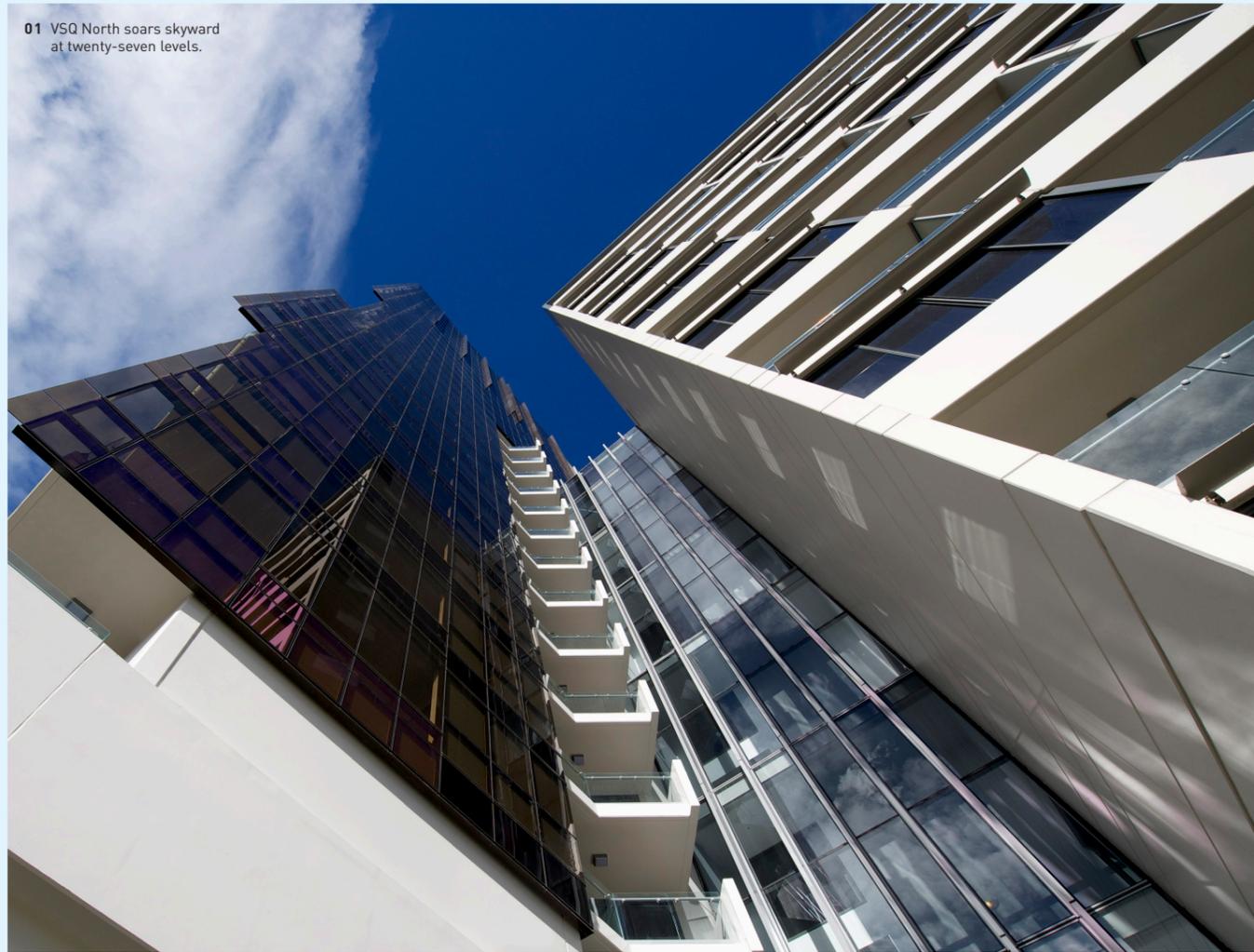


01 VSQ North soars skyward at twenty-seven levels.



Living the High Life at VSQ North

Positioned as a gateway to Sydney's inner city, the VSQ North development forms a prominent marker in the urban environment, a short four kilometres from the CBD.

