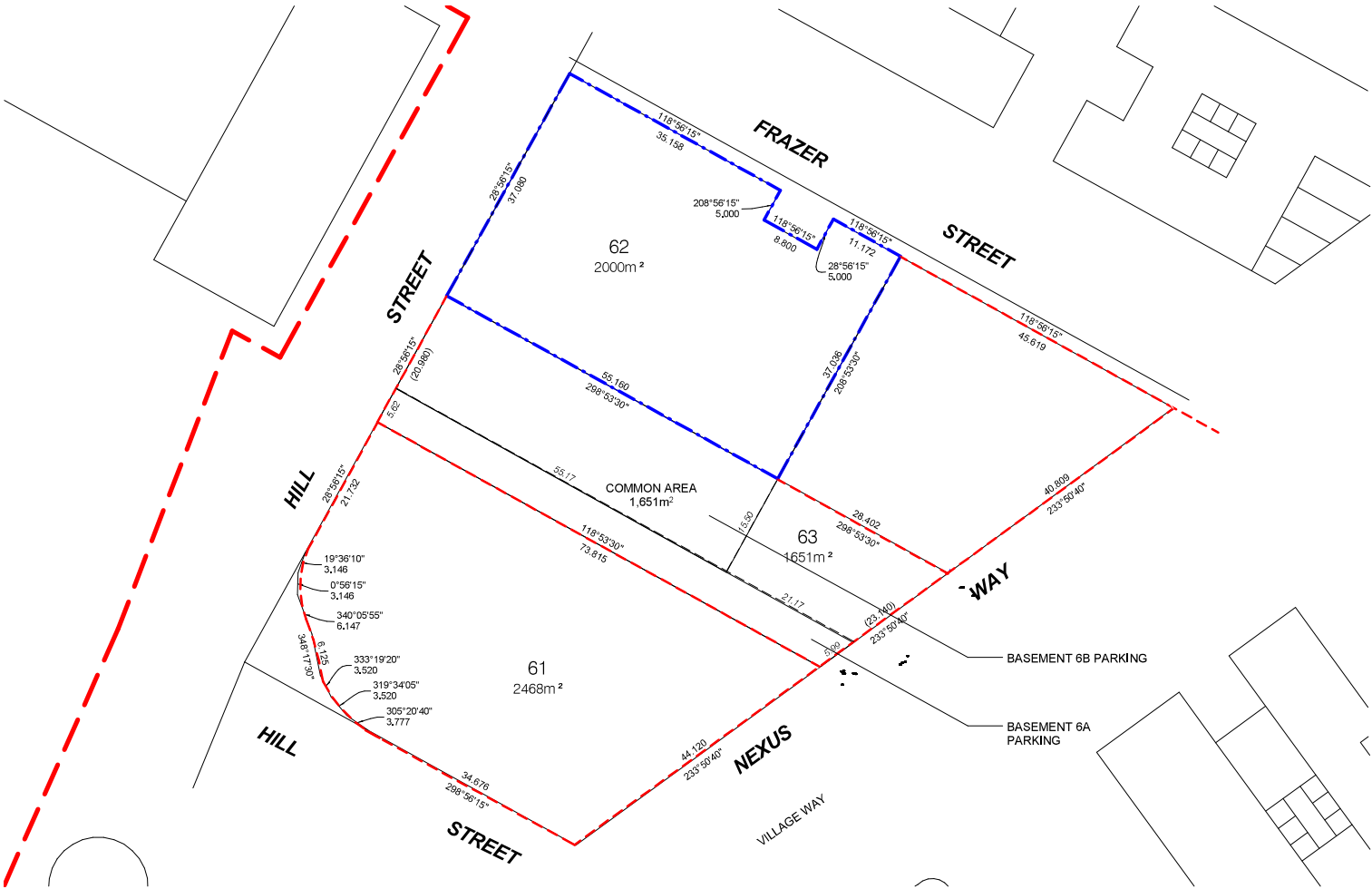


PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305  
Date: 30-May-2023



PRELIMINARY ISSUE

Level 3a  
181 Elizabeth Street Brisbane  
PO Box 15485 City East  
Brisbane Qld 4002  
Telephone: (07) 3003 1160  
Facsimile: (07) 3003 1170  
E-mail: [mail@krisnovakski.com.au](mailto:mail@krisnovakski.com.au)  
ABN 34053356901

CLIENT:

NIECON  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 28.10.2021 | KG | INITIAL DA ISSUE                 |
| B   | 03.11.2021 | KG | DA ISSUE                         |
| C   | 02.02.2022 | KG | GENERAL AMENDMENTS               |
| D   | 14.06.2022 | MC | GENERAL AMENDMENTS               |
| E   | 28.06.2022 | JC | DA COORDINATION                  |
| F   | 30.06.2022 | JC | DEVELOPMENT APPROVAL             |
| G   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| H   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| J   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| K   | 20.02.2023 | JC | SURVEY CONFIRMATION              |

PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

SITE LOCALITY

SCALE: 1:1000 @A3

DATE: 13.09.2022

JOB No. Dwg. No.

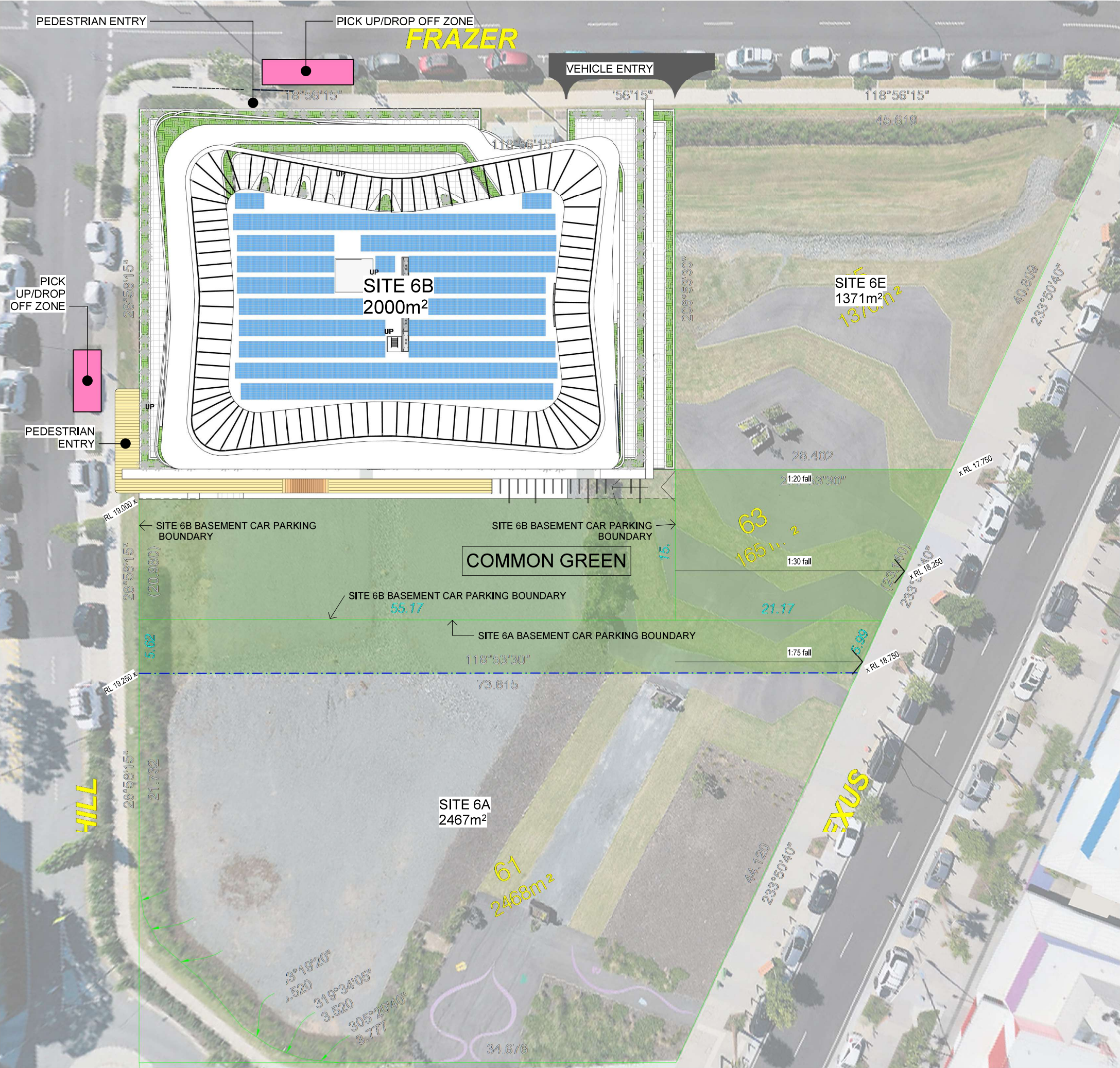
1793 DA\_0\_100

REV

K







PROJECT STATISTICS

AREAS

SITE AREA: 2000m2  
GFA: 14,486m2  
LEARNING HUB: 347m²

BICYCLE PARK SCHEDULE

END OF TRIP: 66  
EXTERNAL: 8  
TOTAL: 74

CAR PARKING SCHEDULE

BASEMENT 1: 81  
(INC. 60 VISITOR CAR PARKS)

BASEMENT 2: 93

BASEMENT 3: 96

TOTAL: 270  
(INC. 60 VISITOR CAR PARKS)

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305  
Date: 30-May-2023



PROJECT:  
CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:  
LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:  
SITE PLAN

SCALE: 1:500 @A3

DATE: 13.09.2022



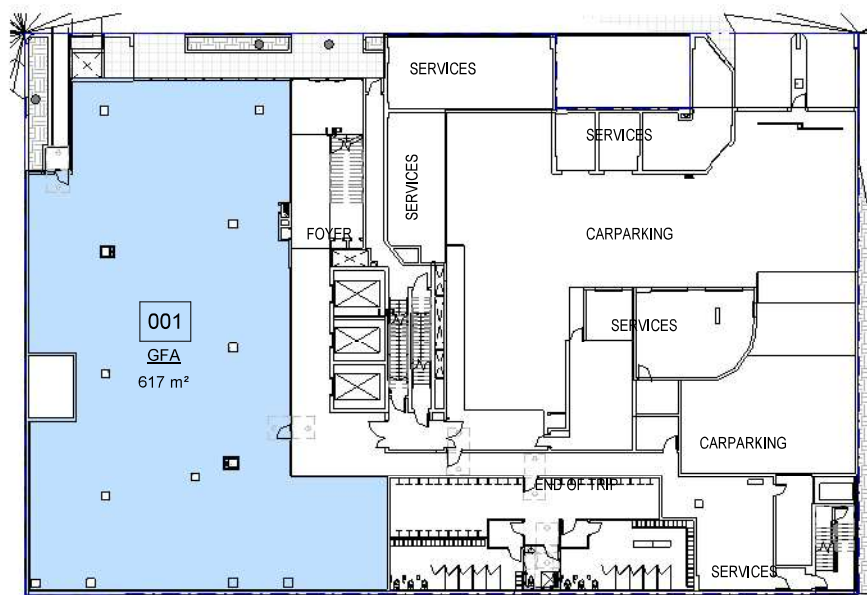
JOB No. Dwg. No. 1793 DA\_0\_101  
REV R

Level 3a  
181 Elizabeth Street  
PO Box 15485  
Brisbane QLD 4002  
Telephone: (07) 3003 1160  
Facsimile: (07) 3003 1170  
E-mail: [mail@krisikowalski.com.au](mailto:mail@krisikowalski.com.au)  
ABN 34053356801

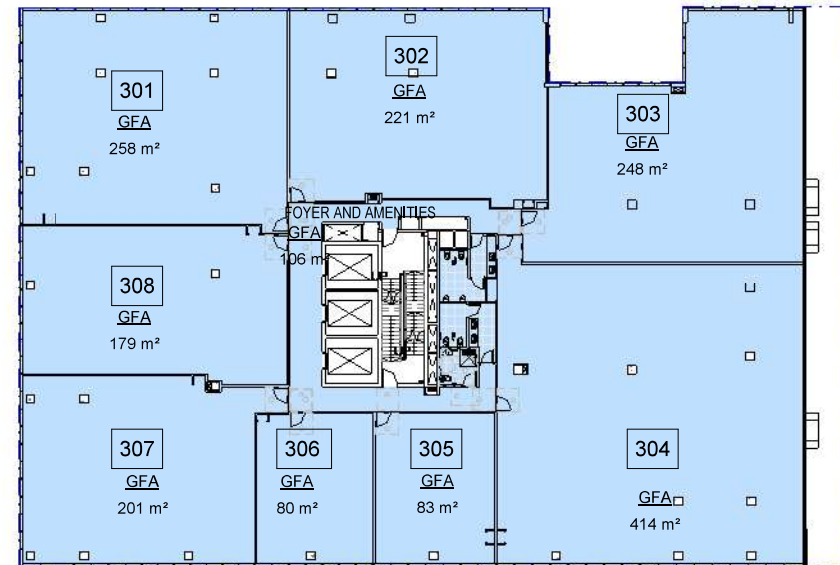
CLIENT:

