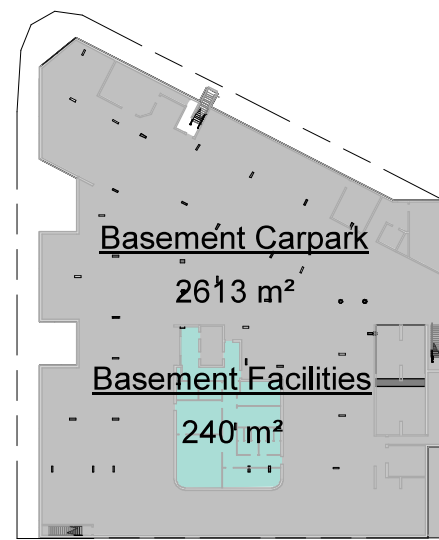
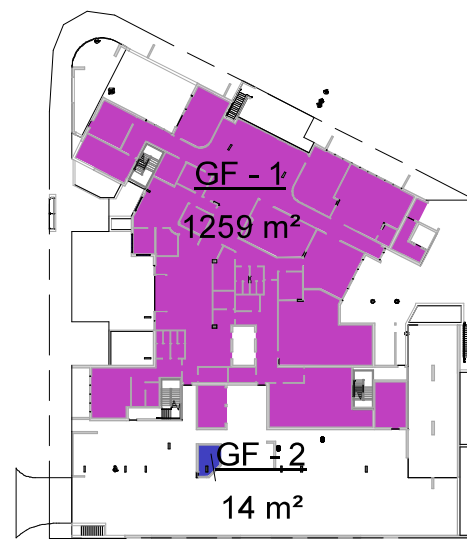
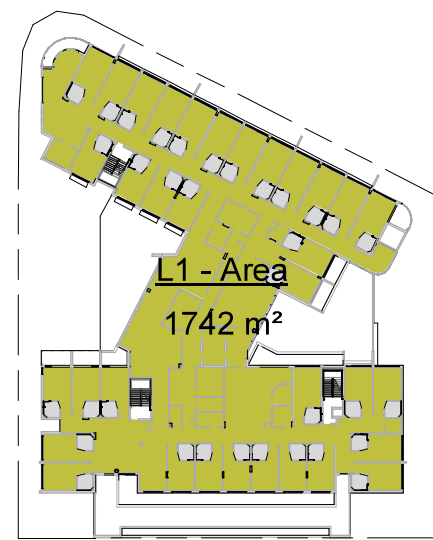




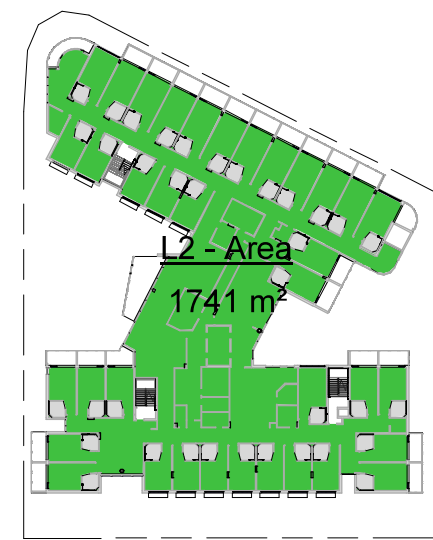
1 Basement
1 : 1000



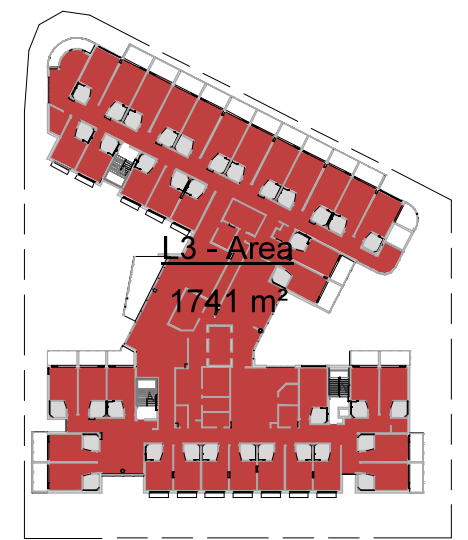
2 Ground Floor
1 : 1000



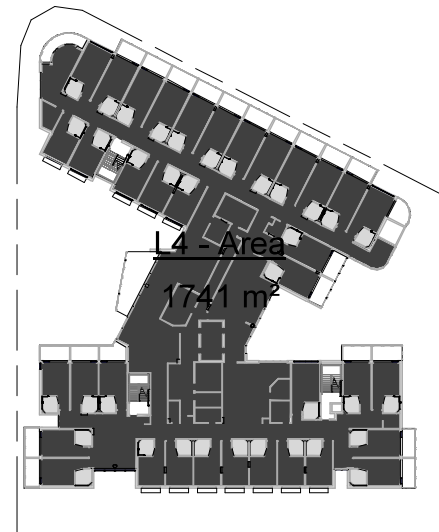
3 Level 1
1 : 1000



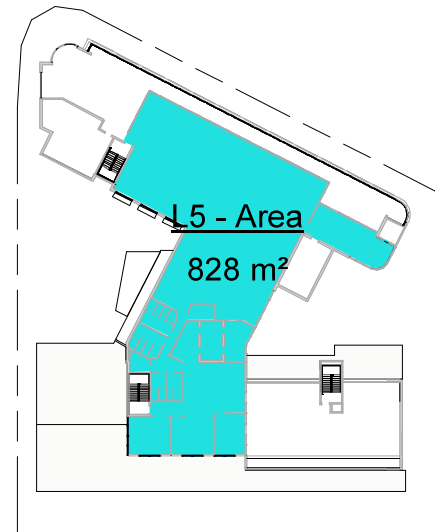
4 Level 2
1 : 1000



5 Level 3
1 : 1000



6 Level 4
1 : 1000



7 Level 5
1 : 1000

Area Schedule (Gross Building)		
Level	Name	Area

Basement	Basement Facilities	240 m²
Ground Floor	GF - 1	1259 m²
Ground Floor	GF - 2	14 m²
Level 1	L1 - Area	1742 m²
Level 2	L2 - Area	1741 m²
Level 3	L3 - Area	1741 m²
Level 4	L4 - Area	1741 m²
Level 5	L5 - Area	828 m²

Grand total: 8 9306 m²

Gross Floor
Area

Data Table

Uses

Residential Care Facility -	142x1 Bed High Care units
Ground Floor Tenancies	
Food and Drink Outlet - Indoor	34sqm
Food and Drink Outlet - Outdoor Dining	135sqm
Shop	42sqm
Level 5 Office	540sqm

Other Area Figures

Basement Area	2850sqm
Office Tenancy Deck L5	236sqm
Residents Deck- Common L5	188sqm
Residents Deck- Common L1	405sqm
Residents Deck- Common L2-4	37sqm per level
Residents Deck- Private Typical	7.5sqm
60 Units have Balconies	
Bronze Room - Typical	24sqm
Silver Room - Typical	26sqm
Gold Room - Typical	29sqm

Parking Provided

Ground Floor	9
Basement 1	59
Total	68

Bike Parking

GF (Class 3 - Short Term)	3
B (Class 2 - Staff)	24

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Project
Lumina Parklands Site

Client
Infin8

Issue	Date	Amendment
7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
1	19.02.21	Prelim Issue 1

Drawing Title	Drawing Number
Areas and Statistics 1	20-08-AR-1

Scale As indicated @ A3
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Date: 8 December 2021



Communal Areas Table	
Name	Area

Basement

Holding and Store Room	34 m²
Maintenance Store	42 m²
	76 m²

Ground Floor

Cafe	34 m²
Consult.	26 m²
Function/ Training	65 m²
Hair Salon	42 m²
Lounge Foyer	73 m²
Quar/Meet	24 m²
Theatre	45 m²
Wellness	48 m²
	356 m²

Level 1

Dining	115 m²
Lounge	113 m²
Sitting	90 m²
	318 m²

Level 2

Dining	115 m²
Lounge	113 m²
Sitting	44 m²
	272 m²

Level 3

Dining	115 m²
Lounge	113 m²
Sitting	44 m²
	273 m²

Level 4

Dining	115 m²
Lounge	113 m²
Sitting	44 m²
	273 m²

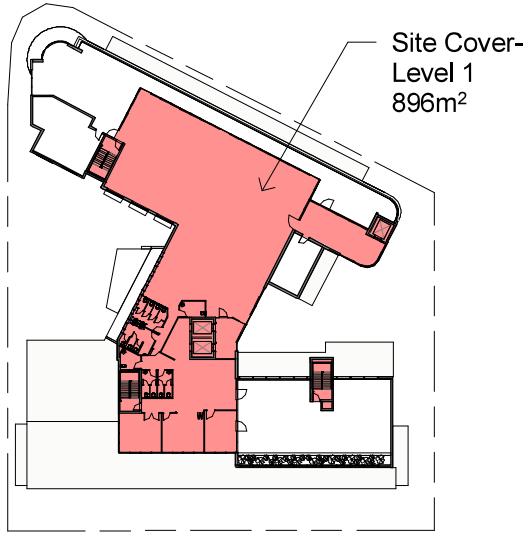
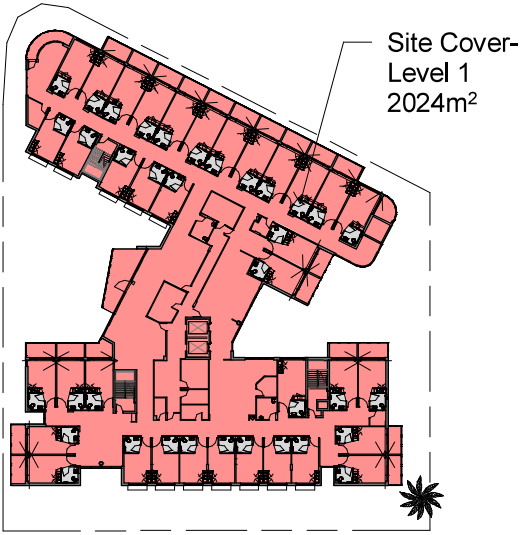
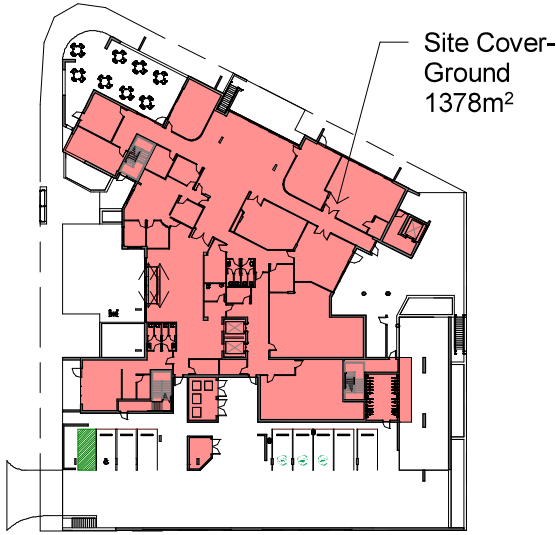
Level 5

