

# THE GOLD STANDARD

DEVELOPER : Grocon  
MAIN CONSTRUCTION COMPANY : Grocon  
ARCHITECTS : Archipelago, Arkhefield and ARM Architecture  
CONSTRUCTION VALUE : \$550 million



The \$550M Parklands development features a mix of apartments and townhouses, 5,840m<sup>2</sup> retail precinct and green and landscaped spaces built around a 'Village Heart'. The project incorporates seven hectares of residential and retail precincts with seven hectares of parklands and open space, with a 6 Star Green Star Communities rating.

Few construction projects truly deserve the label iconic, but Parklands is certainly one of them. One of the most significant urban renewal projects ever undertaken on the Gold Coast, the \$550 million masterplanned development features 1,252 dwellings with a mix of apartments and townhouses, 5,840m<sup>2</sup> retail precinct with green and landscaped spaces built around a 'Village Heart'.

In 2013 the Queensland Government selected private developer Grocon to redevelop 14 hectares of the 29 hectare Parklands site for use as the athletes village during the Gold Coast 2018 Commonwealth Games (GC2018). The new homes will host 6,600 athletes and officials during the Games in April 2018.

Civil works commenced August 2014 and building work started in September 2015. In October 2017 construction was completed and the Parklands Project was leased to the Gold Coast 2018 Commonwealth Games Corporation (GOLDOC) to be transformed into the Commonwealth Games Village. After the GC2018 is over in

April, Grocon will prepare the development for a mixed use residential community that will become available from early 2019.

A project of this scale, building an entire new community, will understandably present many construction challenges. Steven Grimes, Project General Manager, at Grocon explained, "A key challenge was the horizontal nature of the project, there were numerous work fronts. It was a 29 hectare construction site split into six major residential development lots; 1,170 one and two bedroom apartments across 18 towers and 82 three bedroom townhouses."

The new precinct was developed in two years and Grocon employed several innovative approaches to reduce programme risk. "The team identified numerous opportunities to increase efficiency through the build period. For example, we removed the need for pile caps through the direct embedment of column starter bars in piles. The use of Dintel permanent wall formwork meant we didn't require block work or similar heavy masonry trades," said Steven.

"Saving time is an important factor but many of our approaches also increase site safety, which is vital considering there were 1,135 people onsite at its peak and a total of 6,020 were inducted throughout the entire project. The non-use of blockwork on typical floors removed the risks for our workers of falls from heights, back strains and silicosis."

There's also the benefit of improved quality. The precast concrete fittings such as the stair flights, dual height columns, structural lift wall panels and structural fire stair wall panels were crafted in an external workshop and brought onsite, resulting in a higher quality product.

As a high profile development, it was important that Parklands set the bar with quality and sustainability. It boasts a 6 Star Green Star Communities rating with the Green Building Council of Australia, representing 'World Leadership' in Sustainability, and a 6 Leaf EnviroDevelopment Mixed Use rating with the Urban Development Institute of Australia. All 1,170 apartments have achieved Gold Level status under Livable Housing Australia Design Guidelines and the 82 townhouses achieved Silver Level status.

Boosting the local community was also a meaningful part of the project and over 90% of procurement was from local trades and suppliers in South East Queensland. There was also increased



Indigenous participation through targeted initiatives focused on employment, training and procurement.

Grocon are known for their complex and skyline defining projects in Melbourne, Sydney, Brisbane and the Gold Coast and have a proven track record across commercial, residential, Government, social housing, health, hospitality and infrastructure.

Current projects include The Ribbon, a 25-storey hotel and serviced apartment development in Sydney's Darling Harbour and Twenty95, a collection of luxury apartments in Manly.

For more information contact Grocon, Level 33, 123 Eagle Street, Brisbane QLD 4000, phone 07 3020 0800, fax 07 3020 0899, email enquiries@grocon.com.au, website www.grocon.com



Below Inspired Building Pty Ltd (QLD) completed the majority of the fitout work for the development.



Below WSP Group provided urban renewal services for the Parklands project.



