

heart  
soul

close  
to the  
heart

# *life's good in norwood*

The eclectic heart of  
the east is beating  
stronger than ever



the  
**norwood  
green.**  
magazine





## Norwood Green... where great designs and great products come together.

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CELEBRATING  
**50**  
**YEARS**  
1969 - 2019



*welcome to the  
first edition  
of heart&soul,  
brought to you by  
Buildtec Group and  
CatCorp – the team  
behind Norwood Green.*

*heart&soul* celebrates what is close to our heart – our community.

Norwood Green is transforming the face of Magill Road and we are thrilled to be driving this progress. It won't just be a place where people will live. It will be a destination where our community can thrive.

We're creating a master-planned community that seamlessly combines apartments and townhouses as well as retail outlets, restaurants and open spaces. With more than 50 years' construction experience in South Australia, we feel privileged to building the new heart of the inner east.

*heart&soul* introduces you to some of the people and places who call Norwood home and celebrates everything we hold dear.

**Anthony Carrocci**  
Buildtec

**Anthony Catinari**  
CatCorp



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*The information contained in this publication is believed to be correct at the time of printing but may be subject to change without notice. Buildtec Group, CatCorp and Algo Más are not liable for the accuracy of information.*

*Like to suggest a story?*

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# new life grows at norwood green

**the** reinvention of a  
former factory site less than 2km  
from the CBD will revitalise Norwood.

Adelaide's inner east is set to become home to a modern \$120m master planned community combining residential living, retail shopping and open green spaces.

Norwood Green, a joint project by Adelaide developers Buildtec Group and CatCorp, is being built on the site of the former Caroma factory at 76 Magill Road.

Designed by award-winning architects Tectvs, the design for Norwood Green is inspired by the communal hub of the traditional village green, with townhouses and apartments integrated with shared open spaces and laneways.

The residences will draw on the site's industrial past combining a modern and sophisticated aesthetic.

Interest in the development has been high with many enquiries coming from

local owner occupiers who are keen to downsize, and simplify their lives, without compromising on style.

Purchasers Jane and Ian Campbell said Norwood Green's location was a major factor behind their decision to buy an apartment.

"Location, location, location – that's what everybody says. You've got everything you need," Jane said.

"We're not really changing our lifestyle that much and because it's an easy clean, functional place to be in, everything will be new, and all the furniture will be new.

"I've even started stockpiling my wine glasses and my furniture!"

The first stage of the project involves the construction of a new ALDI supermarket which is due to be completed by Easter 2020.



Townhouse and apartment features include:

- High-end European kitchen appliances
- Caesarstone benchtops in kitchen and bathroom areas
- 2.7 metre ceilings in living areas
- Timber floors in open plan living areas
- Ducted reverse cycle air conditioning
- Secure car parking
- Controlled visitor access plus visitor car parks
- Large balconies or private courtyards to apartments and townhouses.

## what's on

### december



#### Norwood Green Community Christmas Picnic

Sunday 8 December 11am–3pm

100 Magill Road, Norwood

What you'll find:

Food trucks • Wine and beer tastings  
Christmas wreath making and floral arranging  
workshops • Ham baking demonstration  
Christmas craft activities

Plus balloons and gifts for the kids!

Visit Norwood Green on  
Facebook for updates

### january

#### Santos Tour Down Under Stage 4: Norwood Parade to Murray Bridge

Friday 24 January from 11am

The Parade, Norwood

2020 marks 14 years of Norwood's involvement in the Tour Down Under. Cheer on the world's best cycling stars for the Stage 4 start of the men's race.

[www.tourdownunder.com.au](http://www.tourdownunder.com.au)  
for more information.

### february–april

#### Concerts In The Park

February – March 4pm–8pm

Jazz in the Park  
Saturday 15 February  
Koster Park, Trinity Gardens

Melodies in the Park  
Saturday 14 March  
Joslin Reserve, Joslin

Symphony in the Park  
Saturday 4 April  
Richards Park, Norwood

FREE performances. No bookings required. Pack a picnic plus food and snacks also available for purchase.

### march

#### St Peter's Fair

Saturday 28 March 11am–3pm

Linde Reserve

What you'll find:

- Petting zoo
- Amusement rides
- Roving entertainers
- Live music
- Delicious food
- FREE entertainment for the kids.

Disclaimer: Event information is correct at the time of publication and may be subject to change.

#### Movie on the Oval

Saturday 14 December 7pm–10.30pm

Coopers Stadium, Norwood

What you'll find:

- FREE screening of the movie Saving Santa (approx. 8.30pm)
- Food and drinks
- Roving entertainment
- Live music.