Activity	29 m²
Mens Shed	23 m²
Private Dining	29 m²
	82 m²

Internal Communal Areas

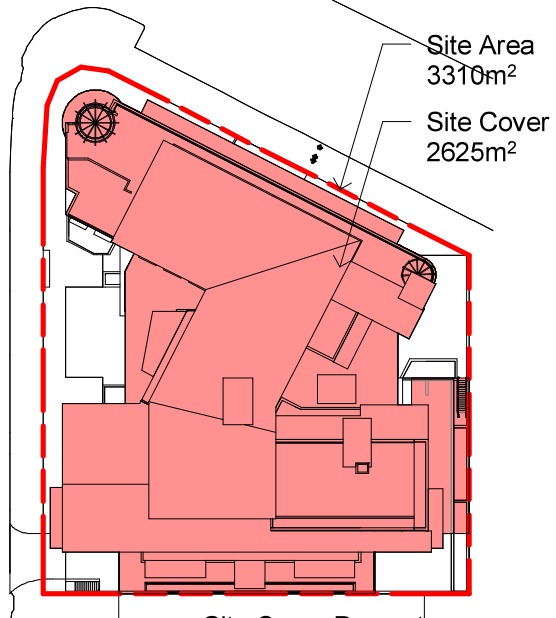
Site Cover

2 Site Cover- Typical
1 : 1000



1 Site Cover- Ground
1 : 1000

3 Site Cover- Level 5
1 : 1000



4 Site Cover- Whole Site
1 : 1000

PLANS AND DOCUMENTS referred to in the PDA

DEVELOPMENT APPROVAL

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Queensland Government

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7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
Issue	Date	Amendment

Drawing Title Areas and Statistics 2	Drawing Number 20-08-AR-2
Scale 1 : 1000 @ A3	

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Infin8 Lumina

142 Resident Aged Care Facility

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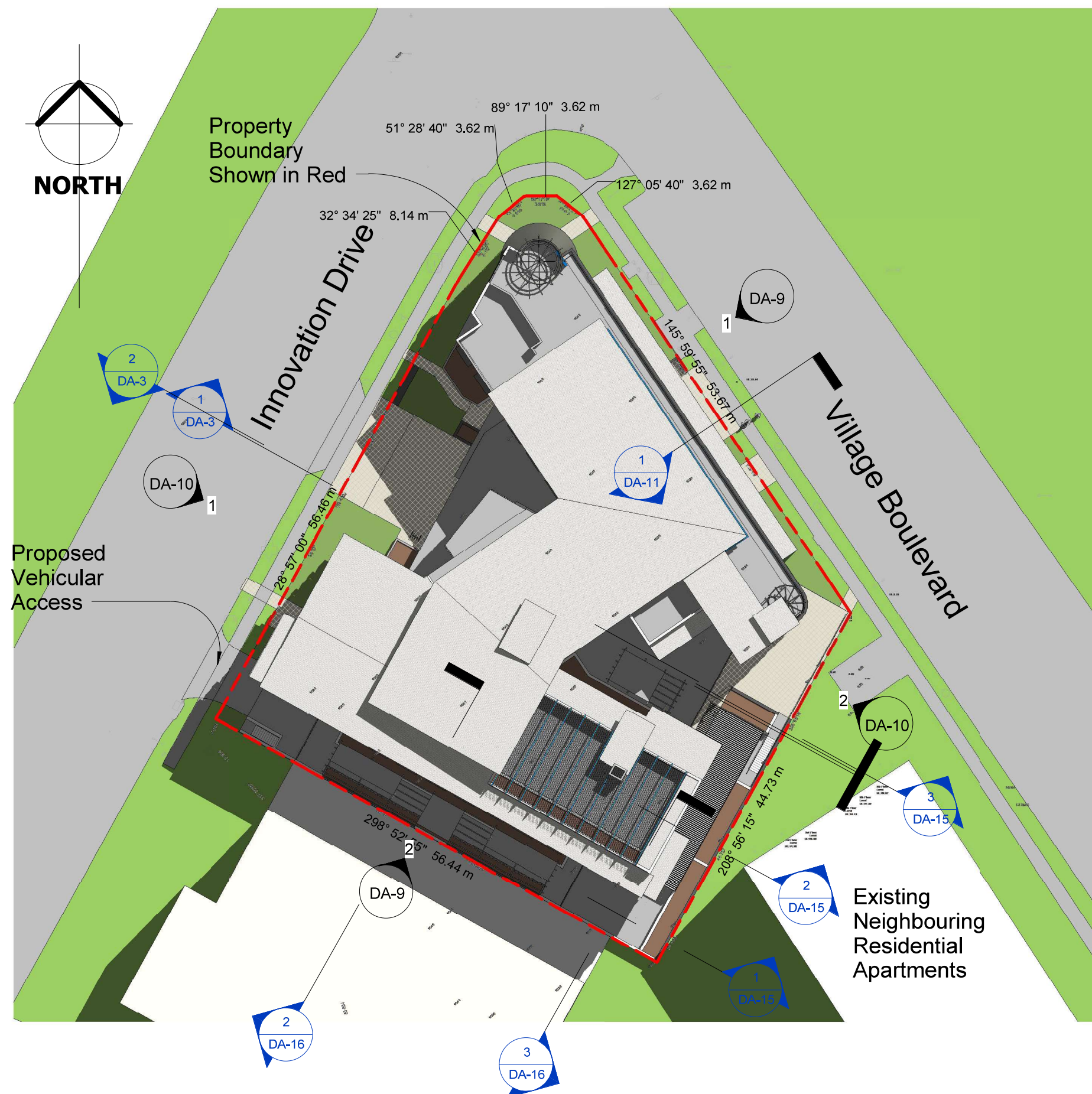
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6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
1	19.02.21	Prelim Issue 1
Issue	Date	Amendment

Drawing Title	Drawing Number
Cover Sheet	20-08-DA-1
Scale @ A3 original	

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RPD
Lot 16 on SP275512



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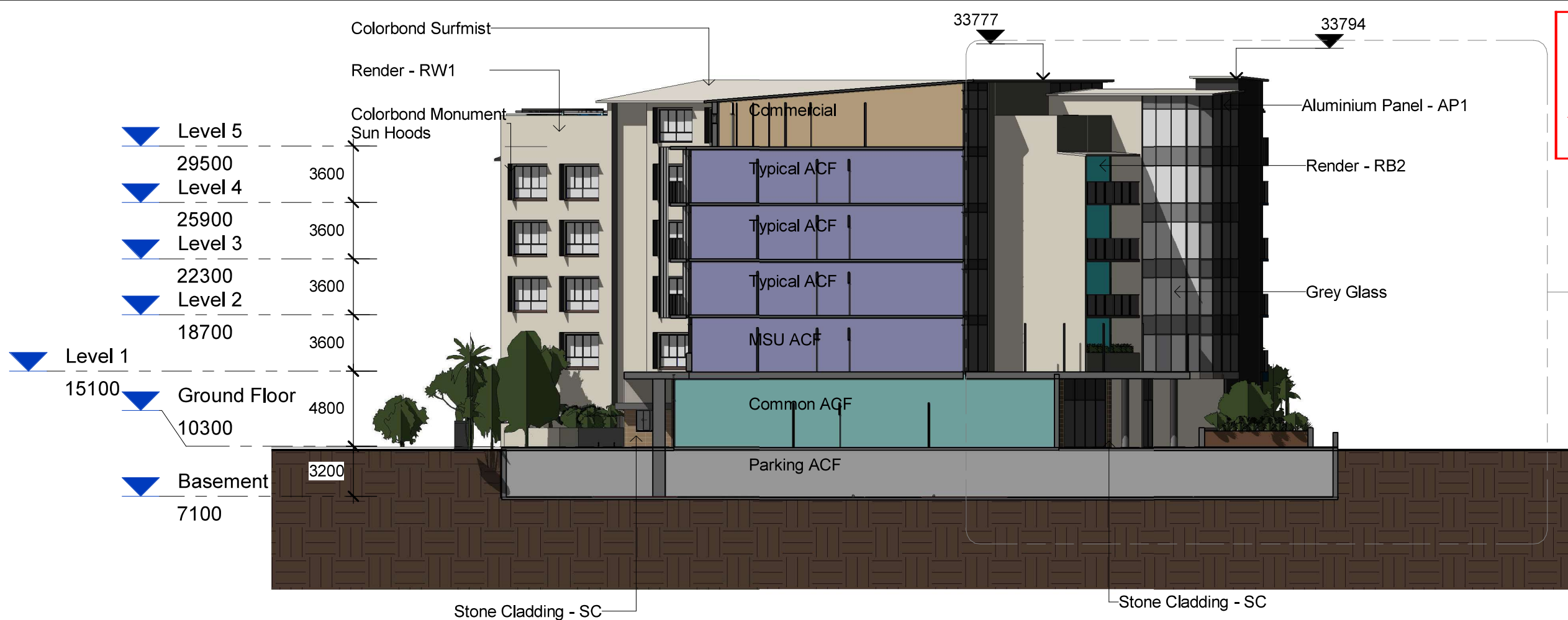
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7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
1	19.02.21	Prelim Issue 1

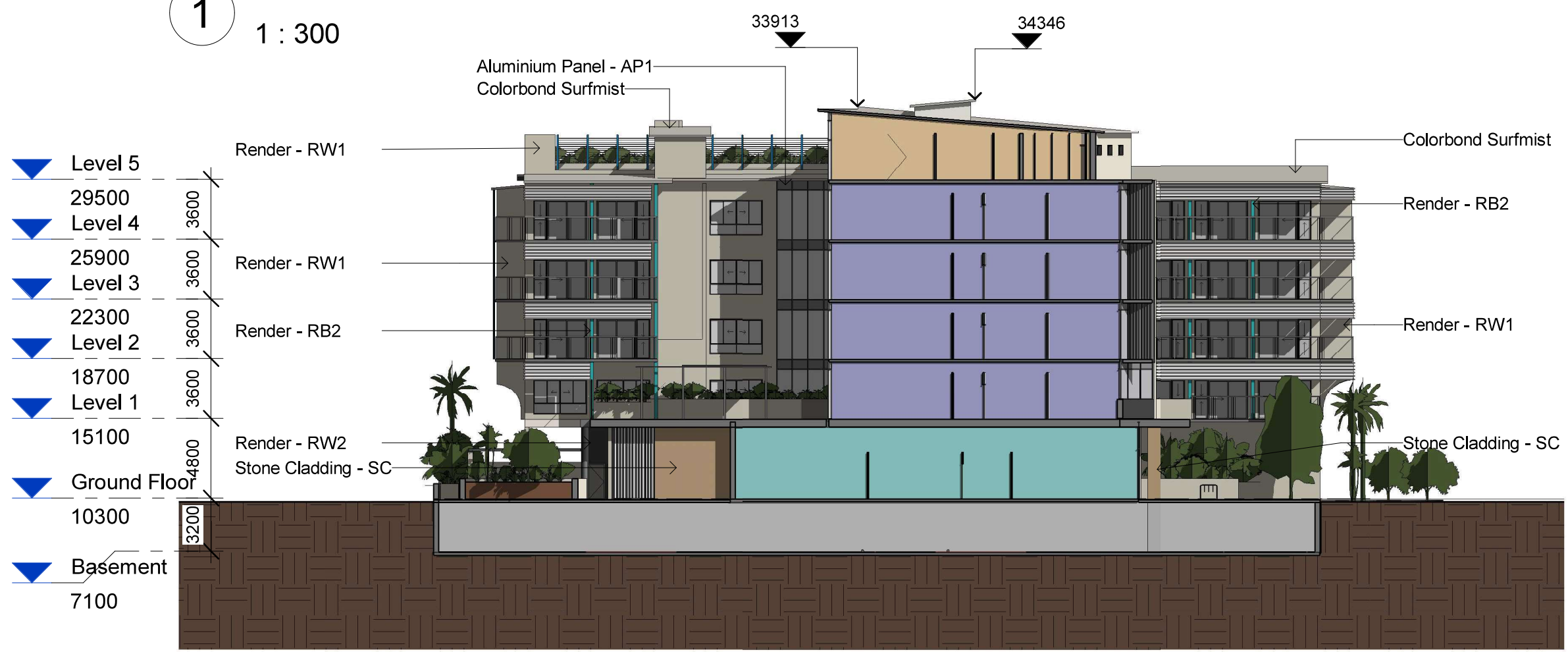
Issue Date Amendment

Drawing Title Site Plan	Drawing Number 20-08-DA-2
Scale 1 : 500 @ A3 original	

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1 Section 1
1 : 300



2 Section 2
1 : 300

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Approval no: DEV2021/1181

Date: 8 December 2021

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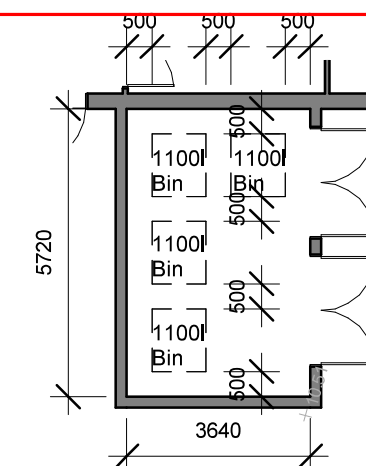
Project
Lumina Parklands Site