Inspired Building Pty Ltd (QLD) did the majority of the fitout work on Lot A at Parklands and work on Lots H and J in the Commonwealth Games Village. This means providing the internal and external framing, internal and external linings, claddings, carpentry and plastering for the 158 apartments in two residential towers, and the retail areas, recreation centre and gym.

“We started work here in August 2016. We have about 100 guys on staff – all professional tradesmen, and so have access to a great team,” Director, Julian Wall said.

Queensland’s Gold Coast has seen major development in recent years as part of the State government’s ongoing plan to create jobs. There has been an unparalleled population growth in South East Queensland. As part of this initiative, the 29 hectare Parklands Priority Development Area has been established within what is known as The Gold Coast Health and Knowledge Precinct, a 200 hectare development area that is home to The Gold Coast University Hospital, Gold Coast Private Hospital and Griffith University.

“There are temporary walls creating extra spaces that will be removed when the Games are over and the units will be set up for residential

use. The design for the Commonwealth Games Village allows for a staged approach to the overall project, providing for future adaption of the units and village areas,” said Julian. “It will have mixed use, residential apartments, recreational facilities, commercial venues and generous public spaces.”

Inspired Building Pty Ltd (QLD) has been involved with many large projects in South East Queensland, including the Meriton Sundale Building at Southport, providing internal framing and linings for 555 apartments over 55-storeys, the main foyer, retail and common areas. “We’ve been involved in a number of large Meriton projects – one on the Gold Coast and the Meriton Infinity which was 550-apartments over 81-storeys at Herschel Street in Brisbane; also the Soleil Building in Brisbane,” said Julian.

For more information contact Inspired Building Pty Ltd (QLD), 7 Crinum Crescent, Southport QLD 4215, mobile (Julian) 0466 538 753, website [www.inspiredbuildingqld.com](http://www.inspiredbuildingqld.com)

WSP is leading the charge in sustainable urban renewal developments, setting new benchmarks in sustainable communities for the multi-million dollar Parklands project.

From WSP’s inception 130 years ago, the global company has grown to become one of the world’s leading engineering professional services consulting firms with a strong presence in Australia.

Recently, the firm undertook a mammoth urban renewal project on Queensland’s Gold Coast, providing sustainability and building engineering services to bring the seven hectares residential and retail development – known as Parklands – to life. Comprising 1,252 apartments and townhouses and a shopping precinct, Parklands will also include an additional seven hectares of parklands and open space.

Tim Parker, WSP’s Director, Sustainability Manager for Australia and New Zealand, said the world class development sets a benchmark for excellence in sustainability relating to governance, livability, economic prosperity, environment and innovation initiatives.

To date, Parklands has earned multiple accreditations including the coveted 6 Star Green Star Communities rating which represents world

leadership in sustainable performance, a 6 Leaf EnviroDevelopment rating for outstanding performance as an environmentally sustainable development, and Gold and Silver level certifications from Livable Housing Australia for outstanding livability.

“Our objective was to help create a well connected, diverse, inclusive and healthy development that minimises environmental impacts and boosts livability,” said Tim. “The project includes planting 136,420 new trees across the site, adopting green building design principles, re-establishing a natural creek and floodplain, creating large green spaces and a Reconciliation Action Plan.”