Enter via Wally Miller Gates (Gate 4) on Woods Street or Beulah Road Gate at the northern end of the oval. Bring your rugs! Chairs, alcohol and glass are not permitted on the oval.







Ryan Davidson  
and Fil Kemp of  
Little Bang Brewing Company.

# meet, greet and eat

## Craft Beer Picks for Xmas

Award-winning Little Bang Brewing Company in Henry St was recently named South Australia's Favourite Craft Beer Venue and has won the Eastside Business Award for Best Pub/Bar for the last two years. Co-founder and Director Ryan Davidson shares his top craft beer picks for summer.

**Q:** What makes a good summer beer?

**A:** For me it comes down to 3 things:

- Lower in alcohol. The summer nights tend to kick on for longer, and it's important to pace yourself.
- A crisp, snappy bitterness or some decent acidity gives a nice bit of pop on the palate.
- Variety. If I'm settling in with friends for a session on a hot day I'd like to try a few different things, not just work our way through a slab of one thing.

**Q:** What's big in summer beer styles?

**A:** This year is definitely the Summer of Sours. Sour beers used to be just a peculiar Belgian or German thing. These days they're the wonderful missing link between beer and wine. We're having a lot of fun with fruited sours at our place. If you haven't tried one before I'd recommend giving sours a go.

Norwood Green is blessed to be located amongst some of Adelaide's best eateries, bars, pubs and restaurants.

**Q:** What's your 'go to' beer during summer?

**A:** Whatever my friend is getting for me because I hate having to choose.

**Q:** What are the best beers for a summer BBQ?

**A:** I'm going to say dark larger. Like a German Dunkel. Lovely full and deep flavours with the light body and refreshment of a lager. Perfect next to anything off the grill.

**Q:** What beer would you like to see under the Christmas tree?

**A:** Something wild and crazy that I can open with a friend, swish around in a big glass and pontificate about.

A few of Little Bang's babies:

- 'Happyland' because we call it a 'Summery Ale'
- 'The Pinkening' because it is a Hibiscus Sour
- 'Little Banger' because it is low ABV for summer



## Little Bang Brewery

25 Henry Street Stepney  
Open Wed-Sun afternoons  
til late

21 craft beers on tap  
local wines • Asian and  
American inspired street  
food • live music, movie and  
comedy nights • private and  
corporate events

[www.littlebang.com.au](http://www.littlebang.com.au)

Top 5 places to visit this summer for fresh and fabulous fare around Norwood Green.

**1** **Fine and Fettle** is rated one of Adelaide's best breakfast and lunch spots. They push the boundaries of breakfast and lunch staples – so get ready to trade in your smashed avo for kingfish sashimi and sweet potato rosti! Also fully licensed and they are open for night-time dining from 5pm on Wed-Fri. [www.fineandfettle.com.au](http://www.fineandfettle.com.au)



**2** **Wholly Belly Woodfired Kitchen** located at 24 Magill Road specialises in mouth-watering pizzas, hand-rolled bagels and delicious brunch options. Open daily from 8-3pm and dinner Friday nights. They offer on-site and external catering too. [www.whollybelly.com.au](http://www.whollybelly.com.au)



**3** **Ferg's** is a fantastic collaborative cellar door / bar bringing winemakers, brewers and distillers together under the one roof just across Magill Road in Union Street. Do yourself a favour and check them out. Open Thurs-Sun afternoons til late. [www.fergs-stepney.com.au](http://www.fergs-stepney.com.au)



**4** **The Nourish'd Kitchen Café** is a plant-based eatery serving local and organic produce, as well as paleo and vegan/gluten free meals, daily from 7.30am-3pm. They also do catering and offer a 10% discount for locals.



**5** **Ambrosini's** is an institution in Norwood serving authentic North Italian cuisine. You'll be looked after by three generations of the Ambrosini family. The perfect place for a date night within walking distance to Norwood Green. [www.ambrosinis.com.au](http://www.ambrosinis.com.au)



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# the simple life

*Simplicity is the secret to creating a stunning interior using soft matte finishes, minimalist detailing and eco-friendly materials.*



1 Ace sofa ultra-leather with oak leg by Normann Copenhagen \$4662 from Aura Objects / 2 Hay kitchen bar stool \$555 from Twopairs / 3 Eames house bird black by Vitra \$342 from Aura Objects / 4 Arch wall mirror brass by HK Living \$899 from Asser & Co / 5 Halcyon and Lynette Boho cushions \$110–\$135 from Twopairs / 6 Bondi candle by SOH Melbourne \$65 from Twopairs / 7 Pillar table by HK Living \$2295 from Asser & Co / 8 Rotary tray by Vitra \$120 from Aura Objects / 9 Plenty cookbook by Yotam Ottolenghi \$59.95 from Outdoors On Parade / 10 Congo relax chair by Uniqwa Furniture \$695 from Twopairs / 11 Mele stool natural by Uniqwa Furniture \$425 from Twopairs.