Client
Infin8

7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
1	19.02.21	Prelim Issue 1
Issue	Date	Amendment

Drawing Title Conceptual Sections	Drawing Number 20-08-DA-3
Scale 1 : 300 @ A3 original	

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2 Bin Room
1 : 150

AMENDED IN RED

By: Gabrielle Shepherd

Date: 7 December 2021

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Project
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Issue	Date	Amendment
7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
2	1.03.21	Booster Pos Shown

Drawing Title
Ground Floor Plan

Drawing Number
20-08-DA-4

Scale As indicated @ A3

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Note on Seperate Commercial Lift
Generally this lift is for staff use only. Visitors to the top tenancy are generally considered to arrive through the main Aged Care Facility Entrance and use the main lift. In the event of a viral lockdown of the Aged Care Facility visitors to the Commercial tenancy will be directed via external notice around to this lift and foyer.

Seperate Commercial Lift and Foyer

Access hatches (Concrete) for removal of Transformer if necessary

Proposed Transformer position in Basement Below

Bicycle parking facilities to be generally in accordance with Australian Standard AS2890.3-1993 Bicycle parking facilities

Ground Level

1 : 300



North

DRIVE

Prop water meter easement through to street

Nominated Area for Water Meters 3450 x 1550 as nominated by engineer - completely outside of Basement zone as shown

INNOVATION

2000 x 3000 Sight Triangle

2000 x 3000 Sight Triangle

Pedestrian sight triangles to be kept clear of obstructions to visibility. Landscaping up to 500mm in height only is permitted in this area.

1
DA-11

1
DA-3

2
DA-3

Visitor Bike Racks

2
DA-4

1
DA-17

1



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7	11.08.21	Prelim RFI Responses
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4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
1	19.02.21	Prelim Issue 1
Issue	Date	Amendment

Drawing Title	Drawing Number
Basement Floor Plan	20-08-DA-5
Scale 1 : 300 @ A3 original	

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34 Resident
MSU (Memory
Support Unit)
dividable into 2
operational
nodes.



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Project
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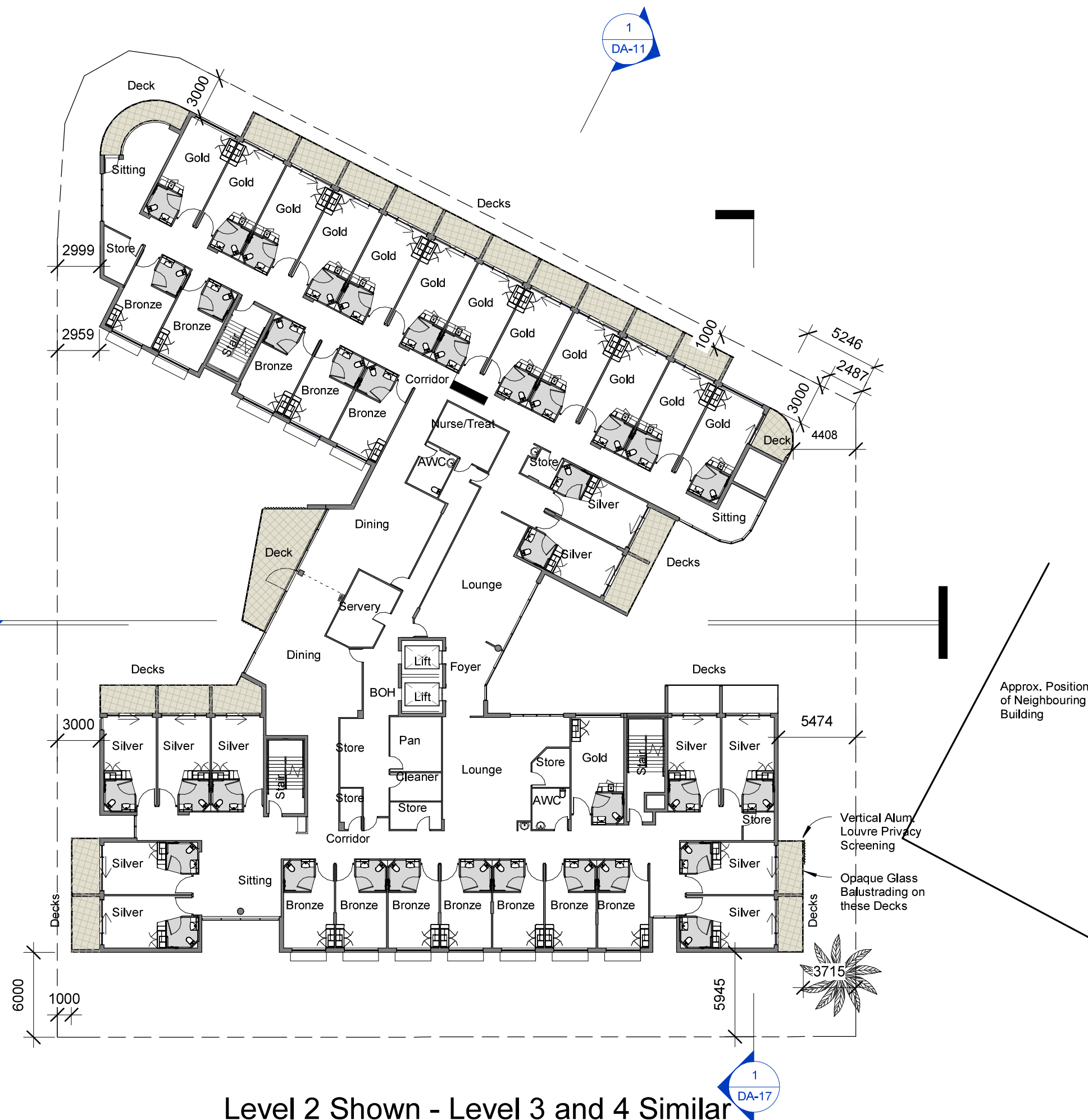
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5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
1	19.02.21	Prelim Issue 1
Issue	Date	Amendment

Drawing Title	Drawing Number
Level 1 - Floor Plan	20-08-DA-6
Scale 1 : 300 @ A3 original	

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36 Residents
per Level



Level 2 Shown - Level 3 and 4 Similar

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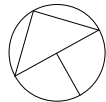
Project
Lumina Parklands Site

Client
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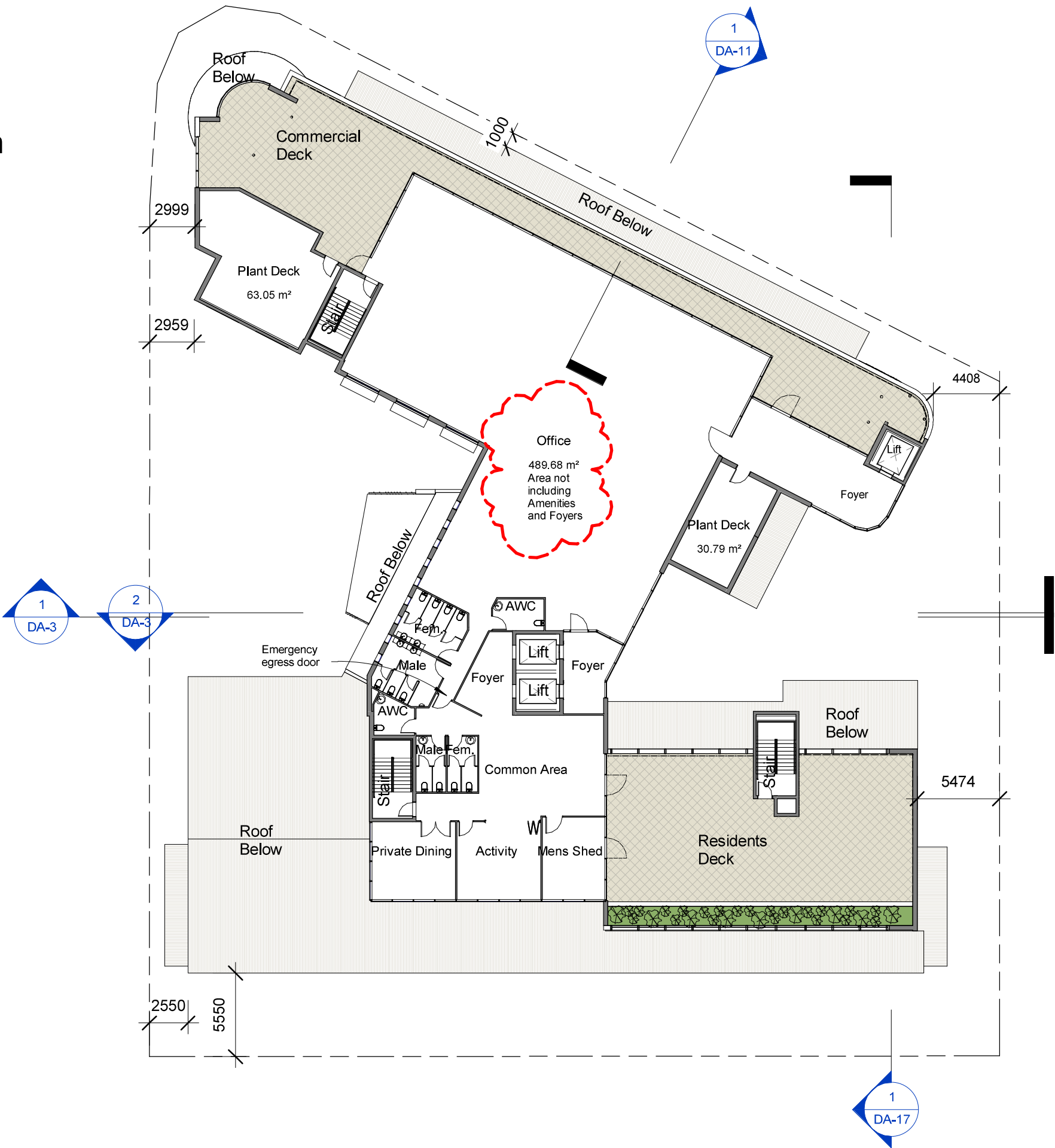
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5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
1	19.02.21	Prelim Issue 1
Issue	Date	Amendment