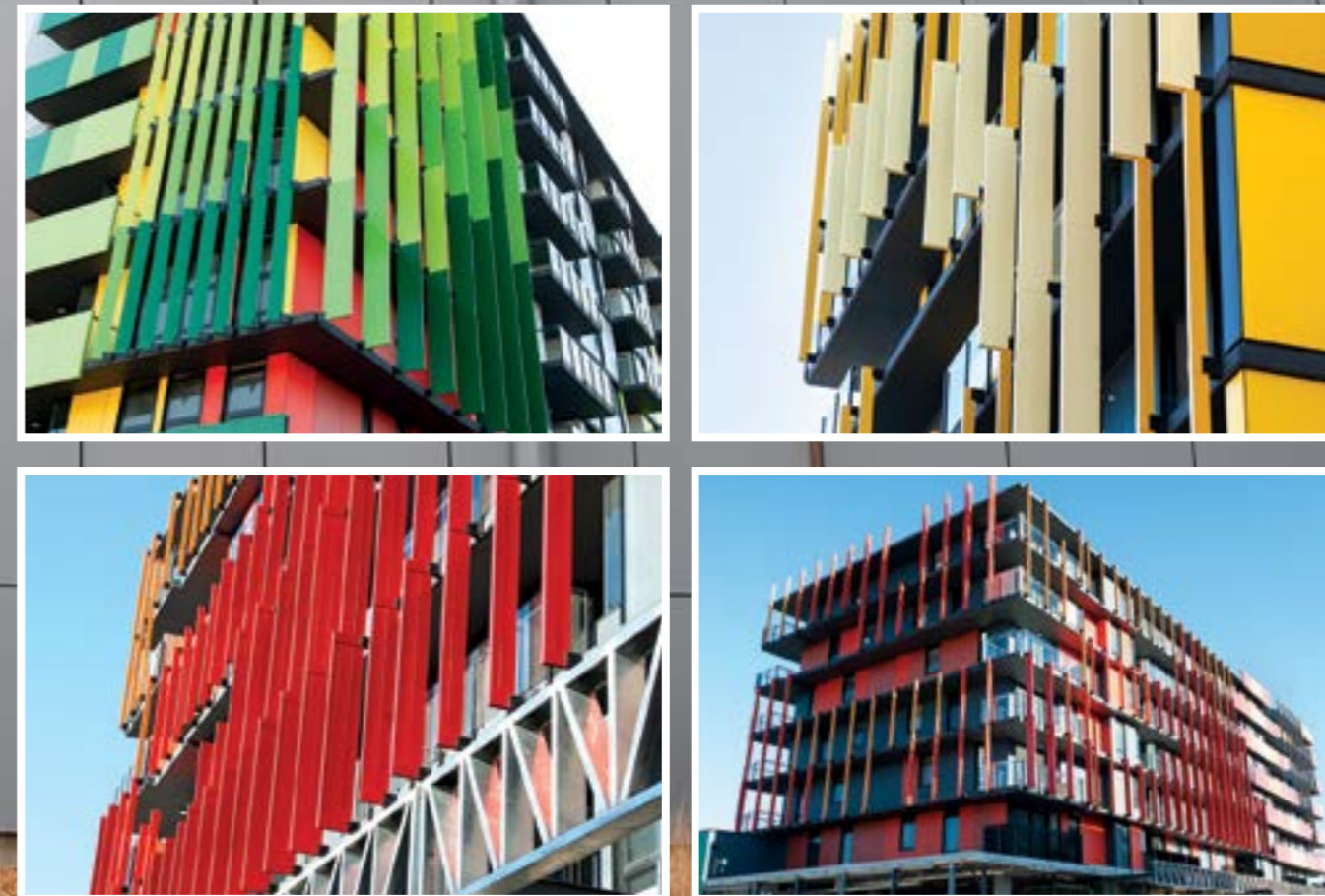
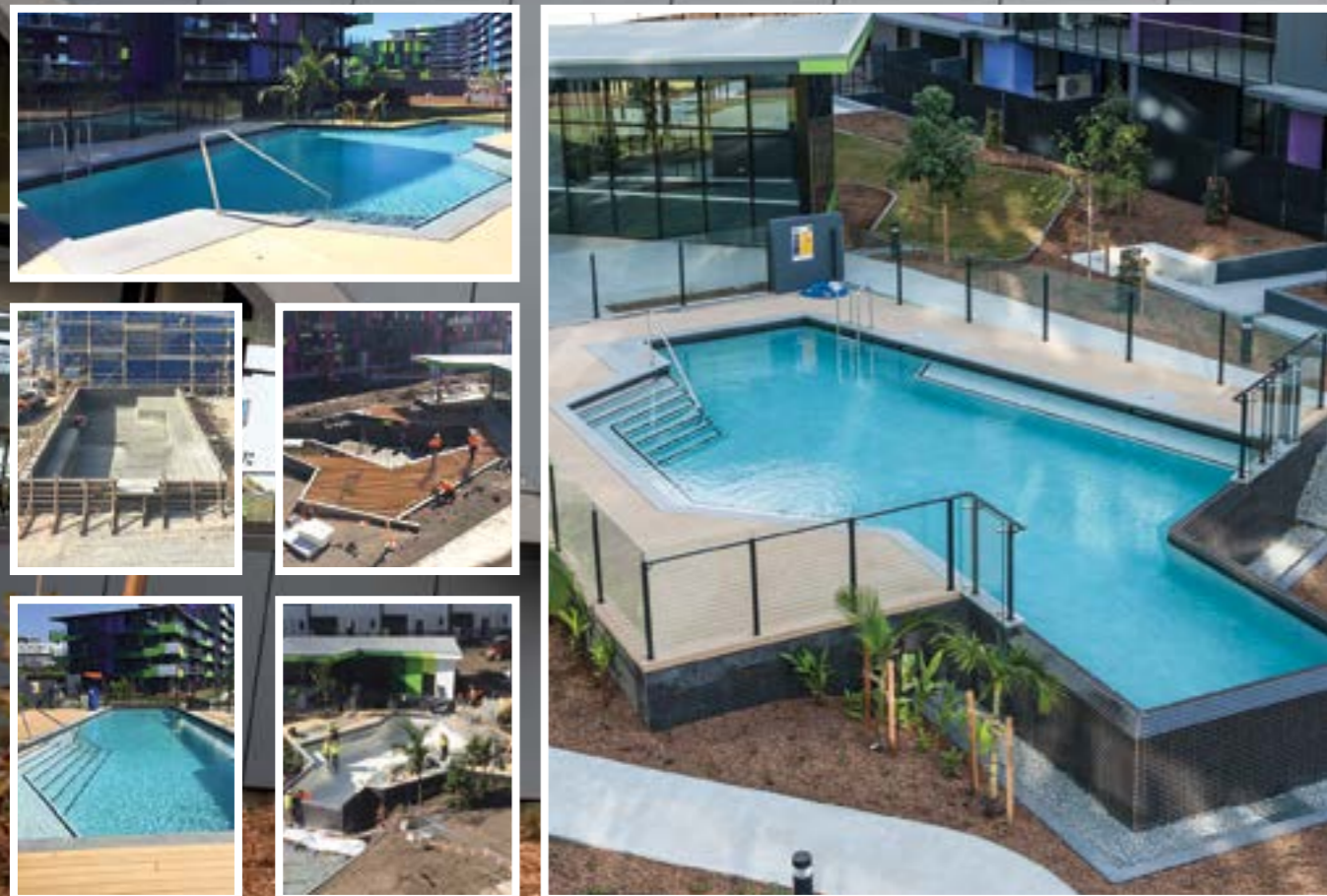
“Overall, we’re delighted to have played a key role in realising the next generation of urban developments for the Gold Coast community to live, work and play.”