# the alchemist

*Sustainability has gone from 'buzzword' to 'business as usual' in design and construction. Norwood Green Architect and Tectvs Director Francesco Bonato explains how sustainability is evolving and its place in architectural alchemy.*

**Q:** What defines sustainable design in 2019?

**A:** Sustainable design in 2019 is a bit of a 'furphy'. The regulative framework we work within now is quite demanding on sustainable design; particularly with regards to energy use. Between the cracks are the environmental impacts beyond energy e.g. embodied water and 'travel miles' for materials. There is also a shift now to the concept of 'wellness' which aims to quantitatively measure some of the qualitative aspects e.g. 'daylight' quality rather than 'sunlight' or solar access.

**Q:** What sustainability elements have been incorporated into the design of Norwood Green?

**A:** Norwood Green has embraced some of these emerging value systems. By way of example, the apartments have been computer modelled to maximise daylight quality as far as practicable and benchmarked against industry best practice. Sustainability isn't just about the environment; it is also about the stories. We've integrated some of the site's cultural history into this development which is a first for a residential project in South Australia.



Tectvs Director  
Francesco Bonato

**Q:** How do these sustainability elements add value to purchasers?

**A:** The irony of good architecture is often its quality is a sense; those that live or experience the architecture will simply perceive a difference without necessarily appreciating exactly why. Architects are more alchemists than scientists.

**Q:** How much is sustainability a factor in purchasers' decisions?

**A:** Sustainability is more than just about the environment for purchasers; they are also concerned about value for money, running costs and end value. Who wants to buy or own a burden?

**Q:** Has Australia adapted to sustainable design practices quickly or slowly?

**A:** Ethically; quick. Practically; slow. We are catching up though and beginning to lead the way e.g. renewable energy. We are early adopters. We are a new country.

## Norwood Green sustainability features include:

- Extensive solar panels to reduce ongoing community corporation electricity costs
- Maximised natural light and cross ventilation via unique apartment corridor design
- Natural light and ventilation to all bedrooms
- Bike storage





# let the outdoors in!

*It's easy being green when you buy an apartment. Hygge Studio Graphic Designer and Event Stylist Rachel Evans shares her top five floristry and indoor plant trends to give you some decorating 'encourage-mint'.*

## HYGGE

Established in 2016, Hygge is an Adelaide-based creative studio specialising in event styling and planning, floristry, stationery, lighting, bespoke event design and hire.

### trend 1 Dried floral arrangements

Dried floral arrangements are making a serious comeback. These no-fuss, everlasting beauties are a great choice for bringing the outside indoors and come in a range of natural textures and colours – without the hassle of having to water them or worry about natural light. Hygge's favourite combinations right now are honesty, preserved hydrangeas, pussy tales and cotton. Quince branches make the perfect contrast to more delicate dried florals and the super trendy pampas grass. Twopairs has a great selection of dried and preserved foliage and flowers if you are looking to build your own arrangements. Our team of artistic florists at Hygge can create custom pieces for your home or business.

### trend 2 Down to earth tones

We are so excited to be working more and more with earthy tonal palettes this season. Toffees, nudes and sand shades are showing up all across interiors; from décor through to floristry. Hygge recommend combining fresh and dried florals to really capture a range of textures with reflexed nude roses, toffee cymbidium, flannel flowers and pussy willow. You'll find an amazing range of neutral and earthy tone vases and pots to style with your arrangements in stores right now! We love this Skye Pot from Botanica Boutique!

### trend 3 Architectural shapes

Incorporating architectural shapes into interior floristry help add focal points to your arrangements and installations and also give you the chance to get creative and make use of negative space – less can definitely be more, even with florals! Hygge often incorporate industrial, geometric shapes into hanging and wall-mounted designs. Or you can go super minimalist and suspend single, or several branches, or cluster them in a tall vase. This is a simple, elegant solution to florals and is dramatic, but also appealing, to a range of tastes.



### trend 4 Go green!

Indoor plants are an absolute must in any home or workplace. Plants are an easy way to add colour to a neutral wall, improve indoor air quality and stabilise humidity levels and—let's face it—look pretty! Our studio is filled with devils ivy on all our shelves, and we have a dozen large rubber plants running alongside our meeting area! We also incorporate green indoor

plants as often as we can in our events styling, as they add a freshness and vibrancy to any space – just make sure that the scale of the plants is appropriate for the size of the space and that the colours and textures of the pots suit the overall styling! We are eyeing off these pots from Eccola and Botanica Boutique.