It is one of the most dominant architectural forms encountered on the arrival into the city from the airport, and marks out the location as an ideally positioned and highly desirable place to live. As Kevin Driver of Turner Studio, the architects responsible for the design, puts it, "The building is a landmark."



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02 A desirable and ideally located place to live.

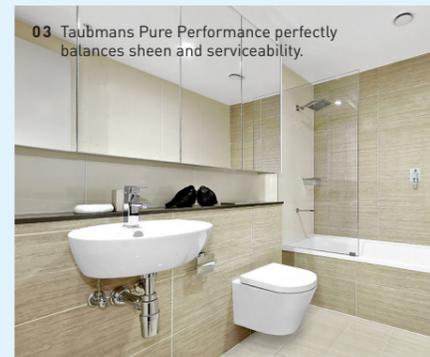


The project incorporates four distinct buildings, within significant landscapes and streetscapes. Architecture practice Turner Studio has been working with developer Meriton on the site for the duration of that period, and over time its designers have demonstrated a deft hand at shaping the urban environment through individually designed but subtly connected buildings. In partnership with Meriton, Turner Studio has been able to design flexible, site-specific buildings that respond to their differing locations and roles within the overall development.

VSQ North at its peak soars twenty-seven levels into the sky, and is unabashedly and unapologetically 'architectural' in its presentation. It is composed of four main building forms, at seven, fourteen, fifteen and twenty-seven levels respectively. It is a building to be seen 'in the round': each façade responds to the different street edge conditions the building addresses.

Turner Studio were at pains to provide a 'familial' relationship between the different façades, and this involved modulating and shaping them façades to create one continuous but varied 'narrative' that

03 Taubmans Pure Performance perfectly balances sheen and serviceability.



unfolds as one moves around the building.

The façades are composed of a combination of solid walls and balustrades (precast concrete with a paint coating), curtain glazing (a luxury item in itself in residential design, and the facilitator of excellent elevated views) and other materials such as steel and metal finishes, and even sandstone at various points.

In an inversion of the typical approach to lightness and darkness in the façade design, the glazing and the metalwork typically carry the role of the darker tone at VSQ North. The dark curtain wall gives the building a formal presentation, and marks the building out as a piece of luxurious and ambitious, high-end construction. The 'front' of the building shows off dominant white vertical lines, shaped by consideration of the skyline and forming an 'urban' scale.

The strategy for colour and coatings on the exterior of this multifaceted building was an expression of the designer's overall vision. This was to create a luxurious and timeless framework for living, one resistant to the vicissitudes of fashion. As such, the designers eschewed bold or 'feature' colours that might have aged the building prematurely, by tying it to a certain moment in time and architectural fashion. Instead, the building's exposed precast walls were finished in subtly varying shades of crisp white and a family of related pale colours, to better show off the definite architectural forms, and emphasise the formal lines.

With so much of the exterior of the building finished with a paint coating, the painting contractor sought to partner with the best, seeking firstly a paint and coating manufacturer and supplier who provides exceptional service; and secondly a finish that would stand up to the climatic exposure of such a tall building. Taubmans was the obvious project partner, having successfully demonstrated the depth and

"The rear of the building responds to the street frontage with a civic scale, more enmeshed with the neighbourhood."

Kevin Driver, Turner Studio

quality of their service with the painter through past projects. Addressing the second point, Taubmans All Weather Range™ was the ideal system to meet the requirements of the demanding climatic and environmental conditions the building is exposed to.

With regard to the painting of interiors on the project, the ideal product, also sourced from Taubmans, was the Pure Performance™ paint system. The product is described as easy to work with, and results in an excellent finish that perfectly balances the required level of sheen and serviceability. The system achieves this while representing great value, making it ideal for high-end commercial painting projects.

During construction, Taubmans cemented their service reputation by providing fortnightly site visits to ensure that surface preparation, painting and coating application were all meeting their stringent quality standards. This attention to detail has built the foundations of the long-standing and successful relationship with the contractor.

When building high, and also to a high standard of luxury, major decisions (the paint system for a façade, for example) and minor details (such as, the choice of finish at ground level) are equally essential to get right. Working with the best products, combined with the best service partners, will always get the best results. Taubmans proves, through project after project, all over Australia, that they offer the best.