NIECON  
CREATING LIFESPACES

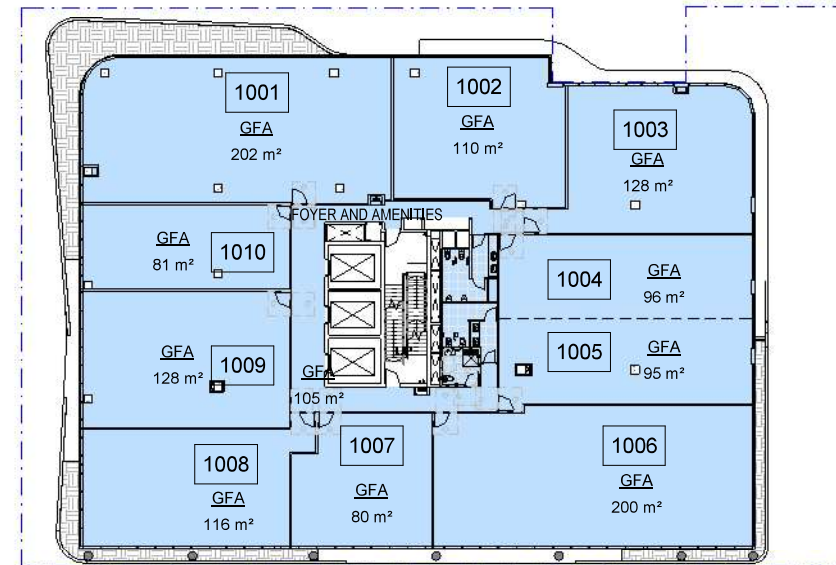




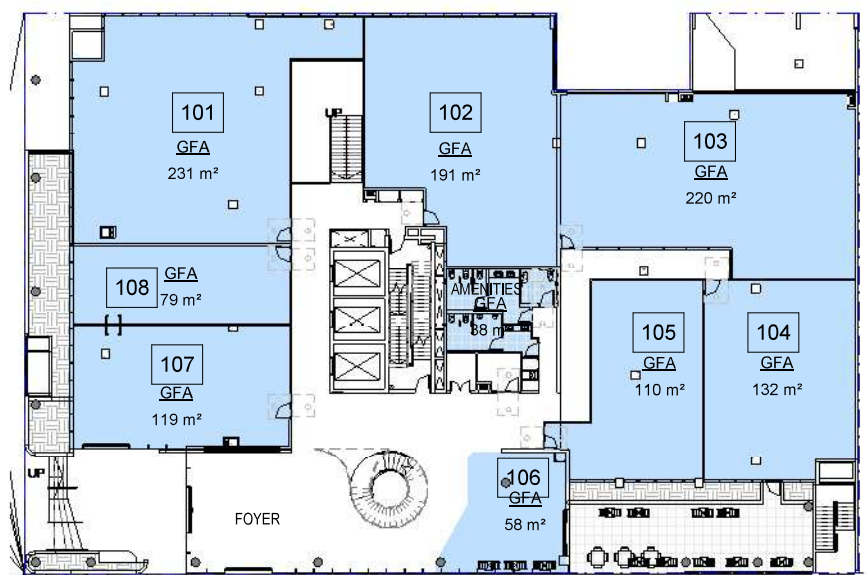
LEVEL: LOWER GROUND - 617m²



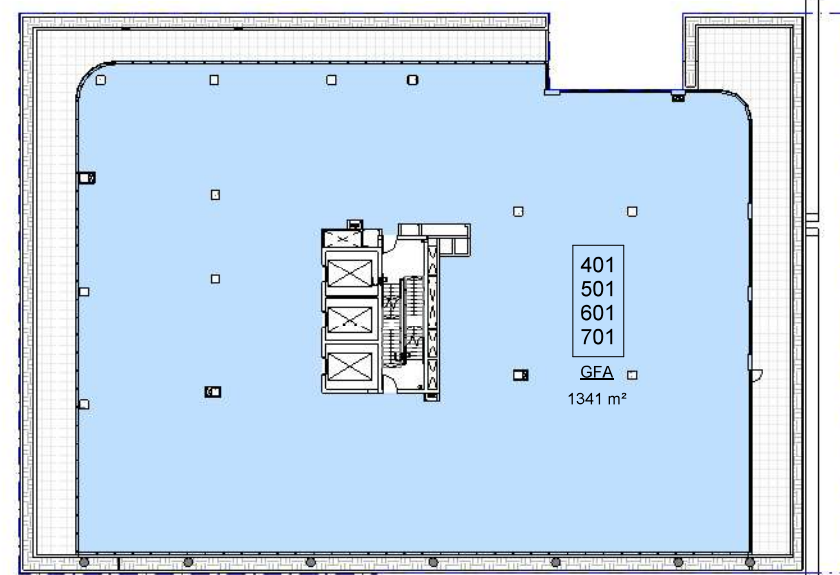
LEVEL: 3 - 1,790m²



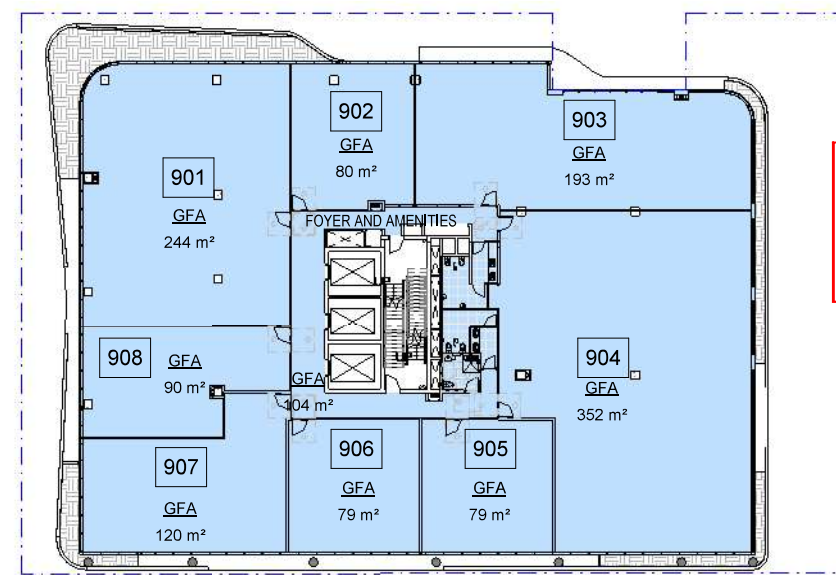
LEVEL: 10 - 1,341m²



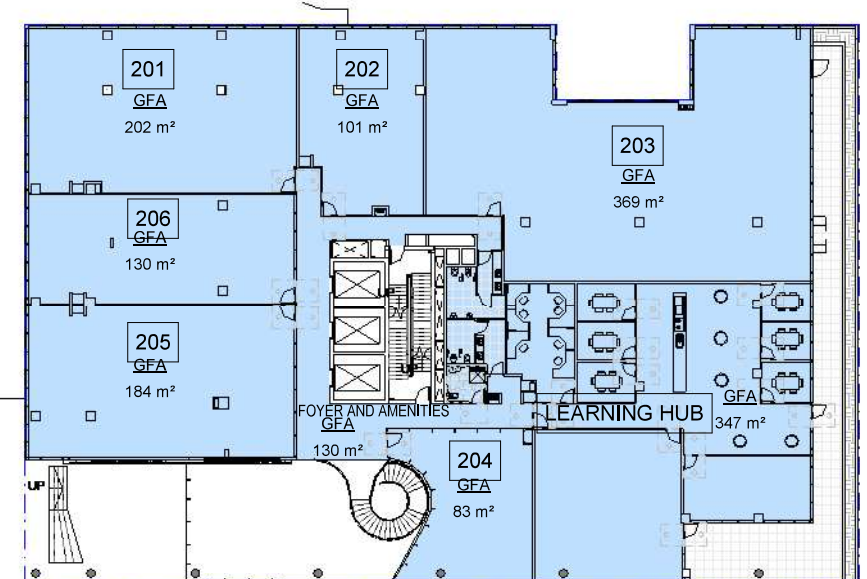
LEVEL: 1 (UPPER GROUND) - 1,178m²



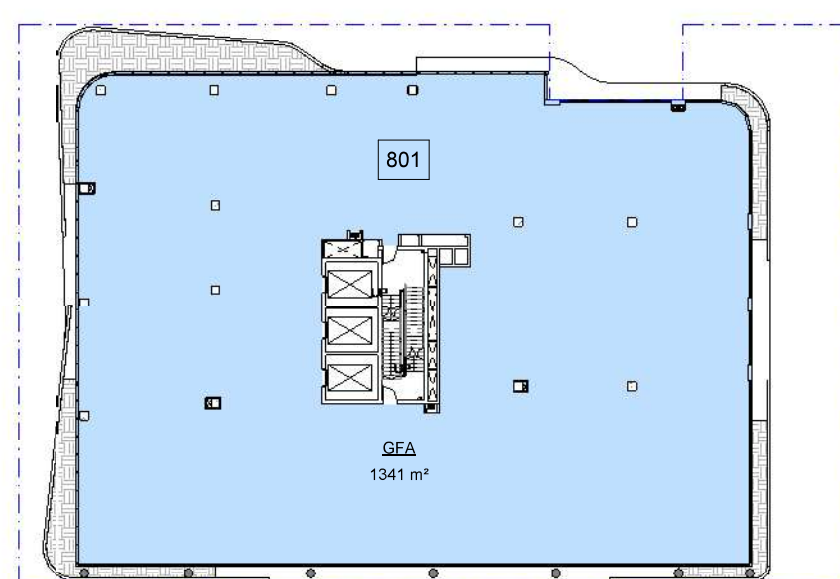
LEVEL: 4 to 7 - 5,364m²



LEVEL: 9 - 1,341m²



LEVEL: 2 - 1,546m²



LEVEL: 8 - 1,341m²

#### GROSS FLOOR AREAS

##### PODIUM

###### LEVEL 0 (LOWER GROUND)

TENANCY 001

##### TOWER

###### LEVEL 4,5,6,7

TENANCY 401-701 (4 x 1341m²)

###### LEVEL 1 (UPPER GROUND)

TENANCY 101

TENANCY 102

TENANCY 103

TENANCY 104

TENANCY 105

TENANCY 106

TENANCY 107

TENANCY 108

AMENITIES

1,178m²

202m²

101m²

369m²

83m²

184m²

130m²

347m²

130m²

1,546m²

LEVEL 2

TENANCY 201

TENANCY 202

TENANCY 203

TENANCY 204

TENANCY 205

TENANCY 206

LEARNING HUB

FOYER AND AMENITIES

1,790m²

258m²

221m²

248m²

414m²

83m²

80m²

201m²

179m²

106m²

1,790m²

###### LEVEL 8

TENANCY 801

1,341m²

###### LEVEL 9

TENANCY 901

TENANCY 902

TENANCY 903

TENANCY 904

TENANCY 905

TENANCY 906

TENANCY 907

TENANCY 908

FOYER AND AMENITIES

1,341m²

###### LEVEL 10

TENANCY 1001

TENANCY 1002

TENANCY 1003

TENANCY 1004

TENANCY 1005

TENANCY 1006

TENANCY 1007

TENANCY 1008

TENANCY 1009

TENANCY 1010

FOYER AND AMENITIES

1,341m²

202m²

110m²

128m²

96m²

95m²

200m²

80m²

116m²

128m²

81m²

105m²

1,341m²

GRAND TOTAL

14,486m²

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305  
Date: 30-May-2023



#### PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

#### AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

#### DRAWING TITLE:

GFA SUMMARY

SCALE: 1:500 @A3

DATE: 13.09.2022

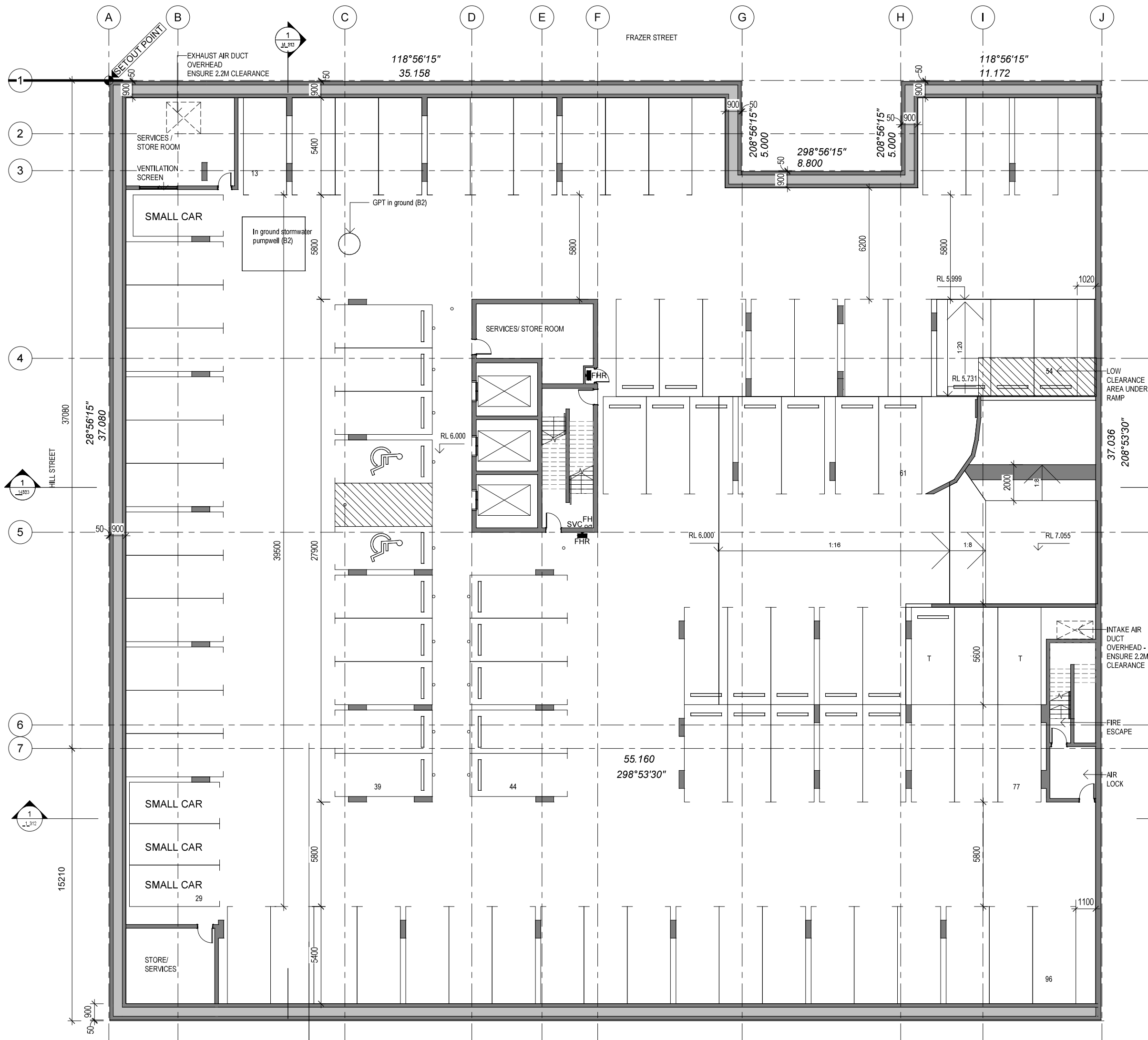
JOB No. Dwg. No.

