



Caroma Site

Caroma Industries occupies a strategic infill site of nearly 2 hectares in the near city suburb of Norwood.

Holmes Dyer undertook market research to establish the preferred land use mix for the site and then prepared a series of concepts to establish the yield potential of the site. The preferred concept included retailing, apartments and townhouses in an integrated environment which takes advantage of proximity to public transport and existing services and attractions. The concept also included new forms of housing, including 3 storey roof top garden townhouses and 2 up/2 down townhouses to increase densities in this highly sought after area. Total yield is 212 dwellings.

Showrooms and retailing are considered most appropriate for the sites ground level interface with Magill Road, which is busy and noisy. Upper level apartments are set back from the street frontage to create a suitable separation distance. A central park provides a spacious refuge from noise and traffic.

Townhouses fronting Stephen Street are setback to create a suitable road width in an area that currently operates as a one way lane.