

# What's news?.....

## Gilberton Land Division – Old Channel 7 site

Camco has recently been awarded the contract for constructing a new 39 allotment residential subdivision on the old Channel 7 site, at Park Tce Gilberton. The developer is Watersun Asset Pty Ltd, and being managed by Wallbridge & Gilbert. The contract, valued in excess of \$1.2 million commenced in November 2013 and is due for completion in March 2014. Works include roadworks & drainage, electrical and public lighting, common service trenching, water & sewer mains & connections.

## Small is beautiful at old Channel 7 site

GIUSEPPE TAURIELLO

HOME builder Scott Salisbury Group has been engaged to kick off construction at the former Channel 7 site at Gilberton as part of a revised plan for the high-profile site.

Nine months after a \$175 million high-density proposal was shelved by developer Watersun Properties, a new \$75 million masterplan has been unveiled.

The original plans had 215 homes earmarked for the site but that's been scaled down to 135 dwellings comprising a mix of prestige homes, townhouses and apartments.

Watersun Properties project director Mick O'Connor is confident the new offering, to be known as Gilberton, will gain more interest from buyers. "The market had a different appetite at that time," he said.

"It was not receptive. Adelaide is different and the appetite is for sub five-storey and there's a real cost issue as well."

Scott Salisbury will start the first stage in March – 19 three-storey townhouses fronting



ON AIR: Watersun Properties project director Mick O'Connor and Scott Salisbury at the former Channel 7 site at Gilberton.

Park Tce and priced at around \$590,000.

The company has also been selected as the preferred builder of 16 prestige homes along the riverfront.

Managing director Scott Salisbury said the development would offer buyers a variety of price points, with the prestige homes placed at the

higher end of the market at more than \$1 million.

"We're excited by the opportunity to build a quality and contemporary product for the Gilberton project and help deliver on the impressive vision," he said.

A builder is yet to be chosen for the three and four-storey apartment blocks that will take

up the remaining space at the site and which will contain more than 70 one and two-bedroom apartments priced from \$290,000.

The previous plan included an apartment block of nine stores.

Mr O'Connor said that about \$2.5 million had already been spent on civil works and

preparation of the 1.3ha site for construction. He said discussions had already started with potential buyers, with interest particularly strong along the riverfront.

The new masterplan was designed by Adelaide-based architect Tectvs – the firm that designed the original proposal for the site.

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Since 2001, Camco SA has provided a wide range of services in the Civil and Building industries. We would welcome the opportunity to further expand and discuss our experience, capability and capacity.

### Civil Infrastructure Construction

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# What's new at Camco?....

February 2014

Happy New Year! Welcome to the first edition of our newsletter for 2014. The year ahead already looks a busy one with Camco successful in being awarded several tenders submitted late last year. Future projects include the upgrade of Parafield and Broadmeadows Railway Stations, Unity Housing Developments in several remote locations and a further stage at Bluestone for Mount Barker Developments. Over the coming weeks, we will look to expand the size and skills of our current work force to ensure that we continue to provide excellent project outcomes for all of our clients. Watch this space...  
**Chris Gould, Director**

**Work Health & Safety (WHS) Update** From 1/1/14 the new WHS regulations relevant to construction became operational. These include (but are not limited to) ensuring construction sites are secured from unauthorised access; development, compliance, review & retention of safe work method statements; & preparation, communication, review & retention of WHS management plans for each project. Those familiar with our systems & procedures will recognise these & other provisions have been gradually introduced over the past 12 months in consultation with Camco staff, as part of Camco's commitment to safety & continuous improvement. Review & improvement of our systems is an ongoing process & we look forward to working with our clients & subcontractors to ensure we all meet & exceed safety, environmental & quality expectations.

### In-house news

We would like to thank all those who attended Camco's Christmas Party – it was a great opportunity to meet new clients and catch up with familiar faces. If you couldn't make it, not to worry there is always this year. Details to follow close in due course.

We welcome back Liz Seychell from maternity leave & wish her all the best as she settles back into the workforce. Liz joins the Admin team with a strong focus on finance management.

We farewell Alisdair Day who completed his 12 week work placement for his Degree in Civil and Structural Engineering. Al supported the project & site team at our Gilberton land division project. You can find out more details about this project over the page. We wish Al all the best with his final year of studies!

### Safety Advice

The recent extremely hot weather has posed a significant challenge. All site personnel are commended for their recent effective management of site works, balancing the needs of the respective projects with their own safety & general health. Early starts (& therefore earlier finishing times), frequent rest breaks & consistent hydration have allowed our projects to proceed without significant delays.



STUNNING: The new wetlands at the Adelaide Botanic Garden.

## LOOK HERE

Sophie Thomson has these suggestions for summer holiday garden visits

**When I think of summer holidays, my natural inclination is to stay home and play in my own garden. But our household doesn't always agree and finding a place to visit with something that interests both young and old can be a bit tricky.**

On my checklist is a beautiful garden, lovely shady areas, a good place to have a picnic, a place where I can get a good coffee and an ice cream for the kids, and something free or at least relatively low entry cost.

But the kids' checklist is definitely different. While we might agree on the ice cream, they want something interesting, a place where they can make their own fun, where they can run around, play hide and seek or tumble on a lawn.

Here to part one of my list of great places to take kids and where garden lovers can also have fun. I am constantly surprised when people admit to never having been to some of these places, or at least not having been there for years.