1793 DA\_0\_141

REV

AB





#### LEGEND

|     |                          |
|-----|--------------------------|
| EVC | ELECTRIC VEHICLE CHARGER |
| T   | TANDEM CAR PARK          |
| V   | VISITOR CAR PARK         |
| FH  | FIRE HYDRANT             |
| FHR | FIRE HOSE REEL           |
| SVC | SERVICE VALVE CONTROL    |
| M   | MALE AMENITIES           |
| F   | FEMALE AMENITIES         |
| DB  | DISTRIBUTION BOARD       |
| SP  | STAIR PRESS              |
| SD  | SLIDING DOOR             |
| RS  | ROLLER SHUTTER           |

#### CAR PARKING SCHEDULE

BASEMENT 1: 81  
(INC. 60 VISITOR CAR PARKS)

BASEMENT 2: 93

BASEMENT 3: 96

TOTAL: 270  
(INC. 60 VISITOR CAR PARKS)

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 17.08.2022 | JC | BASEMENT LAYOUT                  |
| B   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| C   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| D   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| E   | 16.09.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 03.11.2022 | JC | COORDINATION                     |
| G   | 25.11.2022 | JC | STRUCTURAL COORDINATION          |
| H   | 23.01.2023 | JC | BASEMENT DOOR SWINGS             |
| J   | 13.02.2023 | JC | BASEMENT RECONFIGURATION         |
| K   | 14.02.2023 | JC | CHAMFERED BASEMENT RAMPS         |
| L   | 14.03.2023 | KG | SERVICE ROOM REVISED             |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGMENT -  
BASEMENT 3

SCALE: 1:200 @A3

DATE: 13.09.2022

JOB No. Dwg. No.

1793 DA\_1\_097

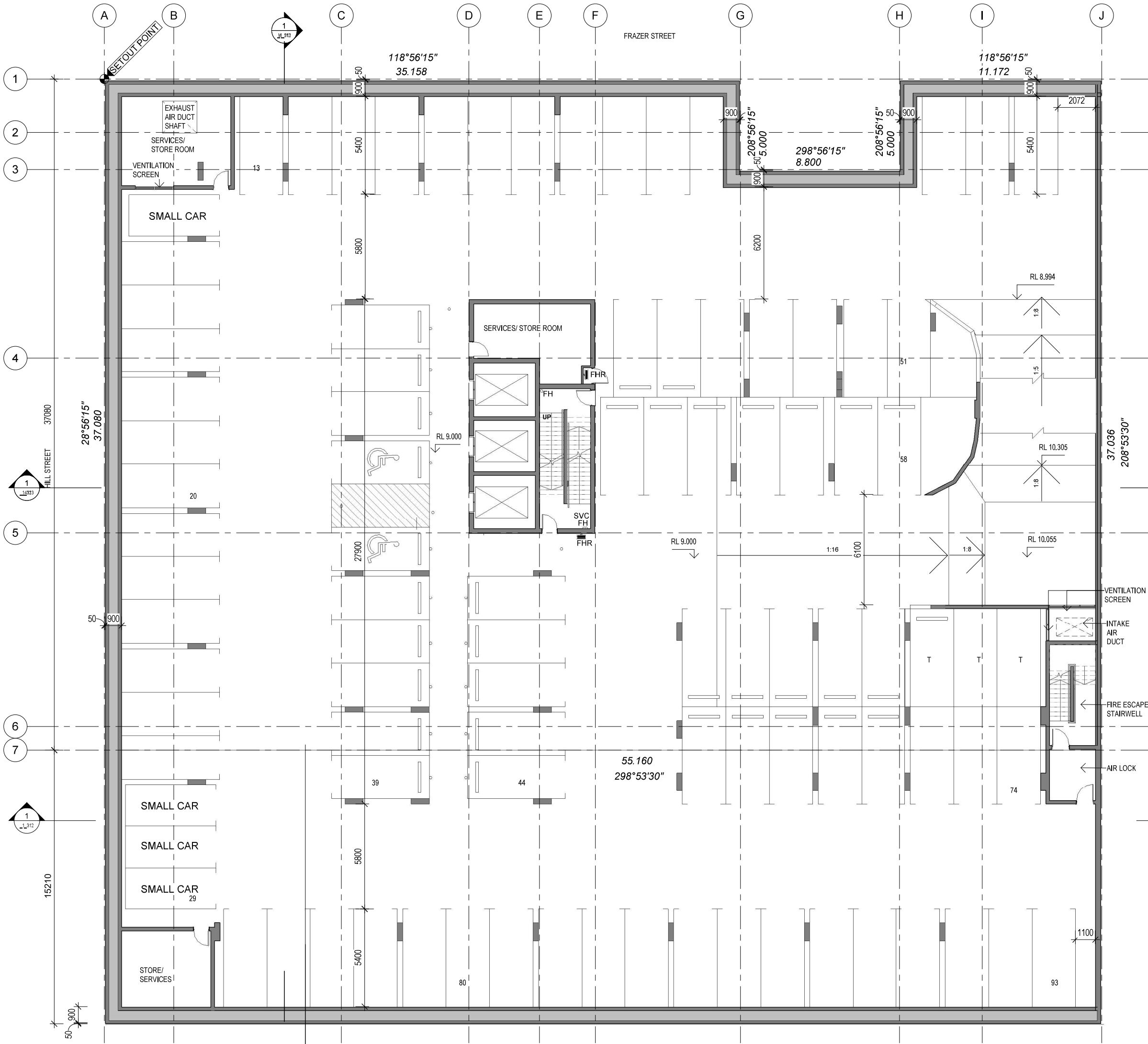
REV

L

NORTH







#### LEGEND

|     |                          |
|-----|--------------------------|
| EVC | ELECTRIC VEHICLE CHARGER |
| T   | TANDEM CAR PARK          |
| V   | VISITOR CAR PARK         |
| FH  | FIRE HYDRANT             |
| FHR | FIRE HOSE REEL           |
| SVC | SERVICE VALVE CONTROL    |
| M   | MALE AMENITIES           |
| F   | FEMALE AMENITIES         |
| DB  | DISTRIBUTION BOARD       |
| SP  | STAIR PRESS              |
| SD  | SLIDING DOOR             |
| RS  | ROLLER SHUTTER           |

#### CAR PARKING SCHEDULE

BASEMENT 1: 81  
(INC. 60 VISITOR CAR PARKS)

BASEMENT 2: 93

BASEMENT 3: 96

TOTAL: 270  
(INC. 60 VISITOR CAR PARKS)

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 17.08.2022 | JC | BASEMENT LAYOUT                  |
| B   | 18.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| C   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| D   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| E   | 16.09.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 03.11.2022 | JC | COORDINATION                     |
| G   | 25.11.2022 | JC | STRUCTURAL COORDINATION          |
| H   | 23.01.2023 | JC | BASEMENT DOOR SWINGS             |
| J   | 13.02.2023 | JC | BASEMENT RECONFIGURATION         |
| K   | 14.02.2023 | JC | CHAMFERED BASEMENT RAMPS         |
| L   | 14.03.2023 | KG | SERVICE ROOM REVISED             |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT  
BASEMENT 2

SCALE: 1:200 @A3

DATE: 13.09.2022

JOB No. Dwg. No.

1793 DA\_1\_098

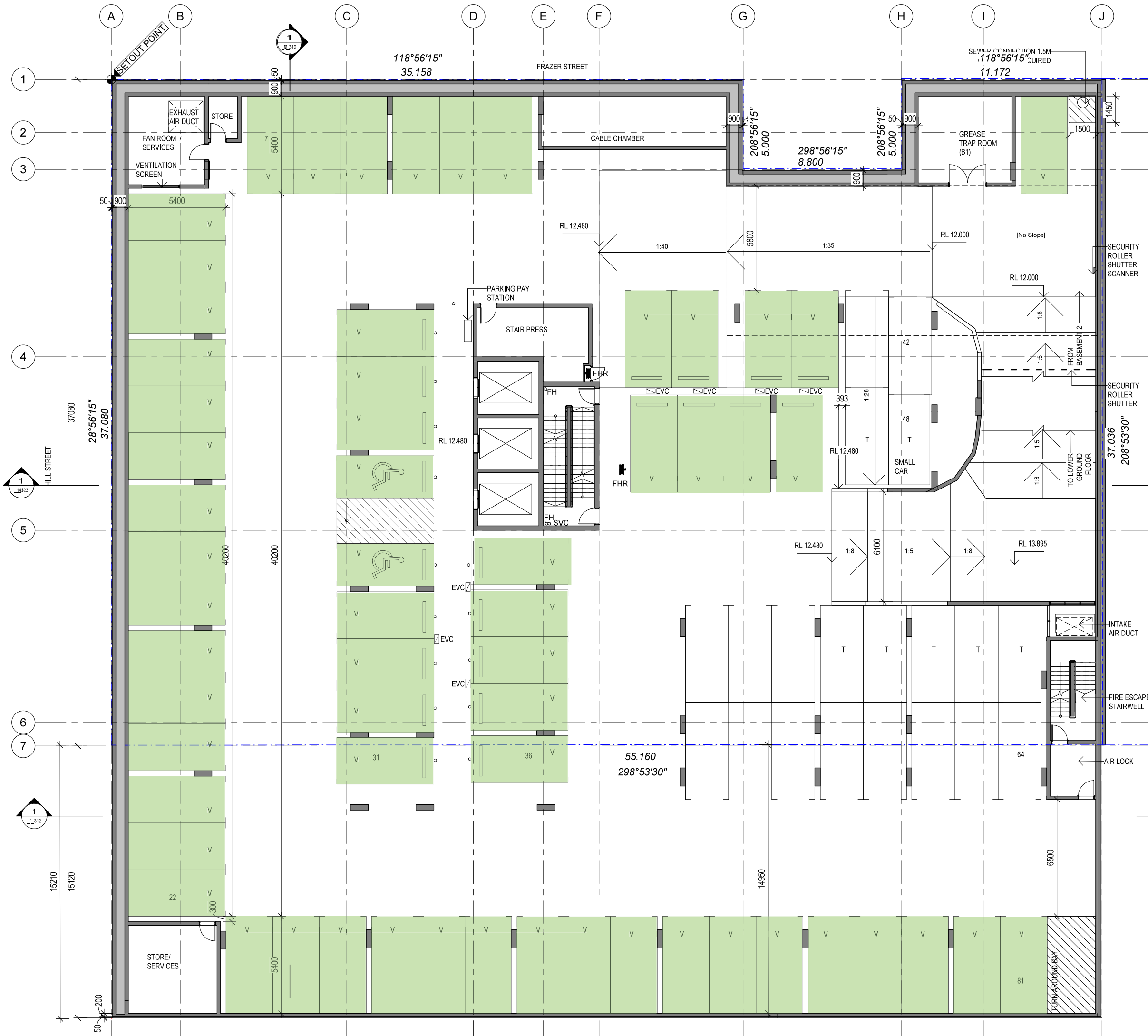
REV

L

NORTH







#### LEGEND

|     |                          |
|-----|--------------------------|
| EVC | ELECTRIC VEHICLE CHARGER |
| T   | TANDEM CAR PARK          |
| V   | VISITOR CAR PARK         |
| FH  | FIRE HYDRANT             |
| FHR | FIRE HOSE REEL           |
| SVC | SERVICE VALVE CONTROL    |
| M   | MALE AMENITIES           |
| F   | FEMALE AMENITIES         |
| DB  | DISTRIBUTION BOARD       |
| SP  | STAIR PRESS              |
| SD  | SLIDING DOOR             |
| RS  | ROLLER SHUTTER           |

#### CAR PARKING SCHEDULE

BASEMENT 1: 81  
(INC. 60 VISITOR CAR PARKS)

BASEMENT 2: 93

BASEMENT 3: 96

TOTAL: 270  
(INC. 61 VISITOR CAR PARKS)

VISITOR CAR PARKS

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 06.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| B   | 17.08.2022 | JC | BASEMENT LAYOUT                  |
| C   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| D   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| E   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 16.09.2022 | JC | DEVELOPMENT APPROVAL             |
| G   | 03.11.2022 | JC | COORDINATION                     |
| H   | 25.11.2022 | JC | STRUCTURAL COORDINATION          |
| J   | 23.01.2023 | JC | BASEMENT DOOR SWINGS             |
| K   | 13.02.2023 | JC | BASEMENT RECONFIGURATION         |
| L   | 14.02.2023 | JC | CHAMFERED BASEMENT RAMPS         |
| M   | 14.03.2023 | KG | SERVICE ROOM REVISED             |
| N   | 24.04.2023 | MC | EVC LOCATIONS REVISED            |
| P   | 05.05.2023 | DY | VISITOR CAR PARK ADDED           |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT  
BASEMENT 1

SCALE: 1:500 @A3

DATE: 13.09.2022

JOB No. Dwg. No.