Drawing Title	Drawing Number
Typical - L2-L4 Plan	20-08-DA-7
Scale 1 : 300 @ A3 original	

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North



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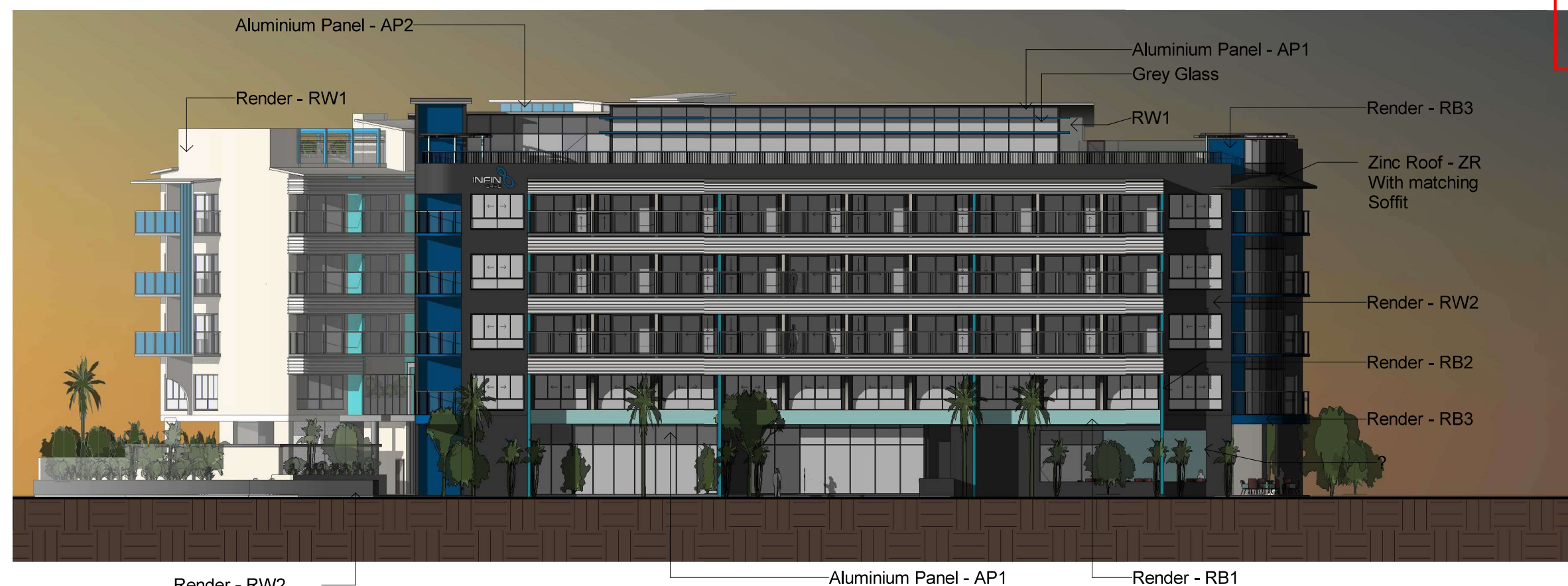


Project
Lumina Parklands Site

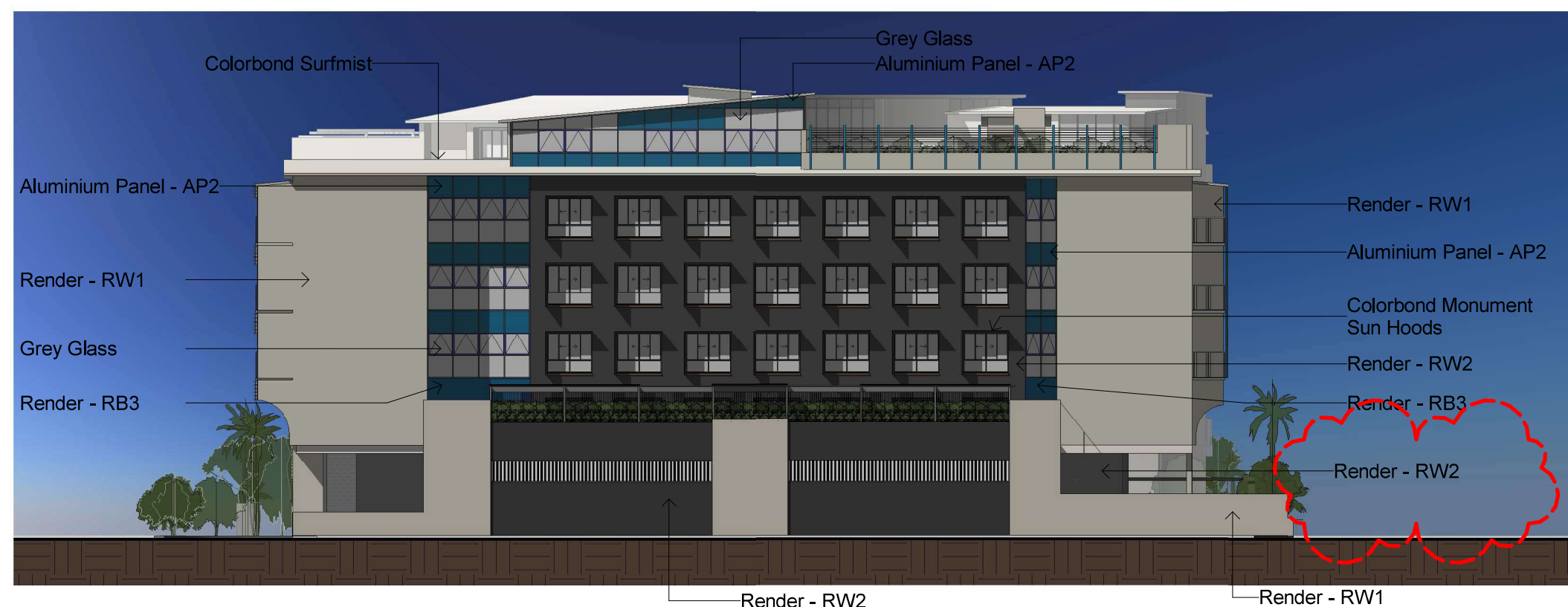
Client
Infin8

9	8.9.21	Updated Notes
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6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
Issue	Date	Amendment

Drawing Title Level 5 - Floor Plan Scale 1 : 300 @ A3 original	Drawing Number 20-08-DA-8
--	------------------------------



1 Village Boulevard Elevation
1 : 300



2 SW Boundary Elevation
1 : 300

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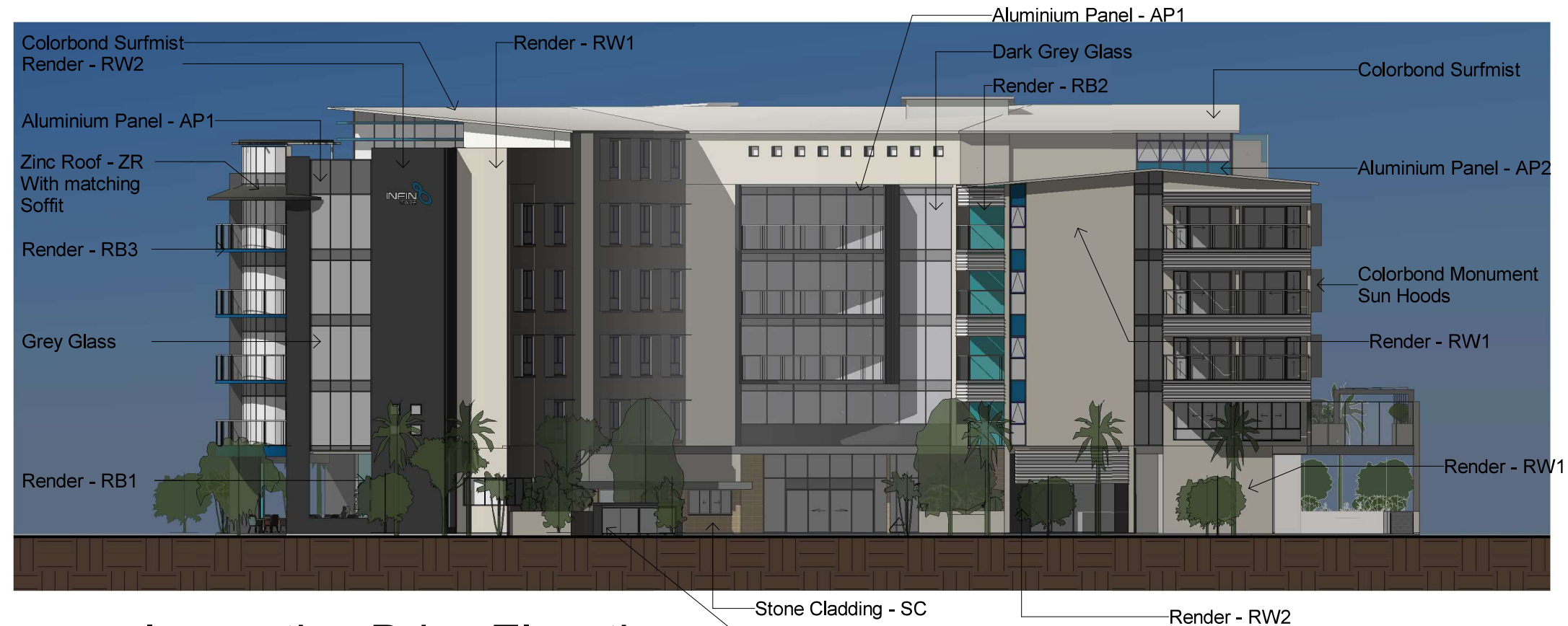
Project
Lumina Parklands Site

