



Grocon is committed to the provision of inclusive, sustainable design that considers the community and environment now and into the future. As part of this commitment, the Parklands Project proudly embraces Livable Housing Australia's Livable Housing Design Guidelines.

### ABOUT THE LIVABLE HOUSING DESIGN GUIDELINES

The Livable Housing Design Guidelines help to make homes easier to access, navigate and live in for all occupants including people with disability, ageing Australians, people with temporary injuries and families with young children.

Application of the guidelines also supports cost effective adaptation of homes when the livability circumstances of occupants change.

The Livable Housing Design Guidelines provide a valuable assessment tool and path to livability and accessibility certification for residential property.

### PERFORMANCE LEVELS

#### Silver Level

Eight core livable housing design elements.

Focuses on the key structural and spatial elements that are critical to ensure future flexibility and adaptability of the home. Incorporating these features will avoid more costly home modification if required at a later date.

#### Gold Level

Enhanced requirements for most of the core livable housing design elements plus additional elements.

The gold level provides for more generous dimensions for most of the core livable housing design elements and introduces additional elements in areas such as the kitchen and bedroom.

### THE FACTS

The Parklands Project is designed to meet the following LHA Standards:

- 1170 apartments – Gold Level
- 82 townhouses – Silver Level

Key project elements that meet LHA guidelines include:

- Access and entrances
- Floor areas
- Bathrooms
- Kitchens
- Bedrooms



### LIVABLE HOUSING AND THE PARKLANDS PROJECT

Grocon was the first residential developer to commit to building all future residential projects to comply with the Livable Housing Design Guidelines.

In line with this commitment, and the sustainability principles that underpin the Parklands Project, Grocon has incorporated the guidelines across all 1,252 of its residential dwelling designs at Gold Level standards for all apartments, and Silver Level standards for all townhouses.

To achieve these standards residential dwellings of the Parklands Project incorporate a number of key livability design elements including:

#### Access and entrances

- Site topography is incorporated in the masterplan to allow for step-free gradients from the road into homes.
- Entrances are designed for step-free access.

#### Floor areas

- Increased internal floor area to provide additional circulation space and to facilitate larger door openings, wider corridors, and increased movement space in shower recesses.

#### Fixtures and fittings

- Accessible layout of electrical power points and switches.
- Specific door handle placement for easy detection and reach.

#### Bathrooms

- Level floor transitions at doorways and hob and step-free shower recesses.
- Inclusion of fixing areas adjacent to toilets and showers for the future installation of grab rails.
- Townhouses include ground level toilet facilities with increased circulation space.
- Larger bathrooms with additional circulation space for improved ease of movement.

#### Kitchens

- Increased circulation space between fixed items of furniture and appliances for increased safety and access.

- Floor tiling finishes continued under kitchen cabinetry to facilitate the removal of units should wheelchair access be required under worktops.
- Kitchen joinery set out in a single line arrangement to maximise ease of access.

#### Bedrooms

- Increased space adjacent to double bed locations to maximise ease of access.

Through incorporating the Livable Housing Design Guidelines, Grocon will provide liveable, flexible housing for a wide range of community members, in a prime location on the Gold Coast.

By catering to a wider cross section of residents, Grocon endeavours to create a platform for a culturally rich, diverse community environment.

#### ABOUT GROCON

Grocon is Australia's best known development, construction and residential real estate company. Grocon is recognised for its complex and skyline defining projects in Melbourne, Sydney, Brisbane and the Gold Coast and has a proven track record in commercial office, residential, government, social housing, health, hotels and infrastructure.

## CONTACT US

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