



# FUTURE READY™

## Case Study



Image Courtesy of Grocon Pty Ltd

## THE PARKLANDS

### Project Overview

Five kilometres from Surfers Paradise on the Gold Coast, the Parklands development accommodated 6,600 athletes and officials during the 2018 Commonwealth Games. WSP's transport, property and sustainability collaborative team delivered all four stages of the Commonwealth Games Village and Gold Coast Commonwealth Games Corporation (GOLDOC) headquarters on behalf of our client Grocon.

After the Games, transformation began to create a mixed-use residential, retail and business community to be integrated into the adjacent Gold Coast Health and Knowledge Precinct. The visionary masterplan, coupled with innovative approaches to project delivery, has enabled the site to be easily repurposed with minimal adaptations to be made.

Following its adaptation to legacy mode, the site was renamed 'Smith Collective' in 2019 – one of Australia's first build-to-rent developments with a total of 1,252 apartments and townhouses.



Image Courtesy of Grocon Pty Ltd

### What Future Trends Did We Consider?

Society	Resources
Rise of the Individual	Circular Economy
Indigenous Influence	Water Scarcity
Health & Wellbeing	Declining Biodiversity



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## How Did We Consider These Trends?

### Society



**Rise of the Individual** – sustainability and community are at the core of design with the acknowledgement and integration of culture, heritage and community identity.

**Indigenous Influence and Health & Wellbeing** – a successful Reconciliation Action Plan and an Indigenous Participation Plan were established, as well as community partnerships with several local organisations including the Gold Coast School of Construction, Griffith University, Southport Special School and TAFE (Technical and Further Education) Queensland.

### Resources



**Circular Economy** – the project achieved a 6-Star Green Star Communities rating using green building design including orientation to maximise the climatic benefits; designing for Australia's Liveable Housing Guidelines; incorporating the first 'Changing Places' facility in Queensland; and establishing a construction waste recycling target.

**Water Scarcity** - the adoption of smart metering enables decreases in energy and water consumption.

**Declining Biodiversity** - innovative design breathed new life into the brownfield site, providing seven hectares of green and landscaped areas, along with substantial ecological value improvements. This included planting 136,420 new trees across the site, re-establishing a natural creek and floodplain, and creating large green spaces across the site.

## How Was Our Approach Better?

WSP provided Building Services, Sustainability, Transport Planning, Rail, Traffic Modelling, Integrated Transport Systems and GIS. Having played a key role in every stage of the development of the Village, our teams became embedded in the project journey and gained an in-depth understanding of the Games' overarching vision. The urban renewal project is one of the most significant of its kind to have ever been undertaken in the region providing a long-term vision for the Gold Coast community.

The 6-Star Green Star Communities rating that the Parklands Project achieved is awarded to community scale projects for excellence in sustainability relating to governance, liveability, economic prosperity, environment and innovation initiatives. The project promotes well

connected, diverse, inclusive and healthy places that decrease environmental impact. WSP collaborated with Grocon to integrate sustainability best practice principles at all levels of the development.

## The Outcomes

The achievement of a 6 Star Green Star Communities rating is a testament to the strength of the project team's vision. The team sought to develop a community that reflects the history and culture associated with the site with strong embedded sustainability through design principles and governance. This vision has created a healthy, accessible and world-leading place, which encourages social and community prosperity.

The project achieved a 6-Star Green Star Communities vo.2 PILOT rating (the maximum possible), an EnviroDevelopment Mixed Use 6-Leaf certification from the UDIA, and an average NatHERS (Nationwide House Energy Rating Scheme) rating of 6 or above.

The project team was also recognised with the President's Award, the Master Planned Development Award and the Consultants' Excellence Award at the 2018 Urban Development Institute of Australia's (UDIA) Queensland Awards for Excellence.



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## For More Information

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