Client
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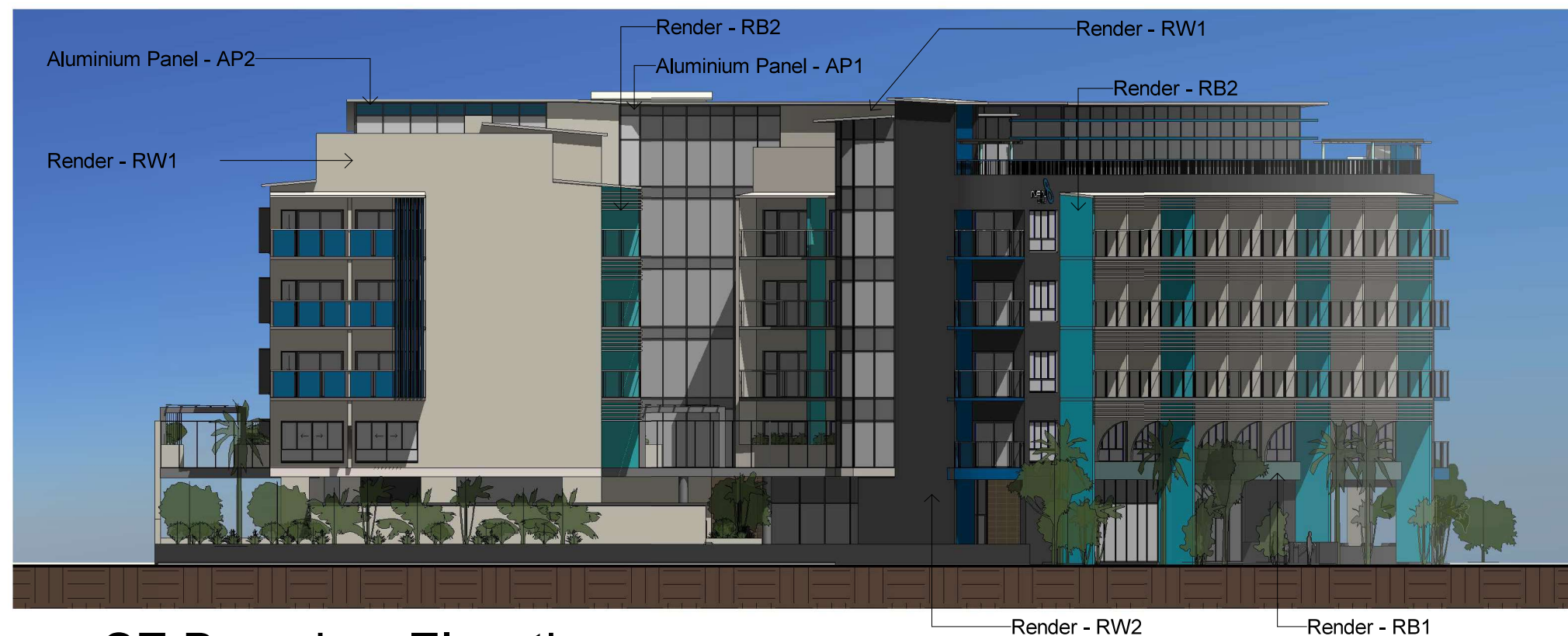
Issue	Date	Amendment
9	8.9.21	Updated Notes
7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2

Drawing Title	Drawing Number
Elevations 1	20-08-DA-9
Scale 1 : 300 @ A3 original	

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1 Innovation Drive Elevation
1 : 300



2 SE Boundary Elevation
1 : 300

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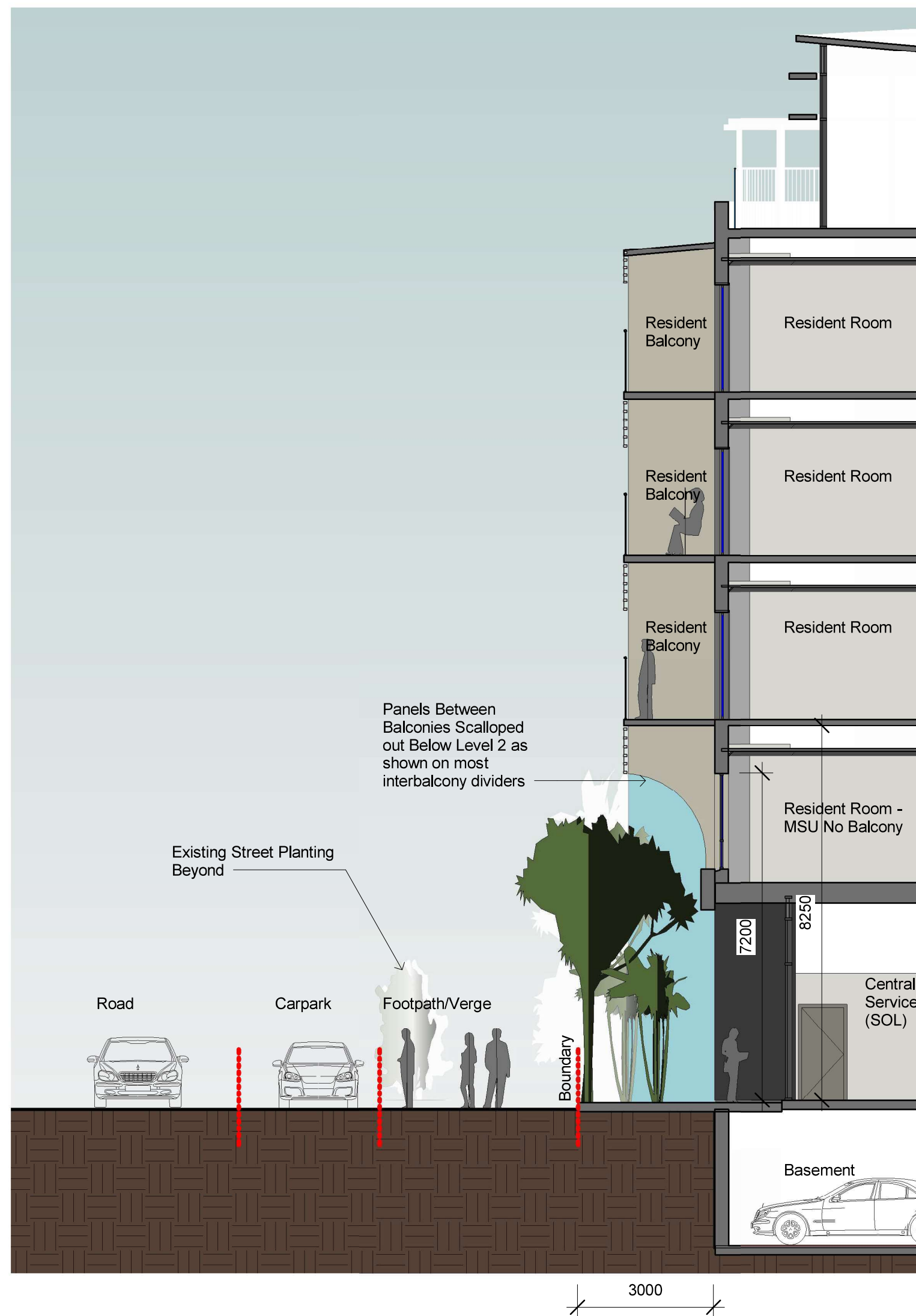
Project
Lumina Parklands Site

Client
Infin8

7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
1	19.02.21	Prelim Issue 1
Issue	Date	Amendment

Drawing Title Elevations 2	Drawing Number 20-08-DA-10
Scale 1 : 300 @ A3 original	

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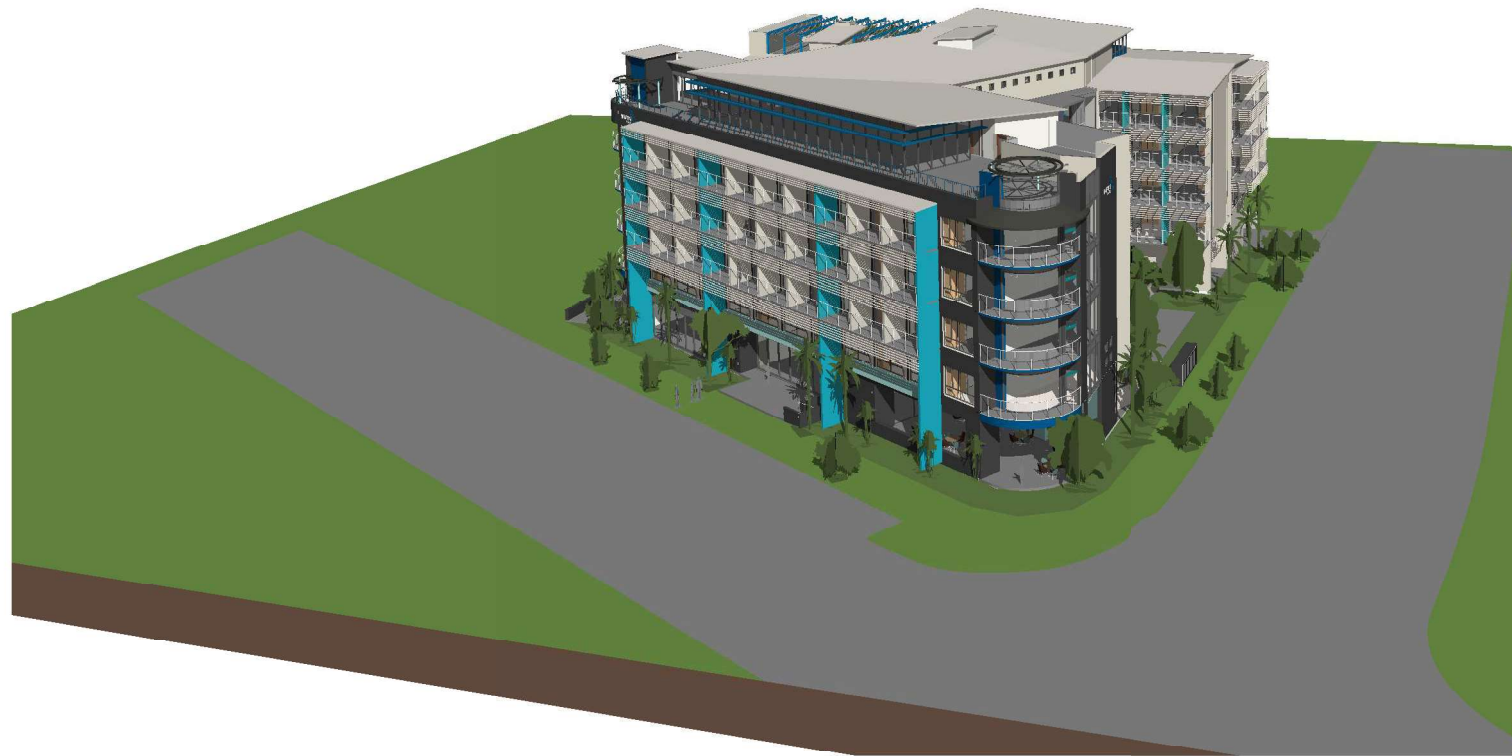
Project
 Lumina Parklands Site

Client
 Infin8

7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
1	19.02.21	Prelim Issue 1
Issue	Date	Amendment

Drawing Title Street Planting/Footpath Section Scale 1 : 100 @ A3 original	Drawing Number 20-08-DA-11
--	-------------------------------