1793 DA\_1\_099

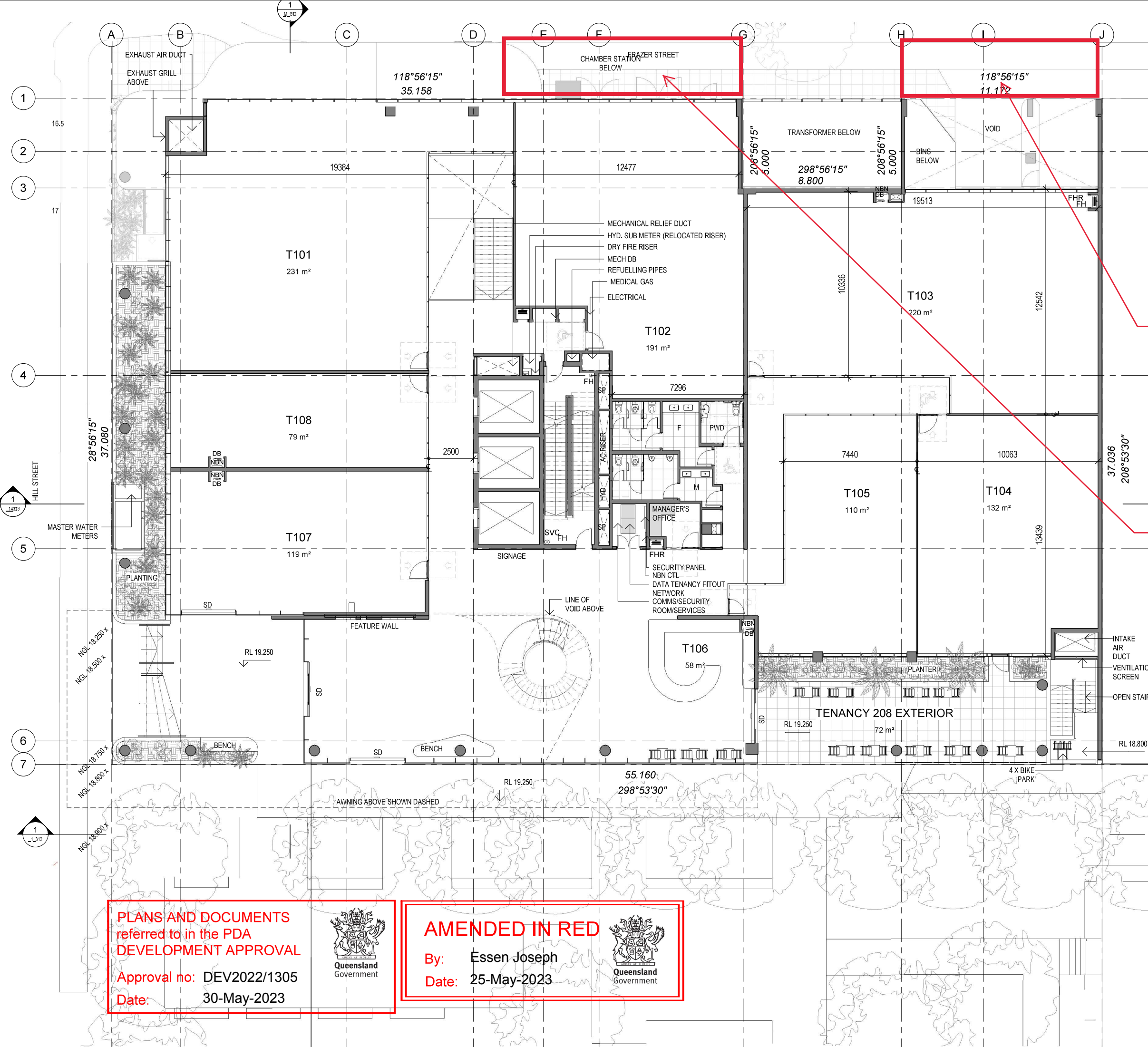
REV

P









#### LEGEND

|     |                          |
|-----|--------------------------|
| EVC | ELECTRIC VEHICLE CHARGER |
| T   | TANDEM CAR PARK          |
| V   | VISITOR CAR PARK         |
| FH  | FIRE HYDRANT             |
| FHR | FIRE HOSE REEL           |
| SVC | SERVICE VALVE CONTROL    |
| M   | MALE AMENITIES           |
| F   | FEMALE AMENITIES         |
| DB  | DISTRIBUTION BOARD       |
| SP  | STAIR PRESS              |
| SD  | SLIDING DOOR             |
| RS  | ROLLER SHUTTER           |

#### NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

#### BICYCLE PARK SCHEDULE

END OF TRIP: 66  
EXTERNAL: 8  
TOTAL: 74

Provide continuous awning to Frazer St frontage. Match / integrate with the awning to the west.

Provide continuous awning to Frazer St frontage. Match / integrate with the awning to the west.



Level 3a  
181 Elizabeth Street Brisbane  
PO Box 15485 City East  
Brisbane Qld 4002  
Telephone: (07) 3003 1160  
Facsimile: (07) 3003 1170  
E-mail: [mail@kriskowalski.com.au](mailto:mail@kriskowalski.com.au)  
ABN 3405335601

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY  | AMENDMENT                        |
|-----|------------|-----|----------------------------------|
| A   | 25.07.2022 | JC  | FLOOR LEVELS AMENDMENT           |
| B   | 08.08.2022 | JC  | PRELIMINARY DESIGN AMENDMENTS    |
| C   | 19.08.2022 | JC  | PRELIMINARY DEVELOPMENT APPROVAL |
| D   | 29.08.2022 | JC  | PRELIMINARY DEVELOPMENT APPROVAL |
| E   | 30.08.2022 | JC  | PRELIMINARY DEVELOPMENT APPROVAL |
| F   | 31.08.2022 | JC  | DEVELOPMENT APPROVAL             |
| G   | 12.08.2022 | JC  | DEVELOPMENT APPROVAL             |
| H   | 03.11.2022 | JC  | COORDINATION                     |
| J   | 25.11.2022 | JC  | STRUCTURAL COORDINATION          |
| K   | 06.12.2022 | JC  | LEVEL 2 REVISED LAYOUT           |
| L   | 21.12.2022 | JC  | PLANTERS AND LOBBY DESIGN        |
| M   | 23.01.2023 | JC  | TENANCY DIVISION & TITLE         |
| N   | 30.01.2023 | LL  | TENANCY DIVISION & TITLE         |
| P   | 06.03.2023 | MFC | LAYOUT REVISED                   |
| Q   | 14.03.2023 | MFC | LAYOUT REVISED                   |

PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT -  
UPPER GROUND FLOOR

SCALE: 1:200 @A3

DATE: 13.09.2022

|         |          |     |
|---------|----------|-----|
| JOB No. | Dwg. No. | REV |
| 1793    | DA_1_101 | Q   |

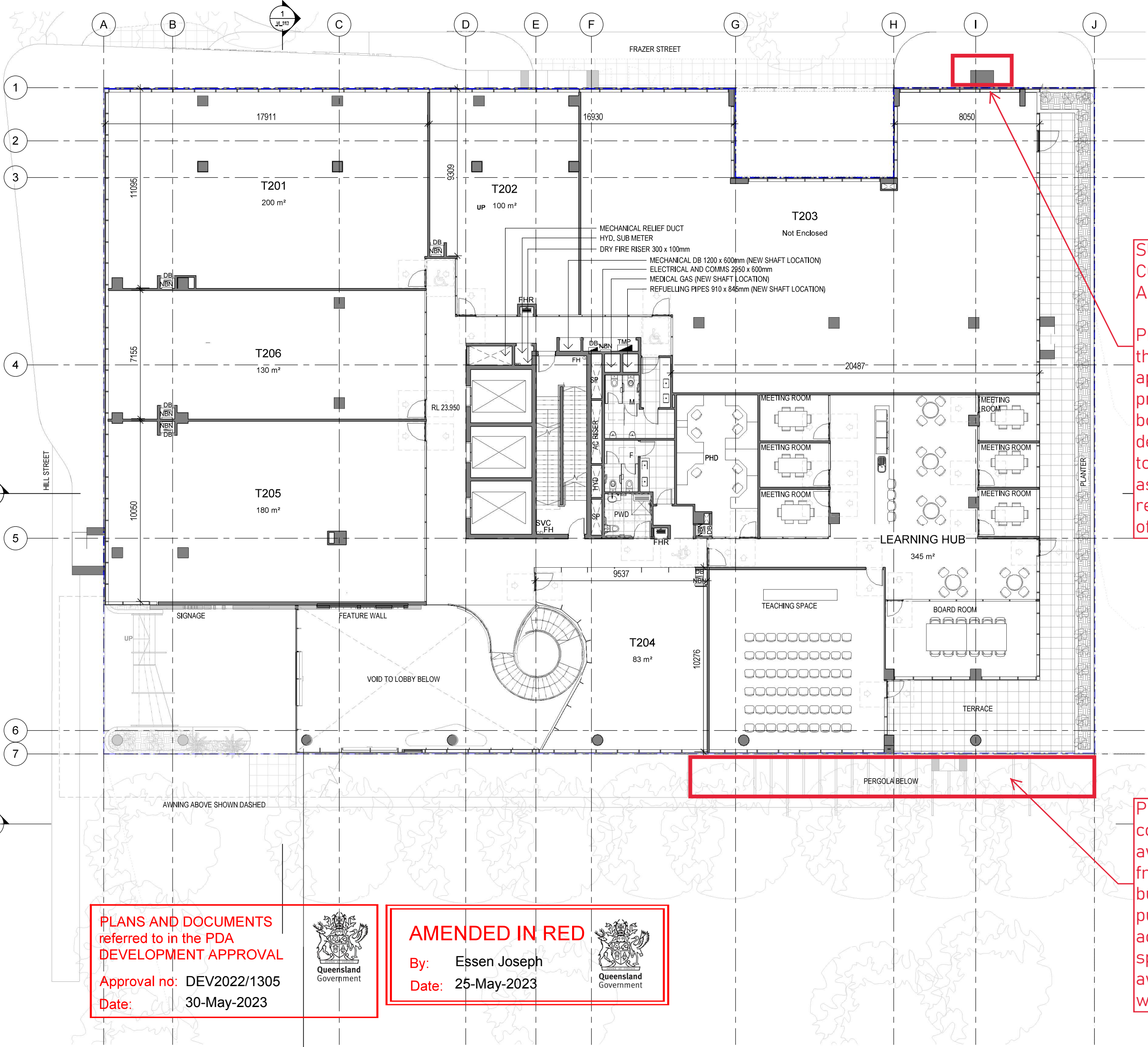
PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL  
Approval no: DEV2022/1305  
Date: 30-May-2023



AMENDED IN RED  
By: Essen Joseph  
Date: 25-May-2023







- LEGEND**
- EVC ELECTRIC VEHICLE CHARGER
  - T TANDEM CAR PARK
  - V VISITOR CAR PARK
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - SVC SERVICE VALVE CONTROL
  - M MALE AMENITIES
  - F FEMALE AMENITIES
  - DB DISTRIBUTION BOARD
  - SP STAIR PRESS
  - SD SLIDING DOOR
  - RS ROLLER SHUTTER

**NOTE:**  
ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

**SUBJECT TO COMPLIANCE ASSESSMENT**

Protrusions other than awnings not approved beyond property boundary. Facade detailing subject to compliance assessment - refer conditions of approval.

Provide continuous awning along frontage of building to the publicly accessible open space. Match the awning to the west.



**Kris Kowalski Architects**

Level 3a  
181 Elizabeth Street Brisbane  
PO Box 15485 City East  
Brisbane Qld 4002

Telephone: (07) 3003 1160  
Facsimile: (07) 3003 1170  
E-mail: [mk@krisowalski.com.au](mailto:mk@krisowalski.com.au)  
ABN 3405335801

CLIENT:



**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY  | AMENDMENT                        |
|-----|------------|-----|----------------------------------|
| A   | 06.08.2022 | JC  | PRELIMINARY DESIGN AMENDMENTS    |
| B   | 12.08.2022 | JC  | PRELIMINARY DESIGN AMENDMENTS    |
| C   | 18.08.2022 | JC  | TENANCY LAYOUT                   |
| D   | 18.08.2022 | JC  | PRELIMINARY DEVELOPMENT APPROVAL |
| E   | 26.08.2022 | JC  | PRELIMINARY DEVELOPMENT APPROVAL |
| F   | 30.08.2022 | JC  | PRELIMINARY DEVELOPMENT APPROVAL |
| G   | 31.08.2022 | JC  | DEVELOPMENT APPROVAL             |
| H   | 12.08.2022 | JC  | DEVELOPMENT APPROVAL             |
| I   | 13.08.2022 | JC  | DEVELOPMENT APPROVAL             |
| K   | 03.11.2022 | JC  | COORDINATION                     |
| L   | 26.11.2022 | JC  | STRUCTURAL COORDINATION          |
| M   | 06.12.2022 | JC  | LEVEL 2 REVISED LAYOUT           |
| N   | 06.12.2022 | JC  | LEVEL 2 TENANCY 205 REVISED      |
| P   | 21.12.2022 | JC  | PLANTERS AND LOBBY DESIGN        |
| Q   | 23.01.2023 | JC  | TENANCY DIVISION & TITLE         |
| R   | 30.01.2023 | LL  | TENANCY DIVISION & TITLE         |
| S   | 14.03.2023 | MFC | LAYOUT REVISED                   |

PROJECT:

CENTRE OF EXCELLENCE FOR CLINICAL CARE, RESEARCH, INNOVATION AND INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET & FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT - LEVEL 2