### trend 5 Cluster arrangements

Something we are seeing more and more of in the foliage and floral world is keeping everything super simple: clustered colours, textures, foliage and blooms. This is making on-trend designs accessible to everyone – no fancy arranging skills required, minimum effort and maximum impact! Try white marble or ceramic vases to build your cluster arrangements straight from the garden. Hygge often incorporate cluster designs and displays at our events: they are space-efficient for low table settings, and totally effective at boosting your chosen colour palette.

## where to buy

**Hygge Studio**  
33 King Street, Norwood  
[www.hyggestudio.com.au](http://www.hyggestudio.com.au)

**Botanica Boutique**  
249 Rundle Street, Adelaide  
[www.botanica.boutique](http://www.botanica.boutique)

**Eccola**  
66 The Parade, Norwood  
[eccola.com.au](http://eccola.com.au)



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## location map

*There's no better position to immerse  
yourself in the best the east has to offer.*

### FOOD AND DINING

- 1 Fine and Fettle
- 2 The Maid and Magpie
- 3 The Alma Tavern
- 4 The Republic
- 5 The Libertine by Louis
- 6 Nourish'd Café
- 7 Little Bang Brewery Co.
- 8 Ferg's
- 9 Ambrosini's
- 10 Wholly Belly
- 11 The Bath Hotel
- 12 Grill'd
- 13 The Colonist
- 14 Stone's Throw
- 15 Argo on the Parade

- 16 Nordburger
- 17 Brick+Mortar
- 18 Martini Ristorante

### SHOPPING

- 19 Aldi
- 20 Twopairs
- 21 Magill Rd Antiques Precinct
- 22 Aura Objects
- 23 Hygge Studio
- 24 spaces + places
- 25 Asser & Co
- 26 Outdoors On Parade
- 27 Eccola
- 28 Norwood Place
- 29 Flower Parade
- 30 Norwood Mall

### ART AND CULTURE

- 31 Hoyts Cinemas Norwood
- 32 Norwood Concert Hall

### EDUCATION

- 33 St Ignatius College
- 34 Norwood Primary School

### SPORT AND RECREATION

- 35 Norwood Oval
- 36 Richards Park
- 37 Linde Reserve







# people of norwood

*We love everything that Norwood has to offer and took to the streets to find out what other locals enjoy!*



## chantel

**Favourite stores:** Sportsgirl and Dillons  
**Favourite café:** Brick+Mortar  
**Favourite restaurants:** Pave – great coffee! Sfizio Cucina e Caffé – child friendly space!  
**Favourite hotel:** The Bath  
**What do you love about Norwood:** I love the atmosphere and the shopping.



## jodie

**Favourite store:** Paloma  
**Favourite café:** Argo on The Parade  
**Favourite restaurant:** Eastern Garden  
**Favourite hotel:** The Bath  
**What's your perfect day out in Norwood:** Brunch. Shopping. Nails.



## treasure

**Favourite store:** Norwood Foodland  
**Favourite café:** Argo on The Parade  
**Favourite restaurant:** Grill'd Healthy Burgers  
**Favourite hotel or bar:** The Colonist  
**What's your perfect day out in Norwood:** When the sun is out and I can sit in the park.



## nick

**Favourite store:** Dan Murphy's  
**Favourite café:** Cibo  
**Favourite restaurant:** 400 Gradi  
**What do you love about Norwood:** Everything can be done on The Parade without going to the city. Great vibe. Great people.



## brane and family

**Favourite store:** Too many to choose one!  
**Favourite cafés:** Cibo and Argo on The Parade  
**Favourite restaurants:** Madame Wu's Noodle Bar, Nordburger and 400 Gradi  
**Favourite hotel or bar:** The Bath and Stone's Throw  
**What do you love about Norwood:** Lots of everything in one location.



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to the  
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Public piazza in  
the Village Green

on-site  
display  
centre  
open daily  
10am-4pm

Display centre

# life's good in norwood.

You're invited to Norwood Green, Adelaide's most sought-after master-planned community. Come and see our impressive on-site display centre for yourself at 100 Magill Rd, Norwood.

Norwood Green features:

- Luxury 1, 2 and 3 bedroom apartments from \$385K-\$1.25M
- Quality, high-end fitout
- Extra large balconies
- Ample car parking including visitor parks
- Master-planned community with retail, cafés and open spaces

Visit the display centre or register now at [norwoodgreen.com.au](http://norwoodgreen.com.au) to book an inspection.

1, 2 and 3br  
apartments from

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