For more information contact WSP Australia, 1 Gardner Close, Milton Qld 4064, phone 07 3368 6600, fax 07 3368 6699, email [brisbane@wsp.com](mailto:brisbane@wsp.com), website [www.wsp.com](http://www.wsp.com)



Below Torrance Aquatic designed and constructed the pools for the Parklands project.

Below Shutterflex designed, manufactured and installed the distinctive and colourful sunblades on Parklands.



**Torrance Aquatic was responsible for the design and construction of the International Standard commercial pools at the Commonwealth Games Village.**

With four large pools, two leisure pools and two lap pools, the aquatic areas were specifically tailored to meet professional athlete standards as well as service the development as communal pools, after the completion of the 2018 Commonwealth Games.

At Parklands, pools had to provide disabled access, including hoists and ramps for paraplegic and other disabled athletes. Torrance Aquatic facilitated these needs into the design and relied on a Sydney based company Para Mobility to complete the installation of these crucial accessibility elements.

Design and construct has a lot to do with structure and hydraulics, as many restrictions can influence overall design.

Torrance Aquatic work with architects and engineers to ensure the client's vision can be realised which is particularly important in the design and construction of luxury resorts and hotel swimming pools. Torrance Aquatic has established itself as a preferred

contractor for commercial swimming pools, in Australia and the Pacific region, bringing creative ideas and aesthetic features and finishes.

"We service the commercial building and construction industry with our main focus being on the larger scale projects throughout Queensland. Being a part of the construction of the Commonwealth Games Village has been a great experience and as we are a Gold Coast based company, we are excited for what the Games bring to the Gold Coast as a whole," Director, Josh Torrance said.

Torrance Aquatic are quickly becoming the leader in commercial swimming pool construction and with an experienced team they are providing builders with hassle free, turnkey aquatic options for any scale project.

*For more information contact Torrance Aquatic, 3/16 Palings Court, Nerang QLD 4211, mobile 0408 807 923, email info@torranceaquatic.com.au, website www.torranceaquatic.com.au*

**Shutterflex designs, manufactures and installs customised façades and screens, creating the perfect solution to the needs of their clients.** At Parklands, Shutterflex provided their Trinidad and Tobago vertical sunblades to the façade of the buildings in the Athletes Village. The sunblades, in a multitude of vibrant colours, provide a striking feature that dominates the streets of Parklands.

"Grocon were looking for solutions that would meet their budget requirements and also the architectural intent; we created a new way to use the product," explained Peter Ryan, Managing Director at Shutterflex. "We provided external, vertical sections on all the buildings in the Athletes Village. These were mounted vertically on the façade. The sunblades provide a little bit of sun control but they are mainly an architectural feature." Shutterflex worked closely with the architect and builders to come up with a solution that met the project's requirements and lowered the cost.

Shutterflex used a unique and innovative way of fixing the blades. Requiring only one fixing, the installation of the product minimised site labour and fabrication time, resulting in less cost. The patented pending design of the Shutterflex sunblades allows them to span over longer distances than their competitors, enhancing the aesthetic of the façade.

"We worked through various iterations to continually refine the design in order to meet the budget. We created new extrusions with 3D modelling. This is where we excel," said Peter. "Grocon saw us as the preferred supplier because we have engineering expertise and can solve problems. We design the product and fixing specifically for the project using our propriety systems."

Shutterflex had an installation crew of six people onsite at Parklands, who were supported by the manufacturing team and project managers at Crestmead in Brisbane.

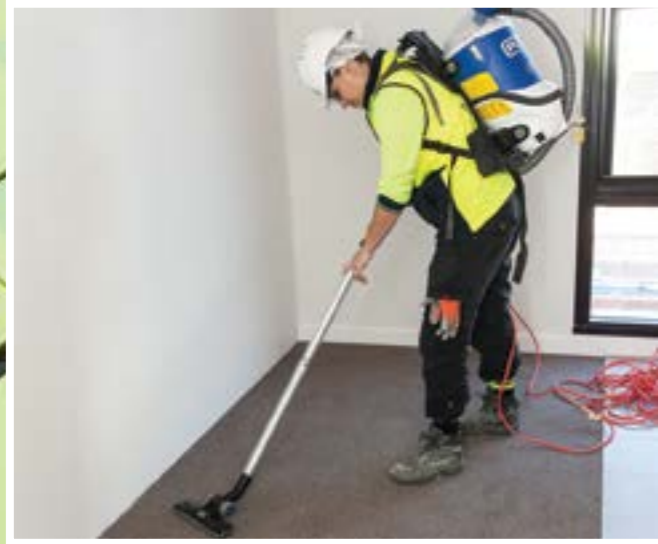
Over the years Shutterflex has enjoyed steady growth with builders in South-east Queensland and across Australia. As well as working with established companies, Shutterflex has new clients in its growing portfolio and recently has completed work at the Sunshine Coast University Hospital providing sun control products and batten screens.