SCALE: 1:200 @A3

DATE: 13.09.2022



NORTH

JOB No. Dwg. No. REV

1793 DA\_1\_102 S

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1305

Date: 30-May-2023



Queensland Government

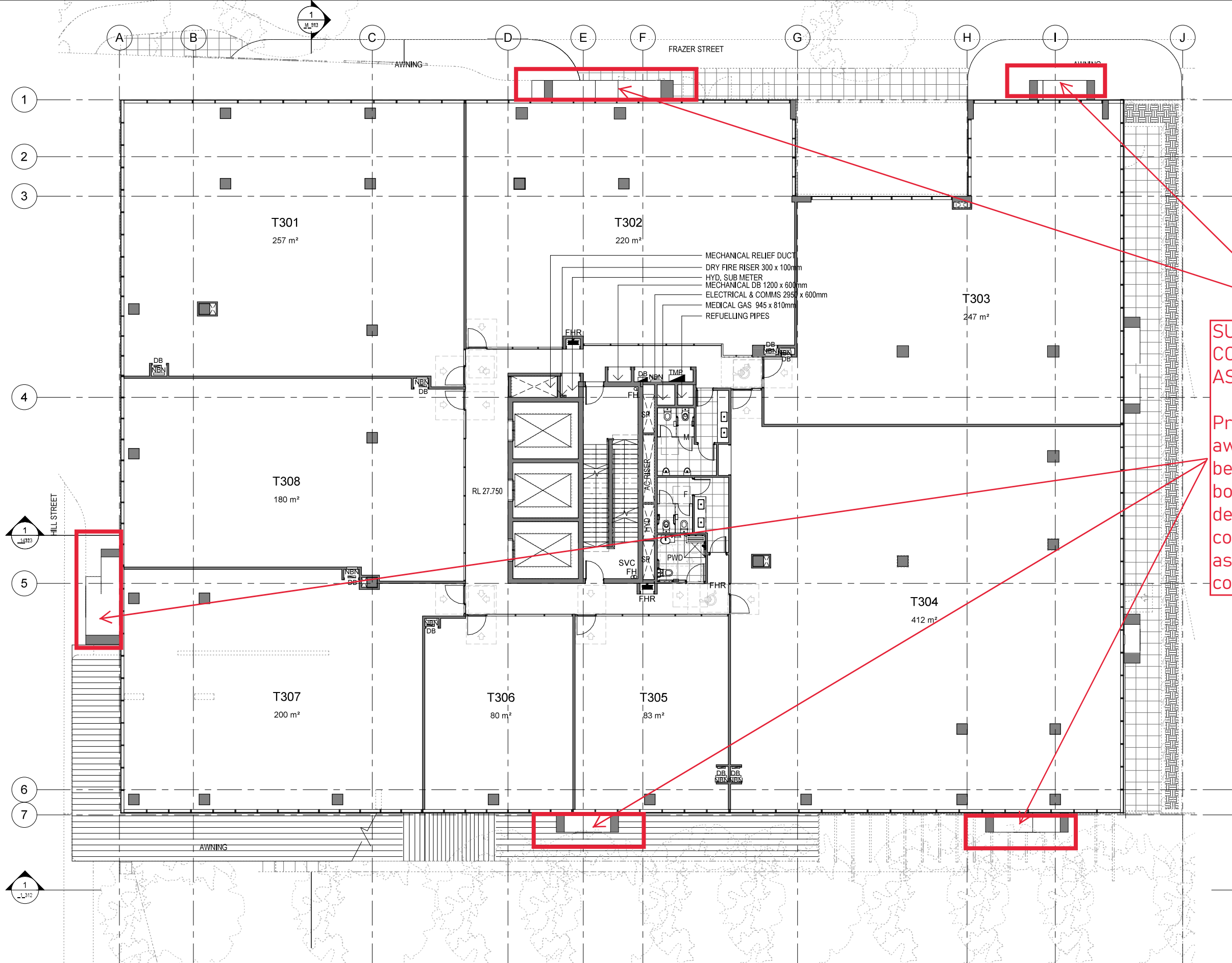
AMENDED IN RED

By: Essen Joseph

Date: 25-May-2023



Queensland Government



#### LEGEND

|     |                          |
|-----|--------------------------|
| EVC | ELECTRIC VEHICLE CHARGER |
| T   | TANDEM CAR PARK          |
| V   | VISITOR CAR PARK         |
| FH  | FIRE HYDRANT             |
| FHR | FIRE HOSE REEL           |
| SVC | SERVICE VALVE CONTROL    |
| M   | MALE AMENITIES           |
| F   | FEMALE AMENITIES         |
| DB  | DISTRIBUTION BOARD       |
| SP  | STAIR PRESS              |
| SD  | SLIDING DOOR             |
| RS  | ROLLER SHUTTER           |

#### NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 06.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| B   | 12.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| C   | 18.08.2022 | JC | TENANCY LAYOUT                   |
| D   | 18.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| E   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| F   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| G   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| H   | 13.08.2022 | JC | DEVELOPMENT APPROVAL             |
| J   | 03.11.2022 | JC | COORDINATION                     |
| K   | 23.01.2023 | JC | TENANCY DIVISION & TITLE         |
| L   | 30.01.2023 | LL | TENANCY DIVISION & TITLE         |

**SUBJECT TO COMPLIANCE ASSESSMENT**

Protrusions other than awnings not approved beyond property boundary. Facade detailing subject to compliance assessment - refer conditions of approval.

PROJECT:

CENTRE OF EXCELLENCE FOR CLINICAL CARE, RESEARCH, INNOVATION AND INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET & FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT - LEVEL 3

SCALE: 1:200 @A3

DATE: 13.09.2022

JOB No. Dwg. No.

1793 DA\_1\_103

REV

L

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1305

Date: 30-May-2023



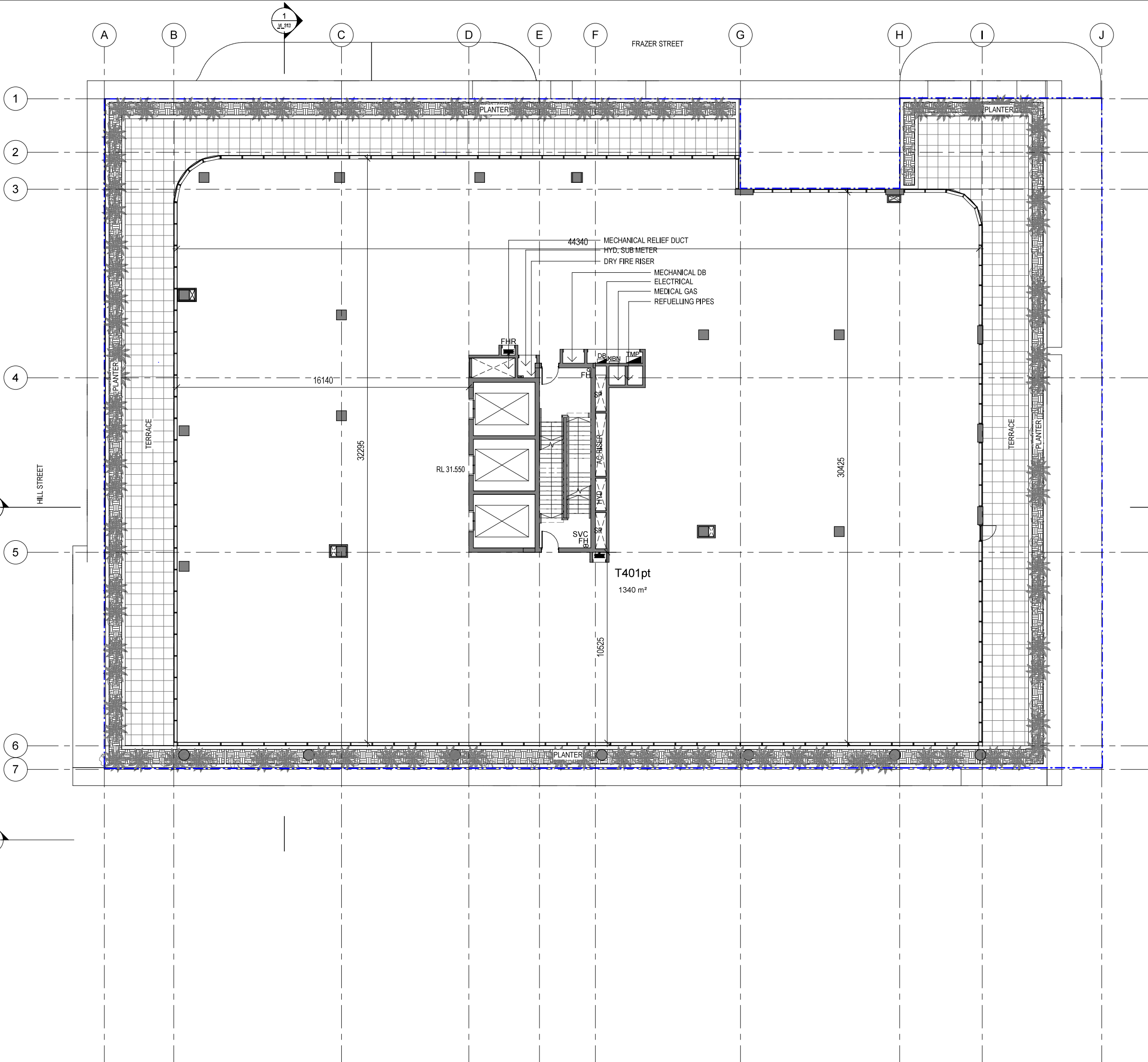
**AMENDED IN RED**

By: Essen Joseph

Date: 25-May-2023







#### LEGEND

EVC ELECTRIC VEHICLE CHARGER  
T TANDEM CAR PARK  
V VISITOR CAR PARK  
FH FIRE HYDRANT  
FHR FIRE HOSE REEL  
SVC SERVICE VALVE CONTROL  
M MALE AMENITIES  
F FEMALE AMENITIES  
DB DISTRIBUTION BOARD  
SP STAIR PRESS  
SD SLIDING DOOR  
RS ROLLER SHUTTER

#### NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 08.07.2022 | JC | TEMP DESIGN OPTION               |
| B   | 13.07.2022 | JC | TEMP DESIGN OPTION AMENDMENT     |
| C   | 08.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| D   | 12.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| E   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| F   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| G   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| H   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| J   | 03.11.2022 | JC | COORDINATION                     |
| K   | 23.01.2023 | JC | TENANCY DIVISION & TITLE         |
| L   | 30.01.2023 | LL | TENANCY DIVISION & TITLE         |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGMENT -  
LEVEL 4

SCALE: 1:200 @A3

DATE: 13.09.2022

NORTH

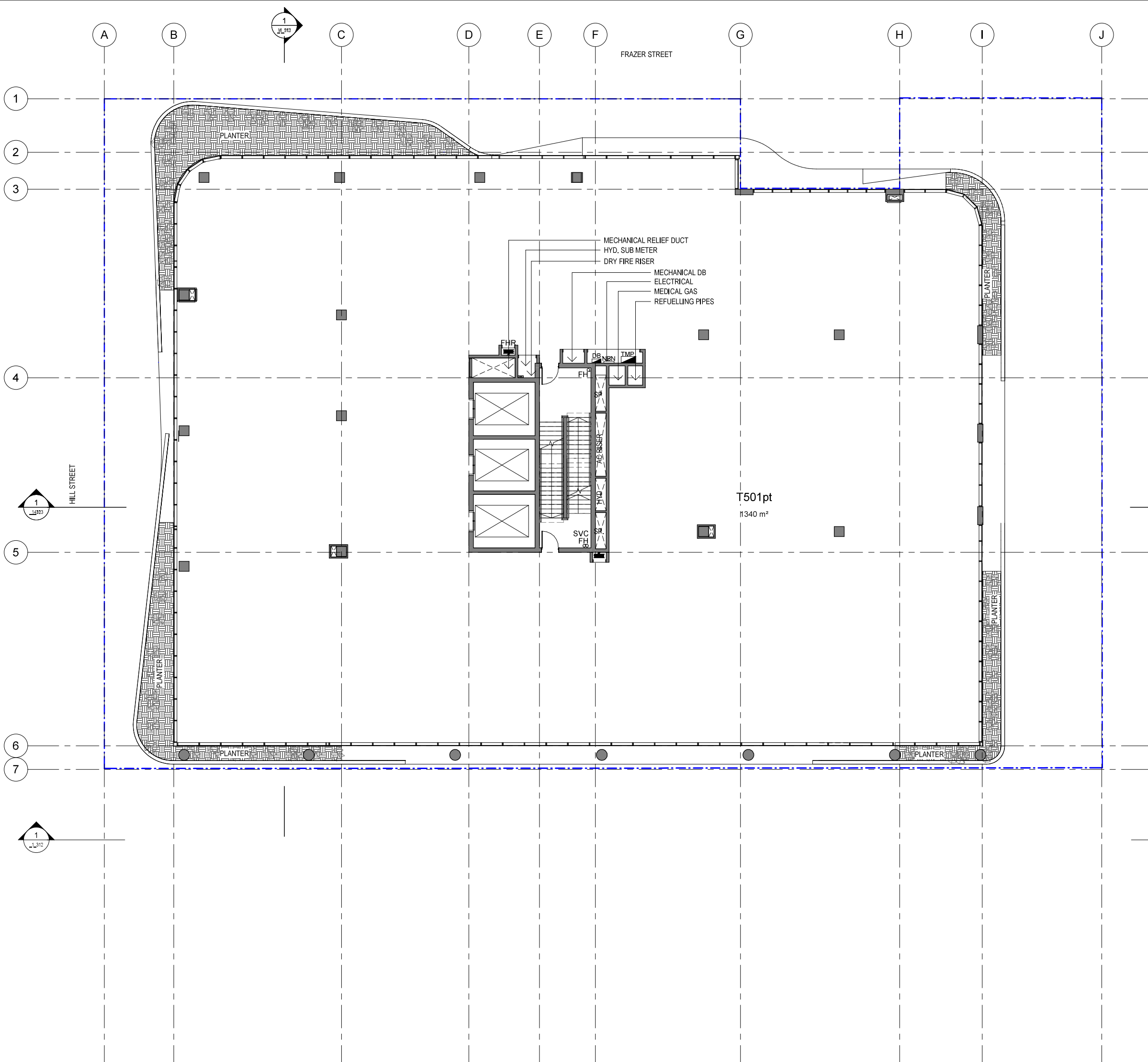


JOB No. Dwg. No.

