

# URBAN RENEWAL WITH COMMUNITY AT HEART

**DEVELOPER:** Catcorp  
**MAIN CONSTRUCTION COMPANY:** Buildtec  
**ARCHITECT:** Tectvs  
**PROJECT VALUE:** \$60 million



Norwood Green is a thoughtfully designed residential development featuring 1, 2, and 3-bedroom apartments and townhouses across five 7-storey buildings. Arranged around a private communal village green, the project integrates the site's industrial heritage with modern urban living. The townhome collection includes 31, two, and three-bedroom residences, blending style with functionality.

**In Adelaide's inner east, a bold urban renewal has reshaped a once-industrial site into Norwood Green, a vibrant, sustainable precinct that reflects the vision and expertise of South Australian developer Buildtec.**

In partnership with Catcorp, Buildtec led the master-planning and delivery of this landmark mixed-use project, which brings together contemporary living, community-focused design, and thoughtfully integrated green spaces.

"Being part of this redevelopment has been both a privilege and an honour," said Director Michael Carrocci. "We have a rich history of shaping Adelaide's urban landscape, and this site has truly become a jewel among city-fringe projects."

Buildtec's scope at Norwood Green included the construction and delivery of 22 luxury townhomes, two 6-storey apartment buildings, a

communal residents' garden, and a public park, creating a place where people genuinely want to live, shop, and connect. From the outset, Buildtec and its partner assembled a trusted team of consultants with a shared vision.

"We curated a team we knew could deliver an exceptional product," Michael explained. "The planning and documentation were so meticulous that construction became one of the smoother parts of the project. It's been a seamless and very rewarding process." The project's five-year delivery required meticulous planning to manage staged handovers, ensuring active construction zones operated seamlessly alongside completed, occupied residences.

"Our focus was on safety and minimising disruption. Attention to detail in planning ensured we could confidently deliver each stage without compromising the quality of life for residents already moved in," Michael says.

Sustainability was a central pillar of the Norwood Green vision. Buildtec worked closely with environmental consultants from the outset to ensure energy efficiency, water management, and long-term environmental considerations were embedded into both design and construction.

"We integrate sustainable principles in all our projects, but especially here," Michael notes. "We understand our industry's environmental footprint and make a conscious effort to reduce it through every phase of the development."

Although approved under state planning provisions, Buildtec prioritised collaboration with the Norwood Payneham and St Peters Council to ensure the built form aligned with community expectations. "The council was an important member of our design team," said Michael. "Their input ensured we achieved a balance between architectural innovation and community relevance. A great example is the creation of public parks within the precinct, which will be handed over to the council as lasting assets for the whole community."

The retail precinct, featuring a supermarket, dining, healthcare, and fitness facilities, has been operational for two years and continues

to perform strongly. Designed as a central gathering point for both residents and the wider community, it reflects the project's intent to create an activated, self-sustaining neighbourhood.

"The popularity of this precinct speaks for itself," says Michael. "It's been truly accepted and embraced by the community. Even now, while we're completing the final stages, residents engage with us daily, a testament to the connection they feel to the project."

Buildtec is particularly proud of how the development honours the site's history while announcing a bold new future. "The architecture respects the past but represents the next generation of the area. The materials we chose will allow the design to age gracefully, maintaining its identity for decades to come."

At Norwood Green, Buildtec has achieved more than a successful development, they've created a destination. One that celebrates connection, sustainability, and the evolving spirit of Adelaide's east.

**For more information contact Buildtec,** 99 King William Street, Kent Town SA 5067, phone 08 8132 8400, email [reception@buildtec.com.au](mailto:reception@buildtec.com.au), website [www.buildtec.com.au](http://www.buildtec.com.au)



**Below** B&S Joinery brought expert craftsmanship and seamless collaboration to the large-scale Norwood Green development.

**Below** Mez Contracting delivered expert waterproofing at Norwood Green, using durable torch-applied membranes for structural longevity.



# BIG PROJECTS WITH A PERSONAL TOUCH: BUILDING THE HEART OF HOMES AT SCALE

With over 35 years of experience in South Australia’s building industry, **B&S Joinery (SA)** has built a reputation for delivering high-quality, custom joinery with a personal, family-driven approach. Their recent work on the large-scale Norwood Green development is a testament to their ability to combine craftsmanship, collaboration, and care, bringing functional character to hundreds of residences without sacrificing attention to detail.

“We were engaged to supply and install all custom joinery across the Norwood Green apartments. That included kitchens, laundries, bathroom vanities, robes, and linen cupboards, every internal joinery element that brings function and finish to these homes,” said Managing Director, Adam Saccardo and Adrian Porcaro.

“We worked closely with all contractors to ensure every joinery component was delivered and installed on schedule,” Adrian says. “That collaboration was key to keeping the broader construction program on track.”

B&S Joinery’s team brought their decades of experience to bear on the high standards of Norwood Green’s design. The result is a seamless blend of aesthetics and practicality across hundreds of residences.

“Every project is different, but our approach remains the same, delivering quality joinery with a hassle-free attitude and an eye for detail,” said Adam.

In addition to their work at Norwood Green, B&S Joinery is also delivering joinery packages for the Prospect Apartments development, continuing their longstanding commitment to South Australian residential and commercial construction.

A proud family-owned business, B&S Joinery is committed to being approachable, reliable, and economical. “We take great pride in what we do,” says Adam. “Our clients know that when they engage us, they’re not just getting a contractor, they’re getting a trusted partner in delivering excellence.”

From bespoke interiors to large-scale apartment builds, B&S Joinery continues to set the standard in custom architectural joinery across South Australia.

*For more information contact **B&S Joinery**, 124-126 Wingfield Road Wingfield SA 5013, Adelaide SA 5013, email [bsjoinery@bsjoinery.com.au](mailto:bsjoinery@bsjoinery.com.au), phone 08 8349 7376*

# SEALING STRUCTURAL LONGEVITY: WATERPROOFING FOR LARGE-SCALE PROJECTS

As Adelaide’s longest-standing waterproofing specialists, **Mezcon Dayproof** brought over 35 years of proven experience to the transformative Norwood Green project, delivering durable, high-performance solutions tailored to high traffic environments, providing a critical safeguard against long-term structural deterioration and costly remediation.

“We installed a complete waterproofing system from Mapei, with the scope including waterproofing for the podium plaza on level two, the retaining walls, planter boxes, and floor areas,” Operations Manager George Rowan explained. “We used a torch-applied bitumen membrane renowned for its durability and proven performance. The proprietary material comes in rolls, and provides a reliable, long-term waterproofing solution.”

In high-risk areas such as retaining walls, Mezcon Dayproof installed a double layer of membrane along with a protective drainage sheet (HDPE) to ensure maximum protection and structural longevity, using a controlled heating process to achieve full adhesion to the substrate.

While technical challenges can arise in a large-scale development like Norwood Green, George credits a smooth workflow to strong

collaboration with the builder. “Buildtec were great to work with,” he said. “Materials were delivered to our yard and craned over the building when needed. Everything was well-organised.”

With a track record spanning over 35 years, Mezcon Dayproof has built a solid reputation for excellence in both residential and commercial sectors.

In addition to waterproofing, the company also offers concrete remediation, truncations, specialist grouting, shotcrete, carbon fibre reinforcement, crack injection (acrylic, pu, epoxy, etc), epoxy repairs and applications, polyurea spray and applications, as well as expansion joints, and all types of water sealing services, interior and exterior.

“Projects like Norwood Green really showcase our expertise in torch-applied membranes,” says George. “It’s where we shine, applying best practices and proven systems to ensure the long-term success of high-profile builds.”

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