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1

Northern Corner

2

Eastern Corner



3

Western Corner Showing
Basement

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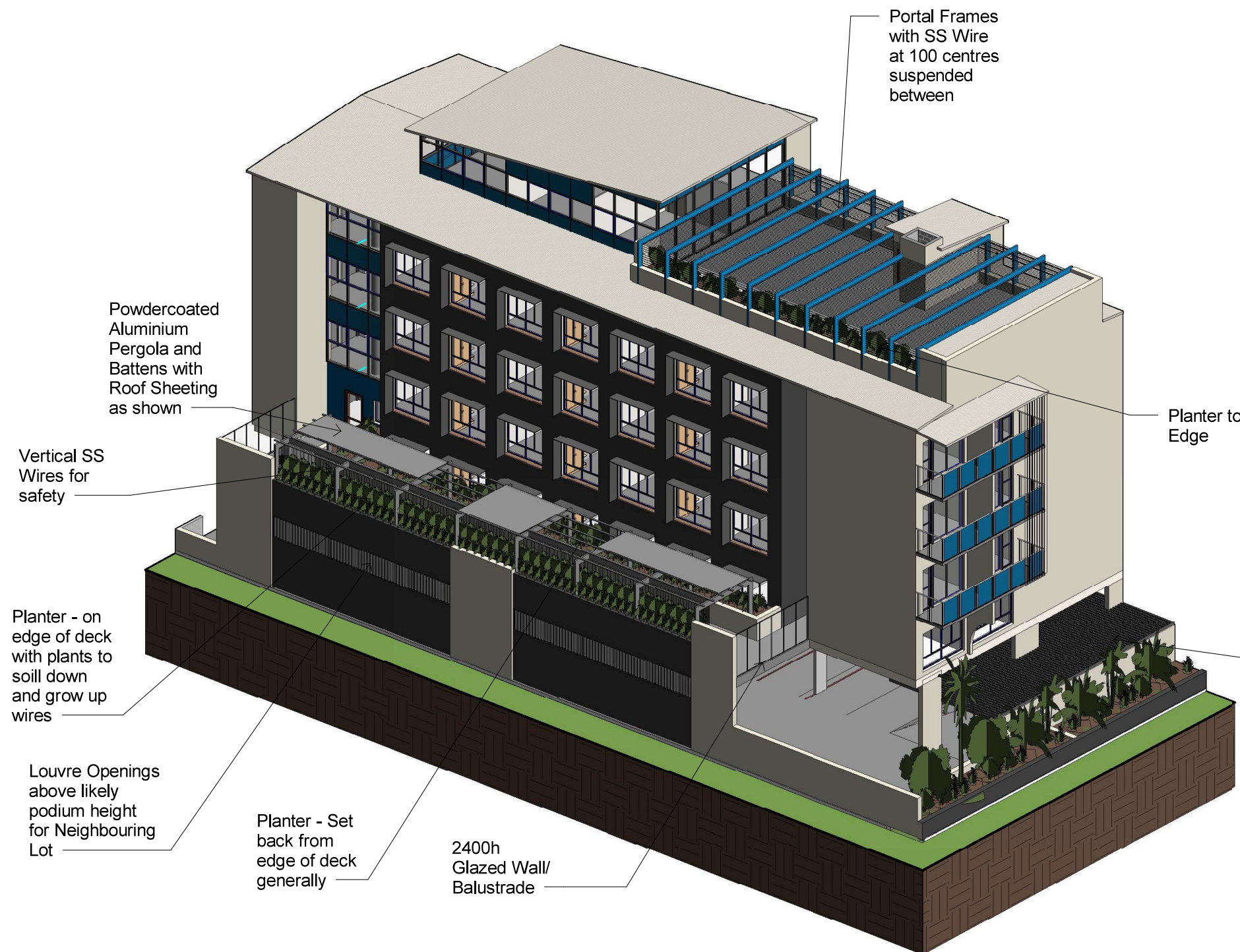
Project
Lumina Parklands Site

Client
Infin8

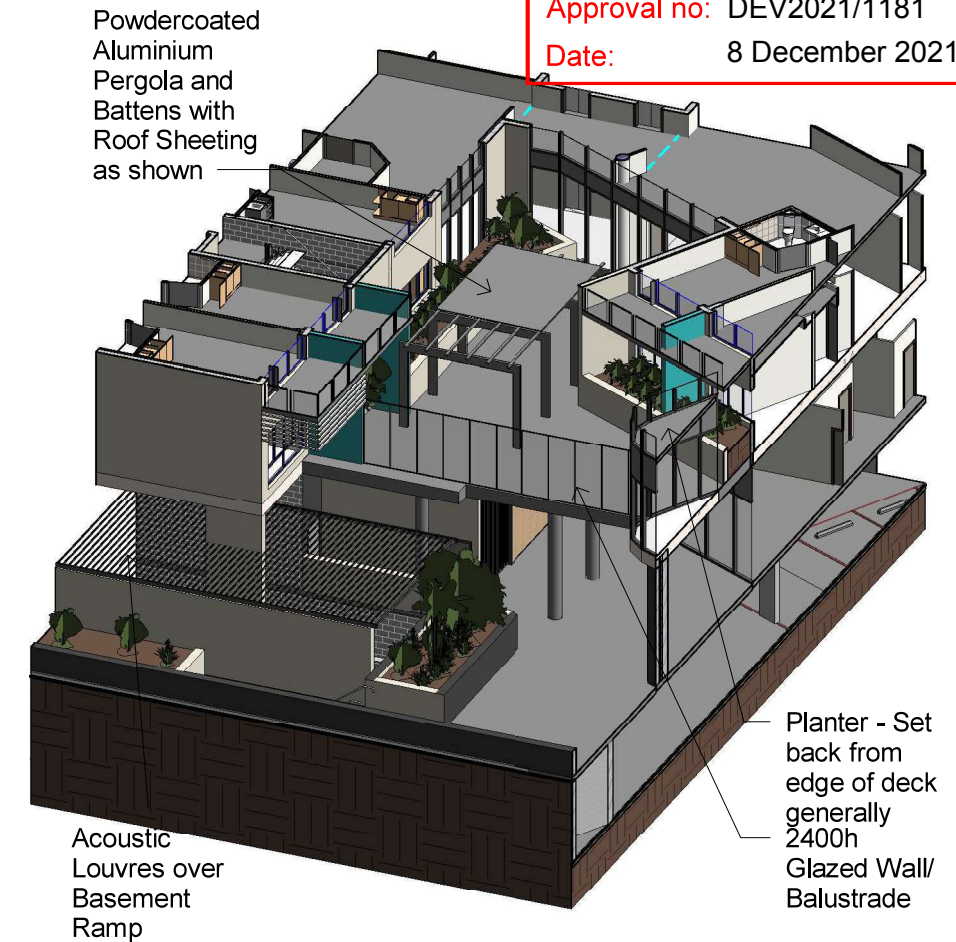
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6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
3	8.03.21	Prelim Issue 2
1	19.02.21	Prelim Issue 1

Issue	Date	Amendment
Drawing Title		Drawing Number
Massing		20-08-DA-12
Scale @ A3 original		

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1 Southern Wanderers Deck and Roof Deck



2 Central Wanderers Deck

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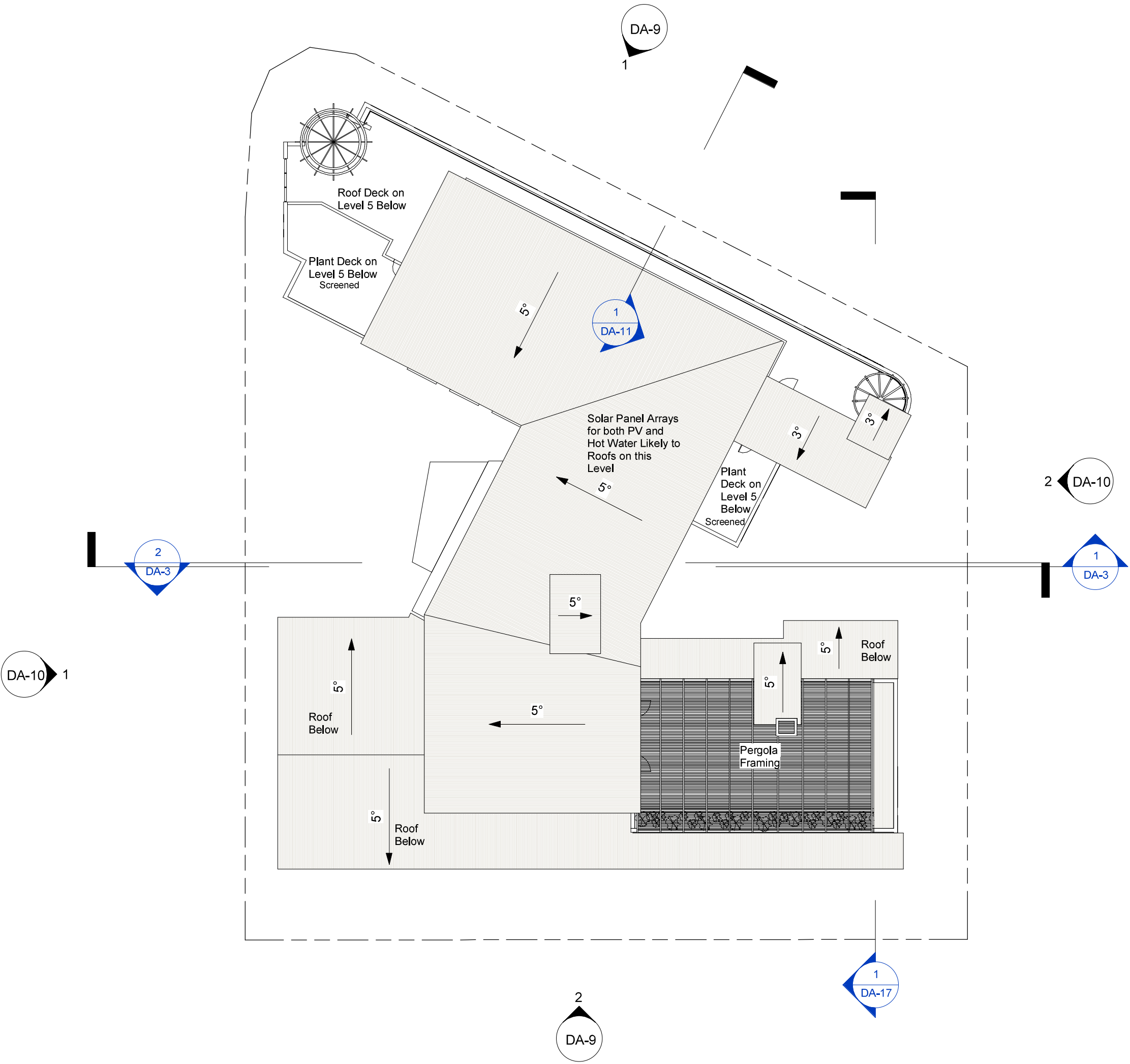
Project
Lumina Parklands Site

Client
Infin8

7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
5	25.03.21	DA Submission Issue
4	12.03.21	Prelim Issue 3
Issue	Date	Amendment

Drawing Title Cover for Podium Decks (Wanderers) Scale @ A3 original	Drawing Number 20-08-DA-13
---	-------------------------------

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Project
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Client
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7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
Issue	Date	Amendment