1793 DA\_1\_104

REV

L



#### LEGEND

|     |                          |
|-----|--------------------------|
| EVC | ELECTRIC VEHICLE CHARGER |
| T   | TANDEM CAR PARK          |
| V   | VISITOR CAR PARK         |
| FH  | FIRE HYDRANT             |
| FHR | FIRE HOSE REEL           |
| SVC | SERVICE VALVE CONTROL    |
| M   | MALE AMENITIES           |
| F   | FEMALE AMENITIES         |
| DB  | DISTRIBUTION BOARD       |
| SP  | STAIR PRESS              |
| SD  | SLIDING DOOR             |
| RS  | ROLLER SHUTTER           |

#### NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 12.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| B   | 18.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| C   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| D   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| E   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 03.11.2022 | JC | COORDINATION                     |
| G   | 23.01.2023 | JC | TENANCY DIVISION & TITLE         |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

**Approval no:** DEV2022/1305

**Date:** 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT -  
LEVEL 5

SCALE: 1:200 @A3

DATE: 13.09.2022

NORTH



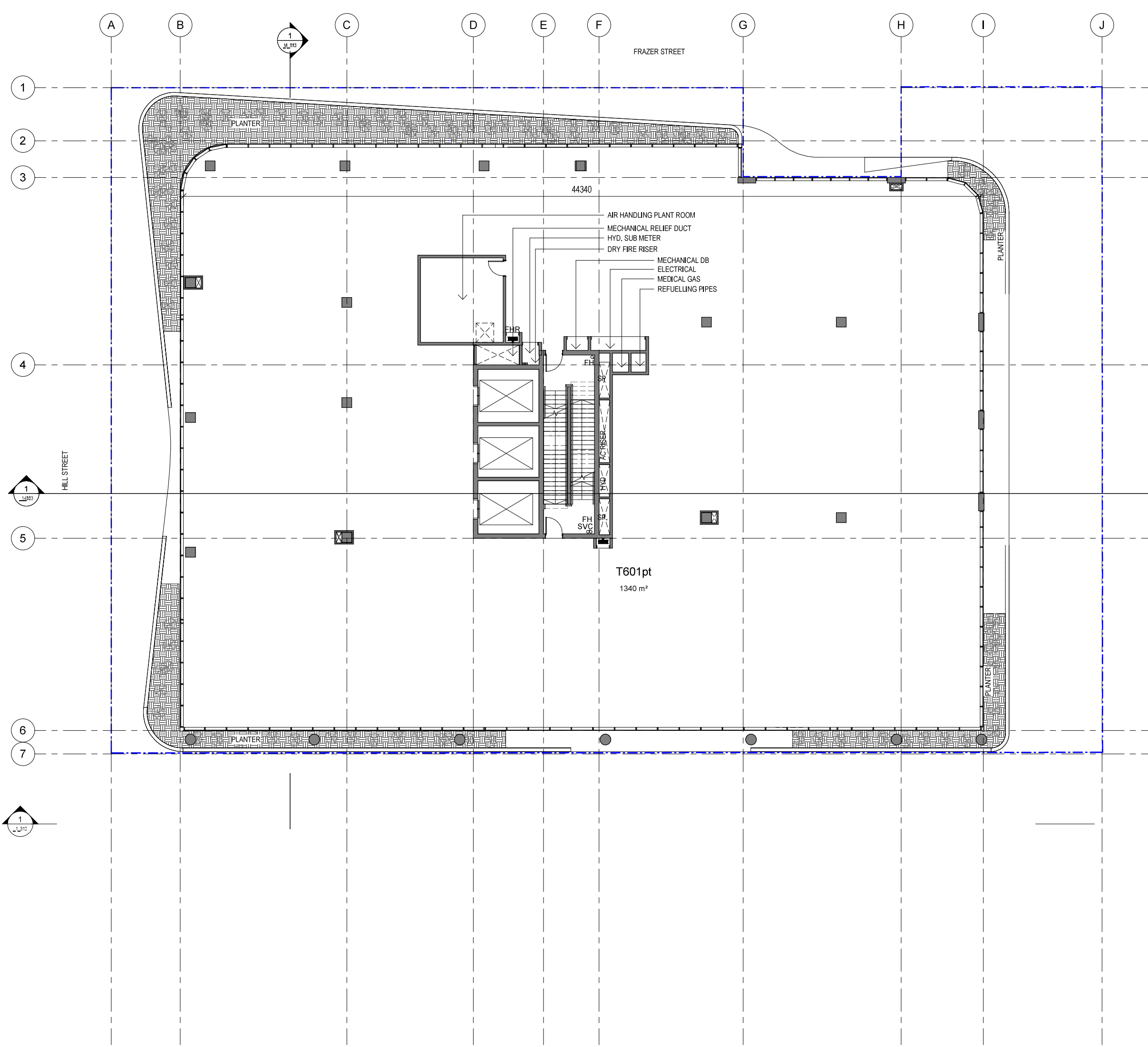
JOB No. Dwg. No.

1793 DA\_1\_105

REV

G





### LEGEND

- EVC ELECTRIC VEHICLE CHARGER
- T TANDEM CAR PARK
- V VISITOR CAR PARK
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- SVC SERVICE VALVE CONTROL
- M MALE AMENITIES
- F FEMALE AMENITIES
- DB DISTRIBUTION BOARD
- SP STAIR PRESS
- SD SLIDING DOOR
- RS ROLLER SHUTTER

### NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 08.07.2022 | JC | TEMP DESIGN OPTION               |
| B   | 13.07.2022 | JC | TEMP DESIGN OPTION AMENDMENT     |
| C   | 12.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| D   | 18.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| E   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| F   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| G   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| H   | 20.10.2022 | JC | TENANCY UPDATE                   |
| J   | 03.11.2022 | JC | COORDINATION                     |
| K   | 23.01.2023 | JC | TENANCY DIVISION & TITLE         |
| L   | 30.01.2023 | LL | TENANCY DIVISION & TITLE         |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

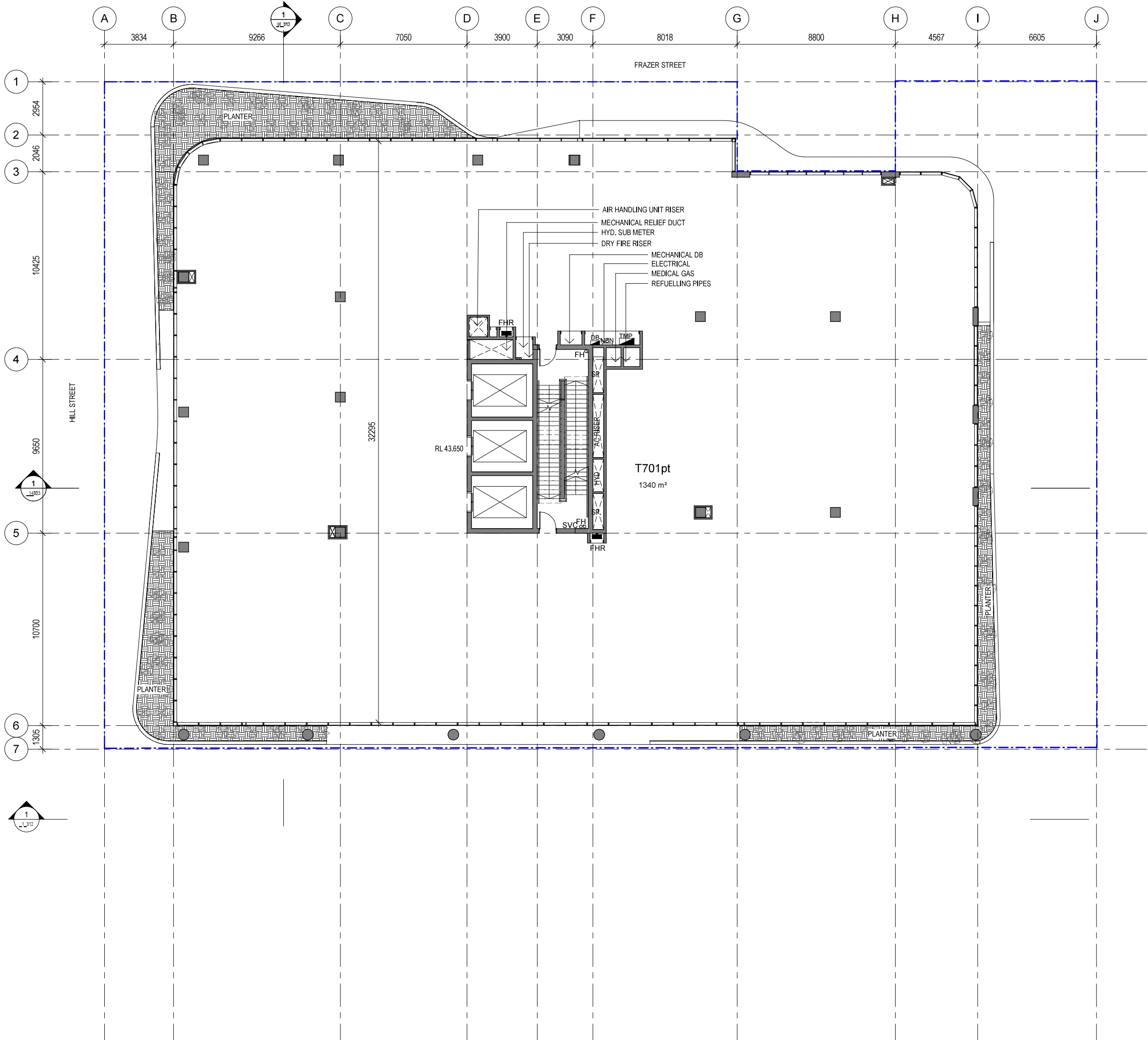
GENERAL ARRANGEMENT  
LEVEL 6

SCALE: 1:200 @A3

DATE: 13.09.2022



JOB No. Dwg. No. REV  
1793 DA\_1\_106 L



LEGEND

- EVC ELECTRIC VEHICLE CHARGER
- T TANDEM CAR PARK
- V VISITOR CAR PARK
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- SVC SERVICE VALVE CONTROL
- M MALE AMENITIES
- F FEMALE AMENITIES
- DB DISTRIBUTION BOARD
- SP STAIR PRESS
- SD SLIDING DOOR
- RS ROLLER SHUTTER

NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 13.07.2022 | JC | TEMP DESIGN OPTION AMENDMENT     |
| B   | 12.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| C   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| D   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| E   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| G   | 03.11.2022 | JC | COORDINATION                     |
| H   | 23.01.2023 | JC | TENANCY DIVISION & TITLE         |
| J   | 30.01.2023 | LL | TENANCY DIVISION & TITLE         |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT  
LEVEL 7

SCALE: 1:200 @A3

DATE: 13.09.2022



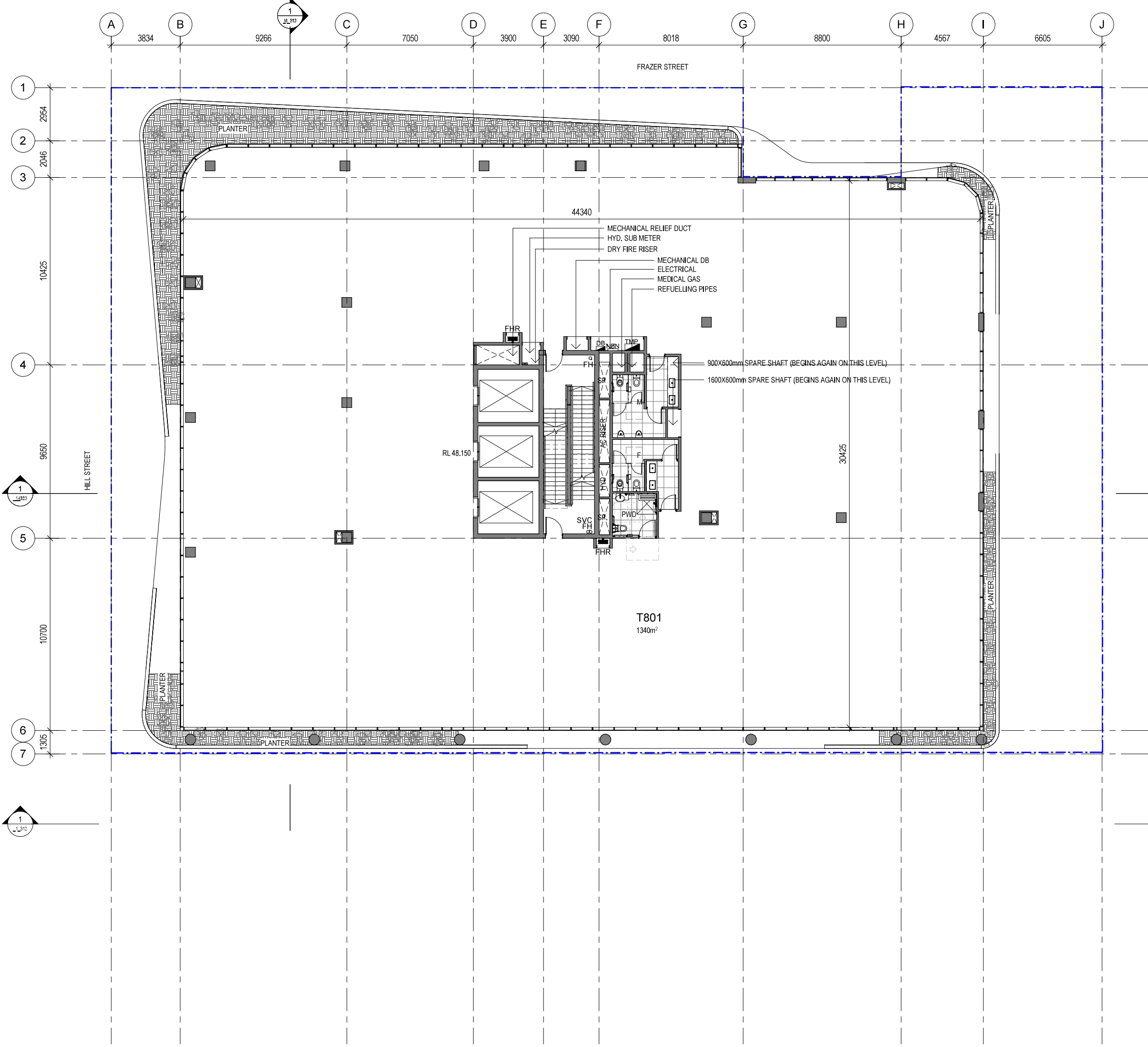
JOB No. Dwg. No.