**WILLOW GARDENS**  
With three to choose from, there is a lot to do and explore. The new First Creek

Wetland project at Adelaide Botanic Gardens is fascinating. It sits behind the Wine Centre and Goodman Building on Hickson Rd, and has only been open a short while.

When I visited there last week with a group of adults, my five kids amazed themselves exploring it for an hour without needing much input from me. Its educational signs in the paths and installations positioned through it allow kids to have fun exploring.

My children never seem to tire of playing in the SA Water Mediterranean Gardens, conveniently next to the cafe for good coffee and the

Diggers Club Shop for last minute supplies. Kids love to float leaves and twigs down the rill and then chase them down to the mock waterfall at the end.

On stinking hot days, head to the Hills and the Writings Botanic Gardens at The Lodge.

Blackwood in the Mt Lofty Botanic Gardens. These two may not have coffee and ice cream, but with the shops in Blackwood and Stirling so close you could take your own.

MI Lofty gardens will have temperatures at least 5C cooler than the plains and if you position yourself under the forest of leafy trees on the bottom lawn, picnics are sublime.

Children will also have a ball sliding or rolling down the grassy banks. Not good for pretty white outfits, but if we want kids to be kids, why wear white outside in gardens.

environment.sa.gov.au/botanicgardens

**THE LODGE**  
Formally The Royal Zoological Gardens and originally part of the grounds of the Botanic Gardens, the Zoo features many significant large trees and their gardens are first class.

Note the way the gardens have been themed to match with the animals of different parts of the world. Although there is an entry fee, there is always something for everyone.

zoo.sa.gov.au/adelaide-zoo

If you want to get out of the house this summer, visit one of these amazing gardens and enjoy it with your family.

**WIN**

The home magazine is giving away one set of FISKARS gardening tools to Sophie's favourite reader. Questions received by post or email. FISKARS products are available at Bunnings and Mitre 10.

Innovation — Passion — Professionalism



# What's news?.....Railway Station Upgrades

**Lonsdale Railway Station - Access Stairs; Marion Railway Station - Platform Upgrade; Ascot Park Railway Station – Shelter Design & Construct**

As part of the South Australian Governments rail revitalisation of the Seaford line, Camco was engaged by the Department of Planning, Transport and Infrastructure to contribute to the upgrading of several railway stations along this line.

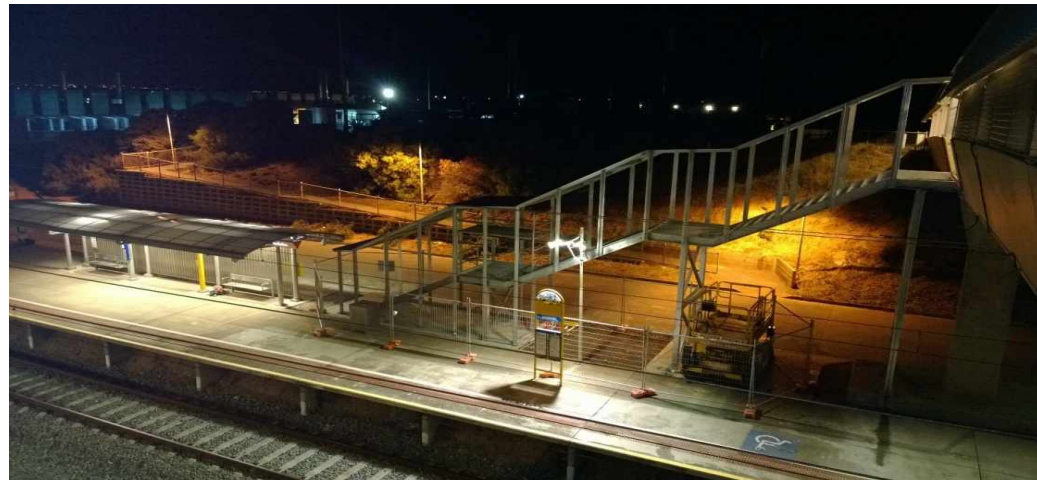
At Ascot Park Railway Station, we carried out a design and construct project to provide a new passenger shelter structure. Limited information was available on the existing platform structure which resulted in the need for some innovation on the new footing system for the proposed shelter.

Marion Railway Station also required a similar shelter structure to be constructed, though an alternative footing system was required due to different platform conditions. We were also engaged to upgrade the existing platform itself. Working closely with other contractors onsite, we overcame difficult access conditions (the platform was a centre island type) to reconstruct the pavement and apply a new bitumen surface. In the process of that platform resurfacing we also upgraded the lighting and signal systems.

Lonsdale Railway Station was very different and in a way very unique for an Adelaide Metropolitan Railway Station. The project scope required the demolition of two sets of existing concrete steps the provided a conduit between the platform surface and an overpass structure above. New steel stairs were constructed including concrete footings, galvanised steel support structure, concrete infill steps, mesh screens and new lighting.

All three projects faced the same challenges – extremely tight construction periods to ensure the line could be re-opened on schedule, high quality construction standard to ensure public safety and product durability needs were met and design changes during the construction period to adapt the concept design to match actual site conditions. Again, through the hard work and excellent communication between the entire project team we were able to meet these challenges head on and succeed.

	<u>Lonsdale</u>	<u>Marion</u>	<u>Ascot Park</u>
<b>Estimated Value:</b>	\$400,000	\$500,000	\$250,000
<b>Construction Period:</b>	8 weeks	8 weeks	6 weeks



(1) Lonsdale Rail Station following the upgrade; (2) Marion Rail Way Station before the upgrade; (3) after the upgrade & (4) Ascot Park after the upgrade.