Drawing Title Roof Plan	Drawing Number 20-08-DA-14
Scale 1 : 300 @ A3 original	

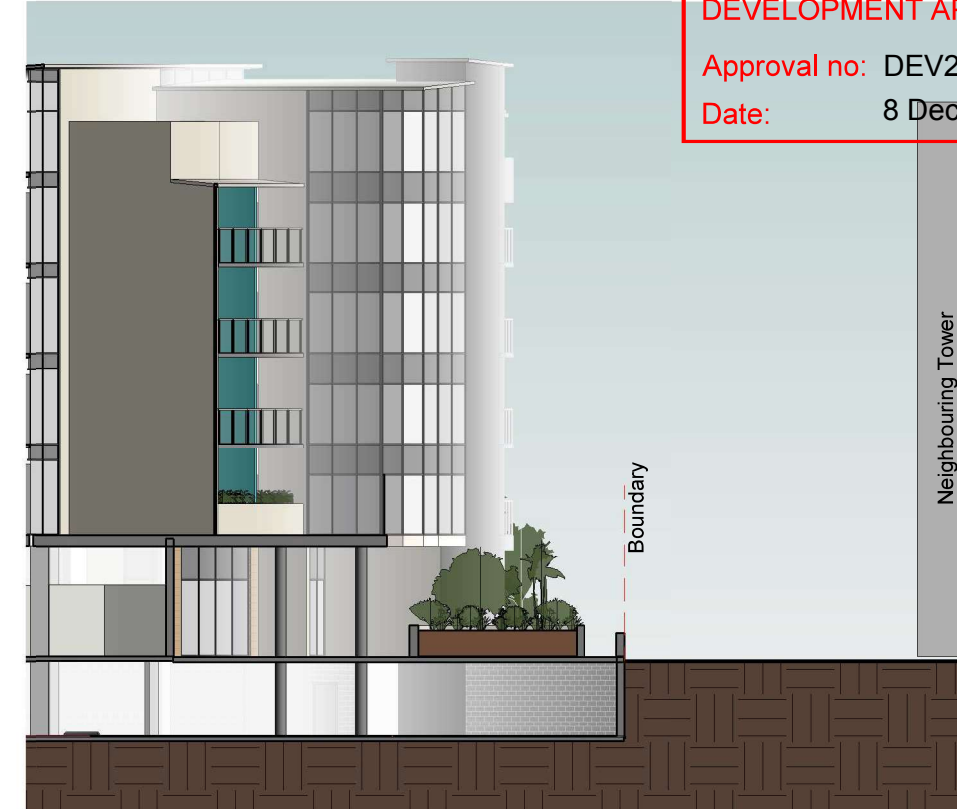
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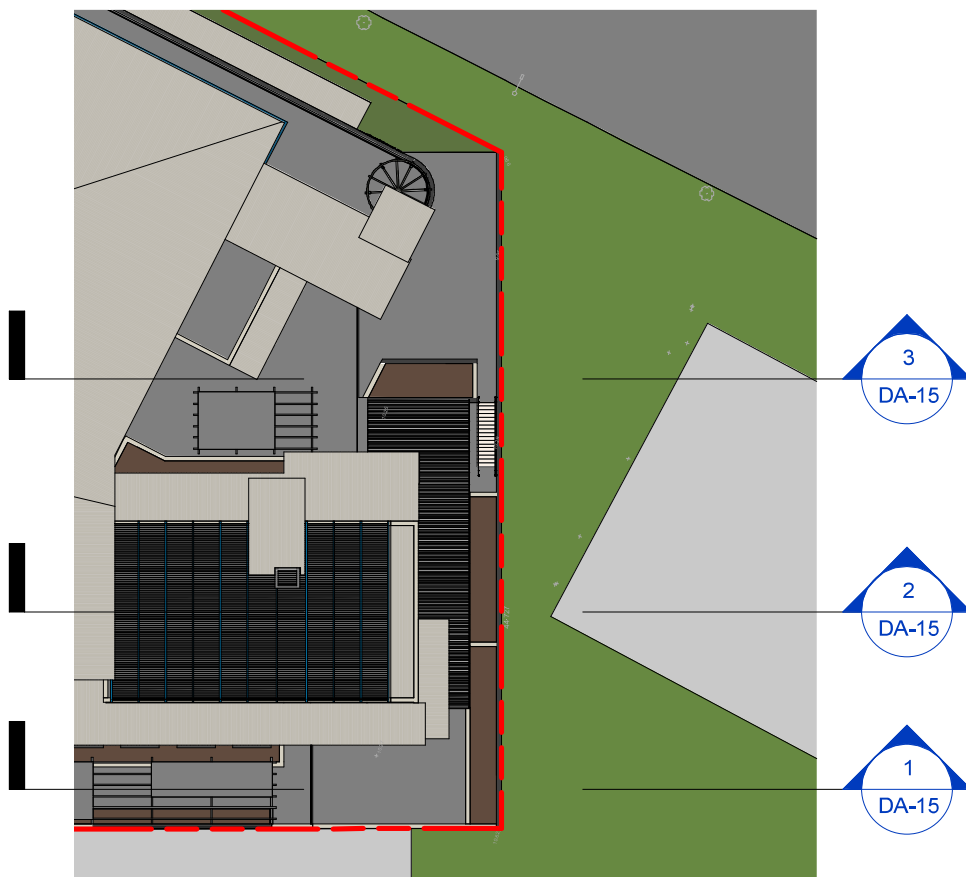
1 SE Section 1
1 : 300



2 SE Section 2
1 : 300



3 SE Section 3
1 : 300



4 SE Boundary Section Key
1 : 500

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Project
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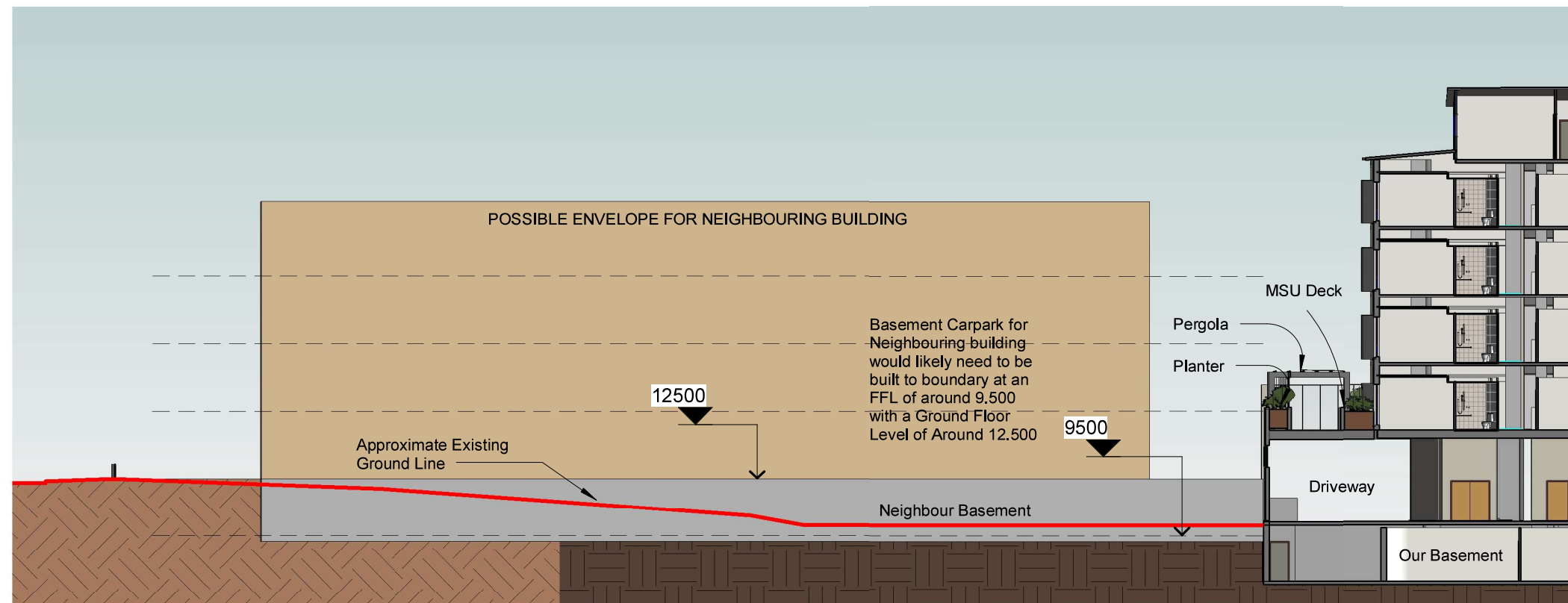
Client
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Issue	Date	Amendment
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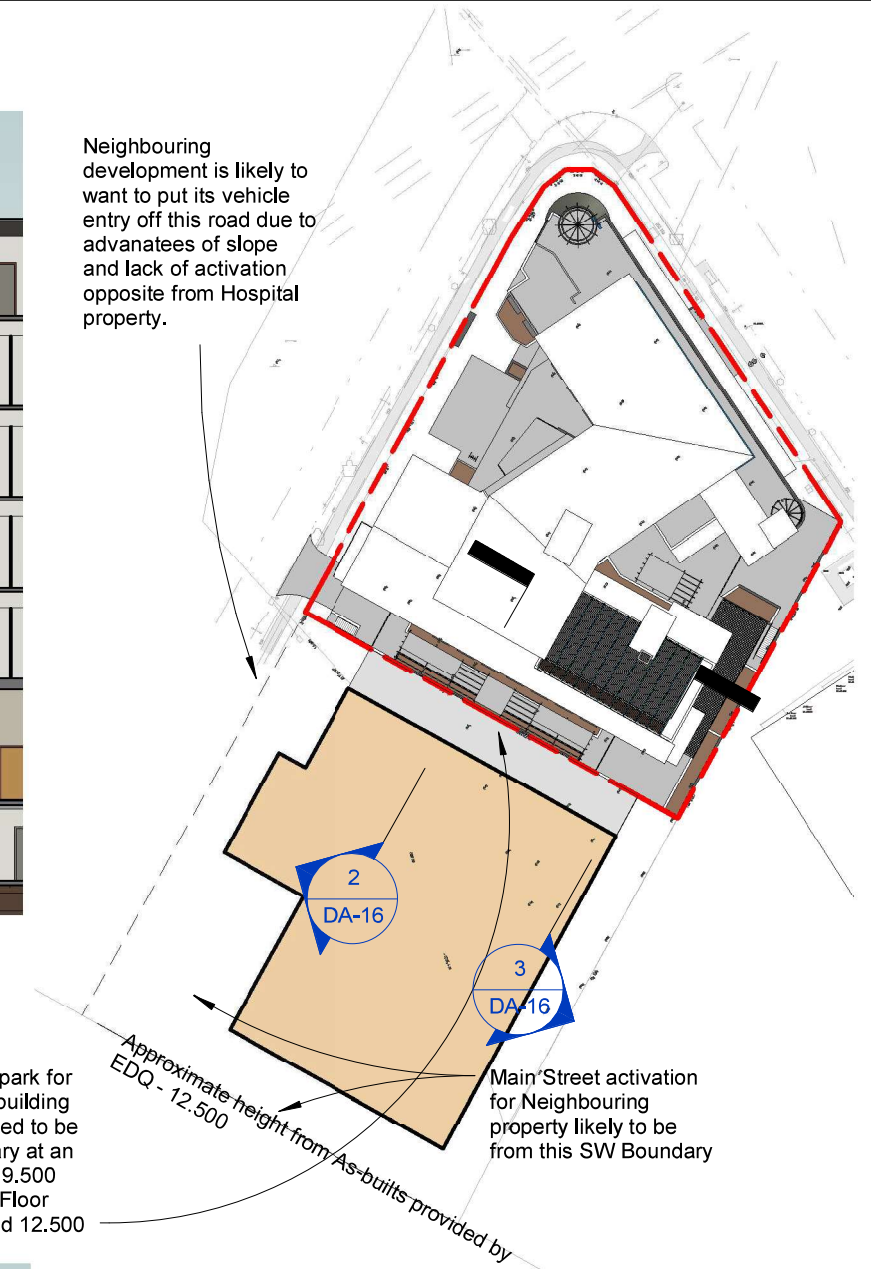
Drawing Title	Drawing Number
SE Boundary Sections	20-08-DA-15