1793 DA\_1\_107

REV

J





LEGEND

- EVC ELECTRIC VEHICLE CHARGER  
T TANDEM CAR PARK  
V VISITOR CAR PARK  
FH FIRE HYDRANT  
FHR FIRE HOSE REEL  
SVC SERVICE VALVE CONTROL  
M MALE AMENITIES  
F FEMALE AMENITIES  
DB DISTRIBUTION BOARD  
SP STAIR PRESS  
SD SLIDING DOOR  
RS ROLLER SHUTTER

NOTE:

ALL AREA FIGURES SHOWN ON FLOOR  
PLAN RELATE TO NLA

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 12.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| B   | 18.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| C   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| D   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| E   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 03.11.2022 | JC | COORDINATION                     |
| G   | 23.01.2023 | JC | TENANCY DIVISION & TITLE         |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT -  
LEVEL 8

SCALE: 1:200 @A3

DATE: 13.09.2022

NORTH

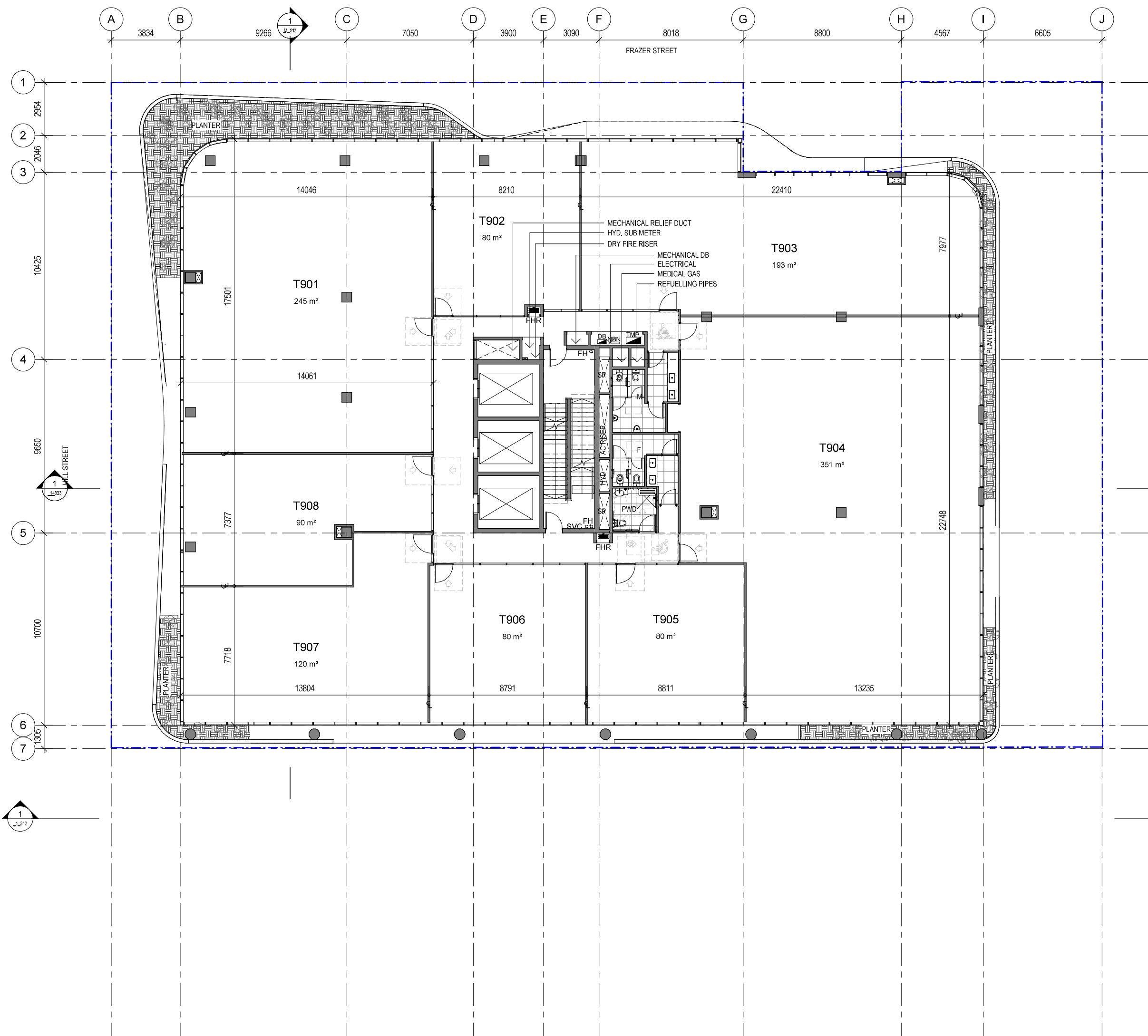


JOB No. Dwg. No.

1793 DA\_1\_108

REV

G



#### LEGEND

|     |                          |
|-----|--------------------------|
| EVC | ELECTRIC VEHICLE CHARGER |
| T   | TANDEM CAR PARK          |
| V   | VISITOR CAR PARK         |
| FH  | FIRE HYDRANT             |
| FHR | FIRE HOSE REEL           |
| SVC | SERVICE VALVE CONTROL    |
| M   | MALE AMENITIES           |
| F   | FEMALE AMENITIES         |
| DB  | DISTRIBUTION BOARD       |
| SP  | STAIR PRESS              |
| SD  | SLIDING DOOR             |
| RS  | ROLLER SHUTTER           |

#### NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 28.07.2022 | JC | GENERAL AMENDMENTS               |
| B   | 12.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| C   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| D   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| E   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| G   | 20.10.2022 | JC | TENANCY UPDATE                   |
| H   | 03.11.2022 | JC | COORDINATION                     |
| J   | 23.01.2023 | JC | TENANCY DIVISION & TITLE         |
| K   | 30.01.2023 | LL | TENANCY DIVISION & TITLE         |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT -  
LEVEL 9

SCALE: 1:200 @A3

DATE: 13.09.2022

NORTH



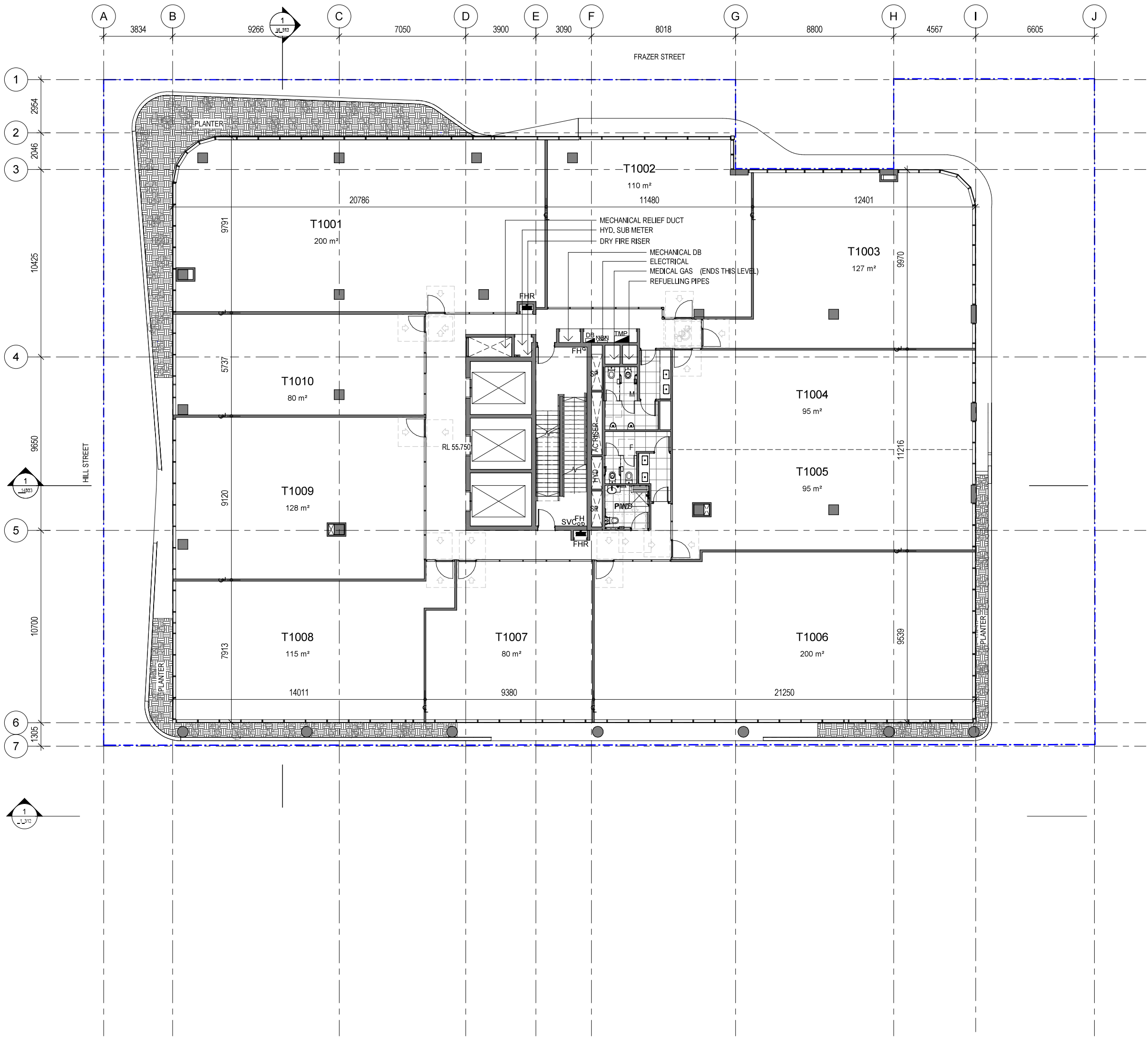
JOB No. Dwg. No.

1793 DA\_1\_109

REV

K





#### LEGEND

- EVC ELECTRIC VEHICLE CHARGER
- T TANDEM CAR PARK
- V VISITOR CAR PARK
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- SVC SERVICE VALVE CONTROL
- M MALE AMENITIES
- F FEMALE AMENITIES
- DB DISTRIBUTION BOARD
- SP STAIR PRESS
- SD SLIDING DOOR
- RS ROLLER SHUTTER

#### NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 28.07.2022 | JC | GENERAL AMENDMENTS               |
| B   | 12.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| C   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| D   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| E   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| G   | 20.10.2022 | JC | TENANCY UPDATE                   |
| H   | 03.11.2022 | JC | COORDINATION                     |
| J   | 23.01.2023 | JC | TENANCY DIVISION & TITLE         |
| K   | 30.01.2023 | LL | TENANCY DIVISION & TITLE         |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT  
LEVEL 10

SCALE: 1:200 @A3

DATE: 13.09.2022

NORTH

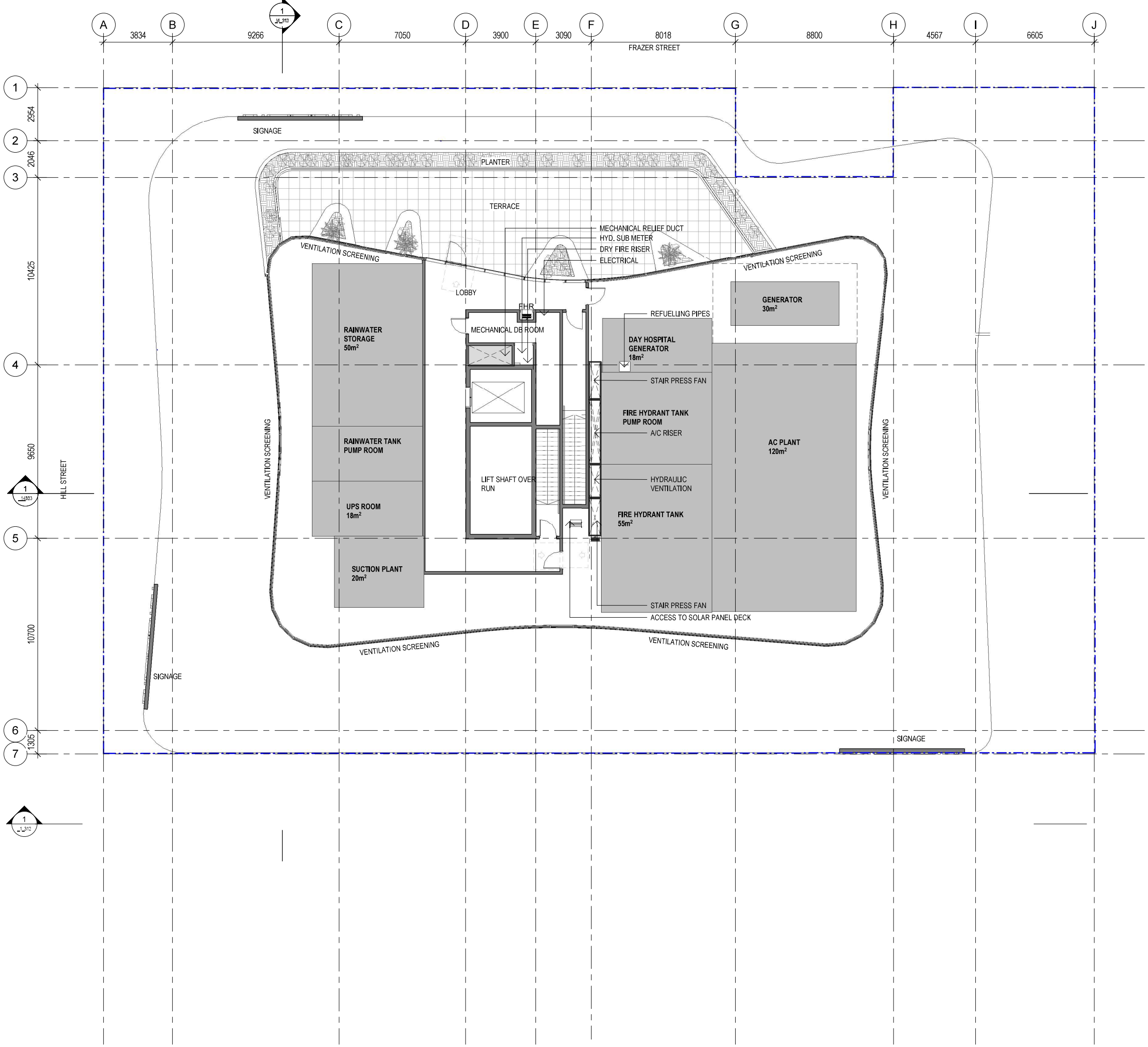


JOB No. Dwg. No.