*For more information contact Design Enviro Pty Ltd (trading as Shutterflex), Unit 2/74-76 Magnesium Drive, Crestmead QLD 4132, phone 07 3277 5428, email sales@shutterflex.com.au, website www.shutterflex.com.au*



Below StateGuard Protective Services conducted cleaning of the Parklands project.

Below RISsafety supplied and installed the façade and roof access safety systems on Parklands.



**Parklands on Queensland's Gold Coast supports 1,252 residences, made up of apartments and townhouses, and a 5,840m<sup>2</sup> retail precinct.** After the build, StateGuard were responsible for the cleaning of 'absolutely everything' according to Ben Bilbilov, Managing Director at StateGuard Protective Services. "The job was exciting because it is part of the Commonwealth Games and also it was great to be working with professionals like Grocon."

StateGuard had a team of up to 15 cleaners working daily at Parklands to prepare the construction for hand over. The company has a proactive approach to protecting people, community and assets, improving on existing infrastructure and strengthening the security environment. StateGuard has a unique approach to Security Systems and Workplace Mobilisations. These complete operation solutions have been customised with risk management services, in full compliance with Australian Standards.

StateGuard's Protective Services division has built its strength through its people and its relationships, underpinned by a commitment to innovative growth. A reputation for consistent quality service delivery and continual requests from clients, led them to diversify into cleaning and facilities management. This move,

again strengthened by quality service and delivery, led to obtaining the award for 'Commonwealth Games' contract through Parklands.

StateGuard can supply, install and maintain state-of-the-art security and data solutions across a wide range of commercial applications including retail, commercial, government, hospital, educational, industrial and corporate sites. This involves the design, installation and commissioning of all integrated electronic security systems, which can be either simple or very complex solutions.

The company's philosophy is to build long term relationships with their clients and partners. The solutions provided are designed not only in relation to the individual client needs, but to complement their business operations.

*For more information contact StateGuard Protective Services t/a StateGuard Integrated Solutions, phone 1300 723 887, email info@stateguard.com.au, website www.stateguard.com.au*

**RISsafety manufactures, installs and designs height safety and access systems, including systems to meet a variety of client and building requirements to meet the Australian Standards.** RISsafety designed and installed the façade and roof access systems for building cleaning and maintenance at the Parklands project on the Gold Coast. "We designed the system at Parklands with the clients on-going costs in mind. By casting in the anchors we have been able to reduce the clients costs for annual inspection and maintenance of the system which has delivered a total cost of ownership benefit to the client," said Barry Johnson, CEO.

RISsafety has been an industry leader with more than 30 years experience. RISsafety employs over 100 staff and brings professional expertise in employee protection when working at heights. Five employees were engaged at Parklands to implement the height safety and access solution.

With increased awareness in the industry about safety considerations on work sites and best practice risk management being the name of the game in the building industry, RISsafety has the experience and capabilities to provide local and international projects with practical solutions for any height safety, confined space or rope

access application. To meet best practice in risk mitigation, RISsafety engineers its own designs and customised service that meets industry's stringent standards when it comes to protection on the client's site.

RISsafety designs, manufactures and distributes anchor points, horizontal and vertical fall protection systems, aluminium and fiberglass ladders and walkway systems, fall arrest retractable blocks (inertia reels), tripods and winches for confined space. To assist with worker safety in a results driven fast pace construction environment, RISsafety also has its own range of Australian Standard approved personal protective equipment (PPE).

RISsafety has also delivered the Southpoint Stage C, Jupiters Casino and Gurner FV. RISsafety has an extensive Australian portfolio, including Q1 Skypoint, Adelaide Oval Roof Climb, the Sydney Cricket Ground and the Melbourne Cricket Ground, contracts for the Australian Defence Services, Perth International Airport and Stockland Group, Railcorp, Bunnings and the Australian Submarine Corp.

*For more information contact RISsafety, 3 Bushells Place, Wetherill Park NSW 2164, phone 02 8781 2100, email sydney@rissafety.com, website www.rissafety.com*