Scale As indicated @ A3

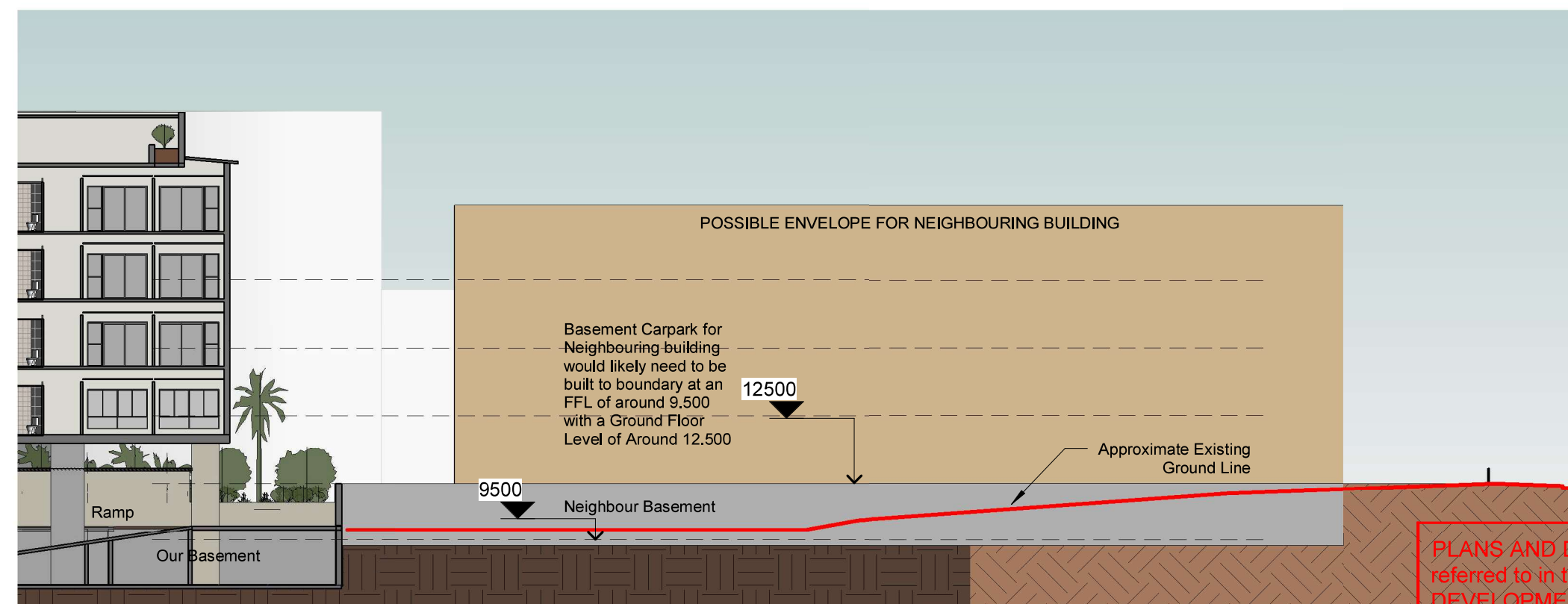
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2 SW Boundary Section 1
1 : 300



Basement Carpark for Neighbouring building would likely need to be built to boundary at an FFL of around 9.500 with a Ground Floor Level of Around 12.500



3 SW Boundary Section 2
1 : 300

1 SW Neighbour Development Potential
1 : 1000

PLANS AND DOCUMENTS referred to in the PDA
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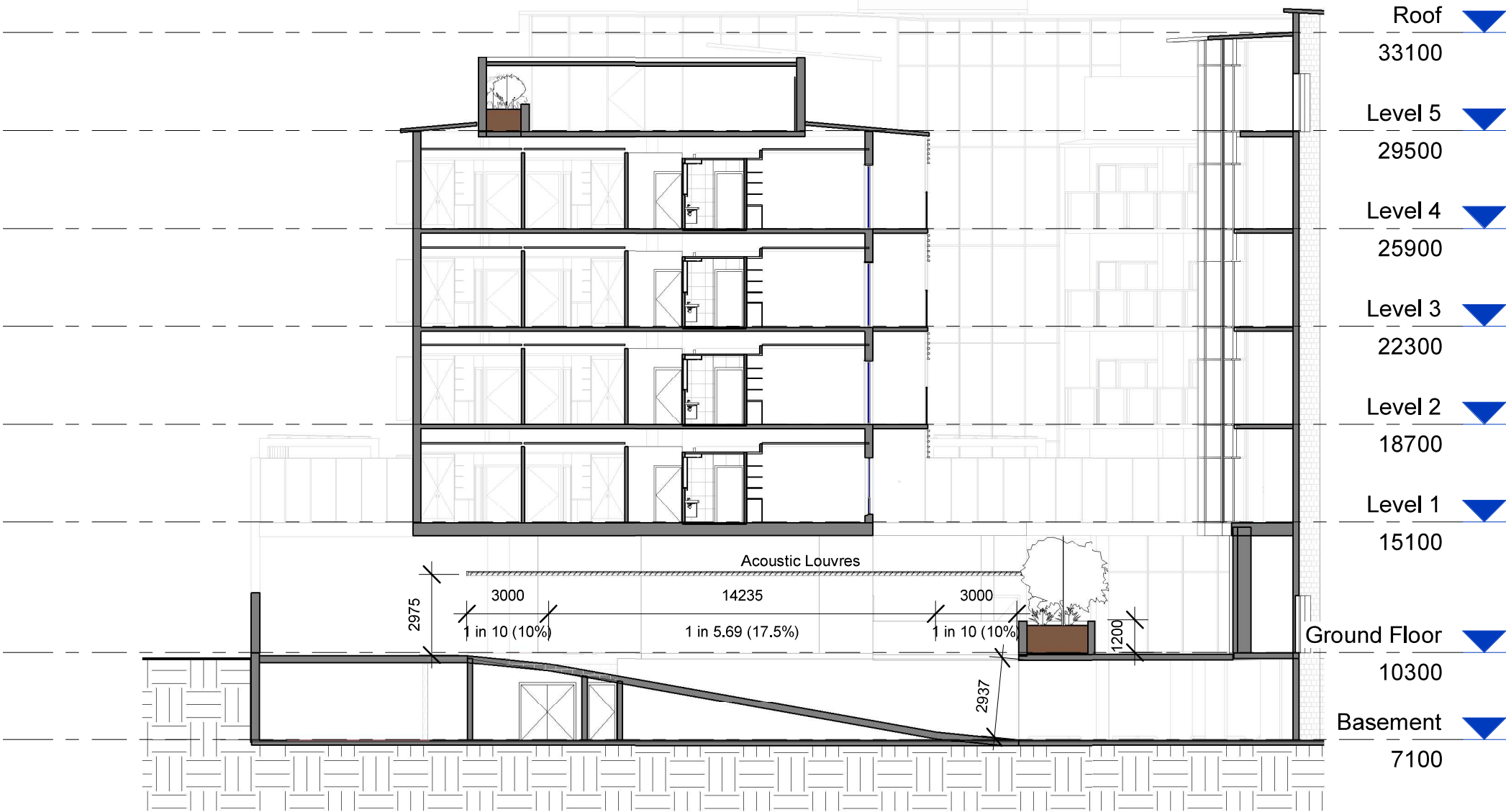
Project
Lumina Parklands Site

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Issue	Date	Amendment
7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response

Drawing Title	Drawing Number
SW Boundary - Sections and Potential Neighbour Scale As indicated @ A3	20-08-DA-16

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Infin8

7	11.08.21	Prelim RFI Responses
6	27.07.21	General RFI Response
Issue	Date	Amendment

Drawing Title Carpark Ramp Section	Drawing Number 20-08-DA-17
Scale 1 : 200 @ A3 original	

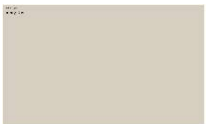
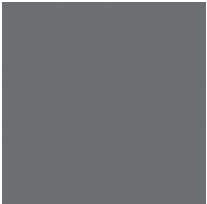
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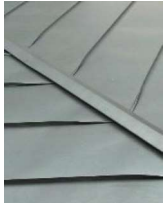
Infinite Lumina - External Finishes

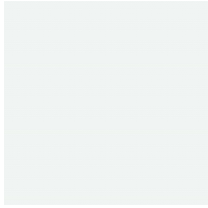
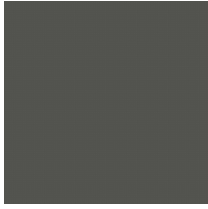
Approval no: DEV2021/1181

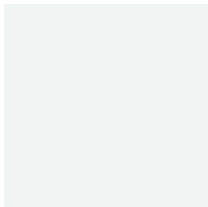
Date: 8 December 2021

10 March 2020

		Elev. Code	Picture
Walls & Columns			
- Rendered Wall 1	Textured Paint Finish on Cement Render as specified – Similar Dulux “Sandy Day” S14C1	RW1	
- Rendered Wall 2	Textured Paint Finish on Cement Render as specified – Similar Dulux “Domino” SG6G8	RW2	
- Rendered Wall Blue 1	Textured Paint Finish on Cement Render as specified – Similar Dulux “Cool Crayon” S28G1	RB1	
- Rendered Wall Blue 2	Textured Paint Finish on Cement Render as specified – Similar Dulux “Tempo” S29G5	RB2	
- Rendered Wall Blue 3	Textured Paint Finish on Cement Render as specified – Similar Dulux “Cook’s Bay” S35H9	RB3	
- Stone Cladding	Stone Clad Walls Similar to Slate and Stone “Rainbow” Sandstone in 600 x 300. Natural Mortar	SC	
- Spandrels in Curtain Walls - General	Solid Powder coated Aluminium Panels – Colour Duratec Zeus Grey 90088416	AP1	

- Spandrels in Curtain Walls – Blue–	Solid Powder coated Aluminium Panels – Colour Duratec Intensity Coast - Satin 90N5233S	AP2	
Metal Deck Roofing			
- General Roofing	Colorbond – “Surfmist”	MR1	
- Metal Deck Roofs to Pergola Roof Structures on Podium	Colorbond – “Monument”	MR2	
- Acoustic Louvre Roof Over Ramp to Basement	Colorbond – “Monument” or equivalent powdercoat a		
- Zinc Standing Seam Roofing to Conical Roof	Similar Natural VMZinc to Roof. Ceiling similarly clad in VMZinc Standard Pigmento Blue	ZR	 
Window Joinery	Powder Coated Aluminium – Duratec Zeus Timberland Satin 90Z7315S	n/a	

Aluminium Battens and Screens			
- Sun Control Battens beneath Decks	Powder Coated Aluminium – Colour Duratec Zeus White 90Z1110G	n/a	
- Stairway Feature Battens	Powder Coated Aluminium – Duratec Zeus Timberland Satin 90Z7315S	n/a	
- Battening and Aluminium Pergolas to Podium Level	Powder Coated Aluminium – Duratec Zeus Timberland Satin 90Z7315S	n/a	
Soffits	Standard FC Lumex Joiners – Off White	n/a	Off White
Exposed structural steel			
- Generally	Paint finish – Taubmans “Ash Brown” T15 17.6	n/a	
- Portal Frames to Resident Access Roof Deck	Paint Finish - Similar Dulux “Cook’s Bay” S35H9		

Aluminium Window Hoods			
- Hoods to Resident Room Windows	Powder Coated Aluminium – Duratec Zeus Timberland Satin 90Z7315S	n/a	
- Continuous Hood to Office Tenancy Glazed Wall on Level 5	Solid Powder coated Aluminium Panels – Colour Duratec Intensity Coast - Satin 90N5233S		
Balustrading			
- Resident Room Balconies	Powder Coated Aluminium – Colour Duratec Zeus White 90Z1110G Glazed	n/a	
- Roof Deck Office Tenancy Access	Powder coated Aluminium Panels – Colour Duratec Intensity Coast - Satin 90N5233S		
- Level 1 Podium Deck	Powder Coated Aluminium – Duratec Zeus Timberland Satin 90Z7315S		
Gutters & Fascia	Colorbond – “Surfmist”	n/a	
Balconies	Select Tile - TBC	n/a	