



Case Study 25

McCaffreys Tower

Pymont NSW

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McCaffreys Tower



In the 1920s when CJ McCaffrey built new stables for their draught horses there was nothing fashionable about living and working in Pyrmont, a tiny peninsula of wharves, quarries and industry adjacent to the Sydney CBD.

The dilapidated wings of the stables were demolished to make way for McCaffreys Tower, a 16-storey apartment building that is the highest point of what is now Jacksons Landing.

The tower rises from the centre of a three-storey podium. The low rise is partly a concession to heritage neighbours but there is a much deeper reason. Underlying the building is a railway tunnel, once carrying goods traffic and now a light rail line. "The arc that the tunnel cuts under the site drove the alignment of the tower," explains project architect Andrew Hipwell of Daryl Jackson Robin Dyke. "We had to stay out of the line of influence. The splays and angles on the tower were driven by that tunnel."

Lend Lease initially specified rendered brickwork. The change to face brickwork provided the opportunity to give the facade a different scale and richer texture, and the speed and economy of a single trade. "This saved a lot of time and that was a big issue on this project. It made time and cost sense to go with face brick."

The red brick base accentuates its horizontal nature. Fingers of red, alternating with stripes of dark chocolate and mid beige bricks, stretch up the tower, accentuating its

"It made time and cost sense to go with

vertical proportions. The beige and red bricks also appear in the blades and bay windows and other facade features.

"The brick detailing is deliberately restrained," Andrew Hipwell comments. "There are some header courses to make up the dimensional requirements of the floor-to-floor height. The sills and the balustrade cappings are also brick-on-edge. The floor plan shape has lots of twists and turns that are apparent on the facade. So we opted to accentuate that with different brick colours to give variety and movement to the facade, rather than using an elaborate brick detailing scheme."

The building structure uses reinforced concrete columns and post-tensioned slabs with brickwork supported on shelf angles at every second level.

The 92 apartments presold quickly and the building was occupied in time for Christmas 2002.



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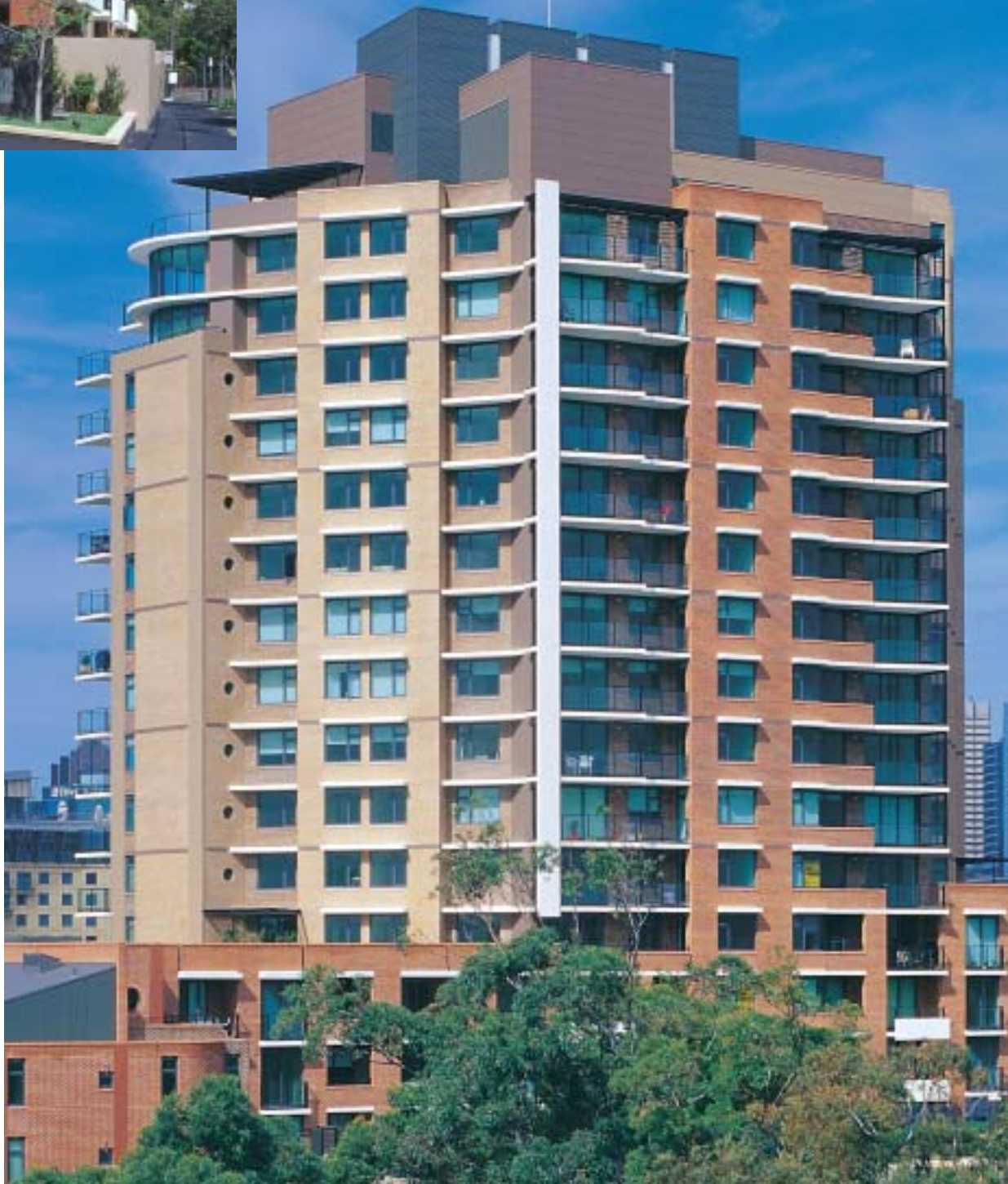
Client: Lend Lease Development

Architect: Daryl Jackson Robin Dyke

Construction: Bovis Lend Lease

Bricklayer: DJD Masonry

Photographer: Anthony Fretwell



face brick."

Clockwise from top left:

The street elevation shows the strongly horizontal base with fingers of red brickwork rising up the tower.

The three-level podium presents as a terrace to the lower street. In the background is Anzac Bridge.

The sixteen-storey building is the highest point of the former CSR refinery site. Face brickwork gave the facade a different scale and texture with the economy of a single trade.

The splays and angles of the tower and its positioning on the site were largely dictated by an underlying railway tunnel.