



## Case Study 08

### Moore Park Gardens

East Redfern NSW

**Representing Australia's clay  
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Think Brick Australia  
PO Box 751, Willoughby NSW 2068  
(1/156 Mowbray Road, Willoughby)  
Tel (02) 8962 9500 Fax (02) 9958 5941  
info@thinkbrick.com.au  
www.thinkbrick.com.au

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The frantic pace of inner city redevelopment doesn't seem to be abating. However there must be few opportunities left on the scale of Moore Park Gardens in Sydney's East Redfern. Formerly part of Resch's Waverley Brewery, the 2.65 ha site is adjacent to the new airport expressway, with a golf course and Centennial Park to the east.



Architect Colin Janes with project director Reg Smith alongside the lap pool, one of Moore Park Gardens' community facilities.

*The window details are particularly neat, with sill bricks complementing their flush finish.*

CLIENT:	Dealruby
ARCHITECT:	Allen, Jack + Cottier
BUILDER:	Multiplex
BRICKLAYER:	DJD Masonry
LANDSCAPING:	Design Landscapes
PAVING CONTRACTOR:	Sam the Paving Man
PROJECT COST:	\$40 million (Stage 3 building cost only)
MORE INFORMATION:	<a href="http://www.ajcarch.com.au">www.ajcarch.com.au</a>
PHOTOGRAPHER:	Jackie Dean





# MOORE PARK Gardens

East Redfern NSW



*The brick paved internal street is "one of the most successful aspects of the whole project" according to the project director. The pavers are laid in a 45 degree herringbone pattern on a concrete base with sand-filled joints.*

The tower is clad entirely in face brickwork. The lower buildings are a blend of rendered and face clay brickwork.

Reg Smith considers the brick-paved internal street to be "one of the most successful aspects of the whole project. We paved the footpaths and road and because it's a shared zone it tied the whole thing together very well." The clay pavers are laid on a concrete base with sand-filled joints.

With Moore Park Gardens nearing conclusion, Reg Smith reflected on the lessons learnt from such a significant project. "This project has been going for quite a while. By the second and third stages we were getting into the groove and it worked really well. We formed a very good relationship with Multiplex." The size and staging of the project also allowed for the design to be more considered. "The first stages were more conservative and as the project developed the later stages became richer."

Allen, Jack + Cottier were called in to masterplan the site which was developed in four stages. Stage 3, the subject of this article, was completed in mid-'99 and the final stage is expected to open in June this year. Central to the site layout is a tree-lined internal street, Charles Moore Avenue, linking and allowing access to the 560 residential units in 14 buildings. Resident parking is undercover and there are extensive community facilities including childcare, a gym, 25 m lap pool, meeting room and limited retail.

Brickwork was used throughout for reasons of market acceptability, according to the project director, Reg Smith. Panels of cream or red brick were combined with a solid base of brown brickwork. Although this theme continues across the site, each stage (and indeed, each building) has a distinctive character that evolved with the project.

The Stage 3 project architect was Colin Janes. This stage consists of three buildings: a 24-level tower and two buildings of four storeys. All brickwork was laid in situ and is generally supported at every second level of the pre-stressed concrete-framed buildings.



*(Above) Stage 3 utilises a mix of face and rendered brick to impart a sense of individuality and diversity.*

*(Left) The 24 storey tower is entirely clad in face brick, albeit concealed behind the north-facing balconies.*