1793 DA\_1\_110

REV

K



LEGEND

- EVC ELECTRIC VEHICLE CHARGER  
T TANDEM CAR PARK  
V VISITOR CAR PARK  
FH FIRE HYDRANT  
FHR FIRE HOSE REEL  
SVC SERVICE VALVE CONTROL  
M MALE AMENITIES  
F FEMALE AMENITIES  
DB DISTRIBUTION BOARD  
SP STAIR PRESS  
SD SLIDING DOOR  
RS ROLLER SHUTTER

NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 08.07.2022 | JC | TEMP DESIGN OPTION               |
| B   | 13.07.2022 | JC | TEMP DESIGN OPTION AMENDMENT     |
| C   | 09.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| D   | 12.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| E   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| F   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| G   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| H   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| J   | 03.11.2022 | JC | COORDINATION                     |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENTS -  
SERVICE DECK

SCALE: 1:200 @A3

DATE: 13.09.2022

NORTH



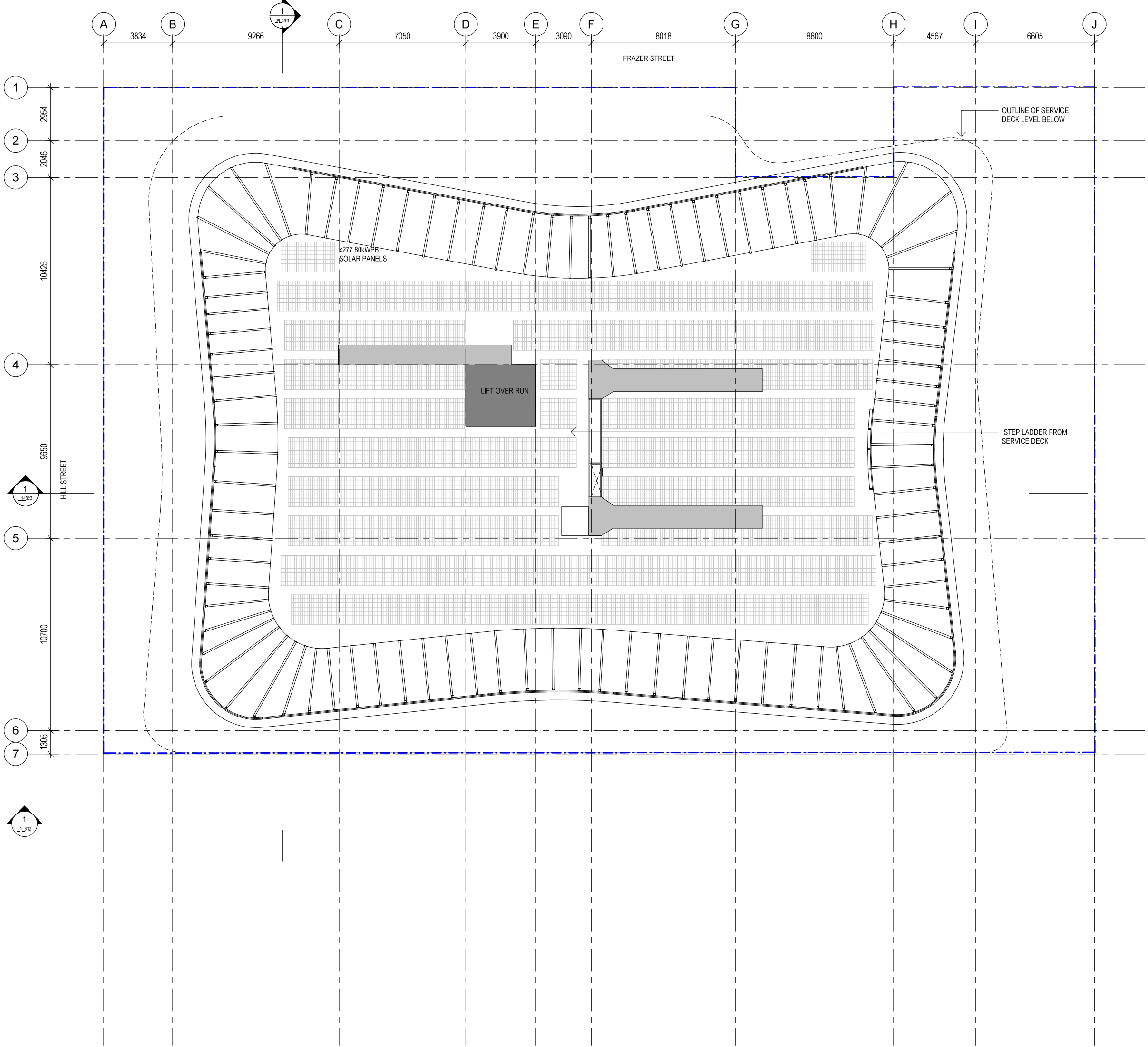
JOB No. Dwg. No.

1793 DA\_1\_111

REV

J





LEGEND

- EVC ELECTRIC VEHICLE CHARGER
- T TANDEM CAR PARK
- V VISITOR CAR PARK
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- SVC SERVICE VALVE CONTROL
- M MALE AMENITIES
- F FEMALE AMENITIES
- DB DISTRIBUTION BOARD
- SP STAIR PRESS
- SD SLIDING DOOR
- RS ROLLER SHUTTER

NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 12.08.2022 | JC | PRELIMINARY DESIGN AMENDMENTS    |
| B   | 18.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| C   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| D   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| E   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 03.11.2022 | JC | COORDINATION                     |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

Date: 30-May-2023



PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

GENERAL ARRANGEMENT -  
SOLAR PANEL DECK

SCALE: 1:200 @A3

DATE: 13.09.2022

NORTH



JOB No. Dwg. No.

1793 DA\_1\_114

REV

F

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305

Date: 30-May-2023



AMENDED IN RED

By: Essen Joseph

Date: 25-May-2023



Level 3a  
181 Elizabeth Street Brisbane  
PO Box 15485 City East  
Brisbane Qld 4002  
Telephone: (07) 3003 1160  
Facsimile: (07) 3003 1170  
E-mail: [mail@kris-kowalski.com.au](mailto:mail@kris-kowalski.com.au)  
ABN 34053356801

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                         |
|-----|------------|----|-----------------------------------|
| A   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL  |
| B   | 22.08.2022 | JC | TENANCY SUMMARY                   |
| C   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL  |
| D   | 31.08.2022 | JC | DEVELOPMENT APPROVAL              |
| E   | 12.08.2022 | JC | DEVELOPMENT APPROVAL COORDINATION |
| F   | 03.11.2022 | JC |                                   |

PROJECT:  
CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:  
LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:  
ELEVATION WEST - HILL ST

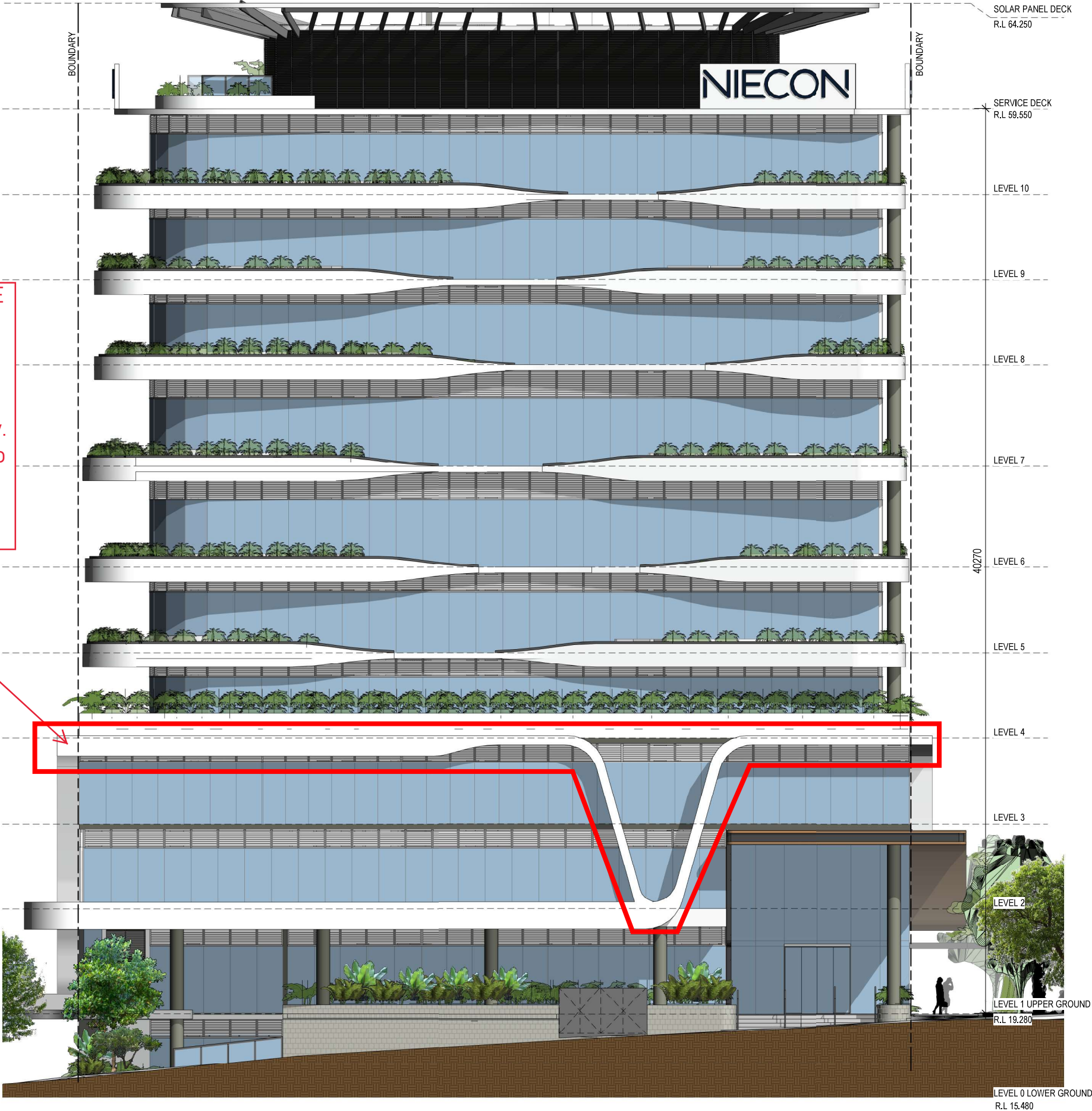
SCALE: 1:200 @A3

DATE: 13.09.2022

JOB No. Dwg. No. REV  
1793 DA\_1\_211 F

SUBJECT TO COMPLIANCE  
ASSESSMENT

Protrusions other than  
awnings not approved  
beyond property boundary.  
Facade detailing subject to  
compliance assessment -  
refer conditions of  
approval.







AMENDED IN RED

By: Essen Joseph

Date: 25-May-2023



CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| B   | 22.08.2022 | JC | TENANCY SUMMARY                  |
| C   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| D   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| E   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 14.03.2023 | KG | UG EXTENDED                      |

PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

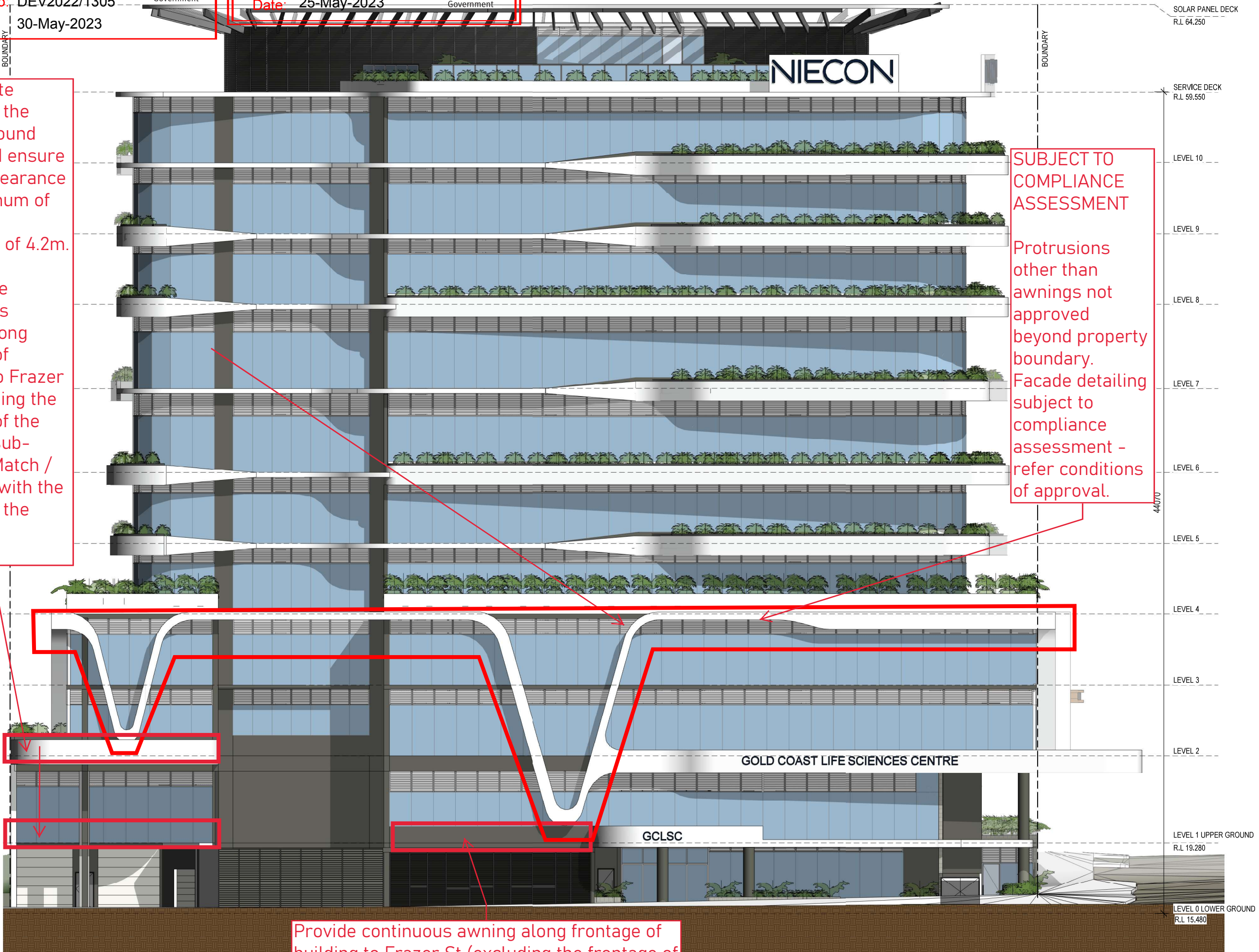
DRAWING TITLE:

ELEVATION NORTH - FRAZER  
ST

SCALE: 1:200 @A3

DATE: 13.09.2022

JOB No. Dwg. No. REV  
1793 DA\_1\_212 F

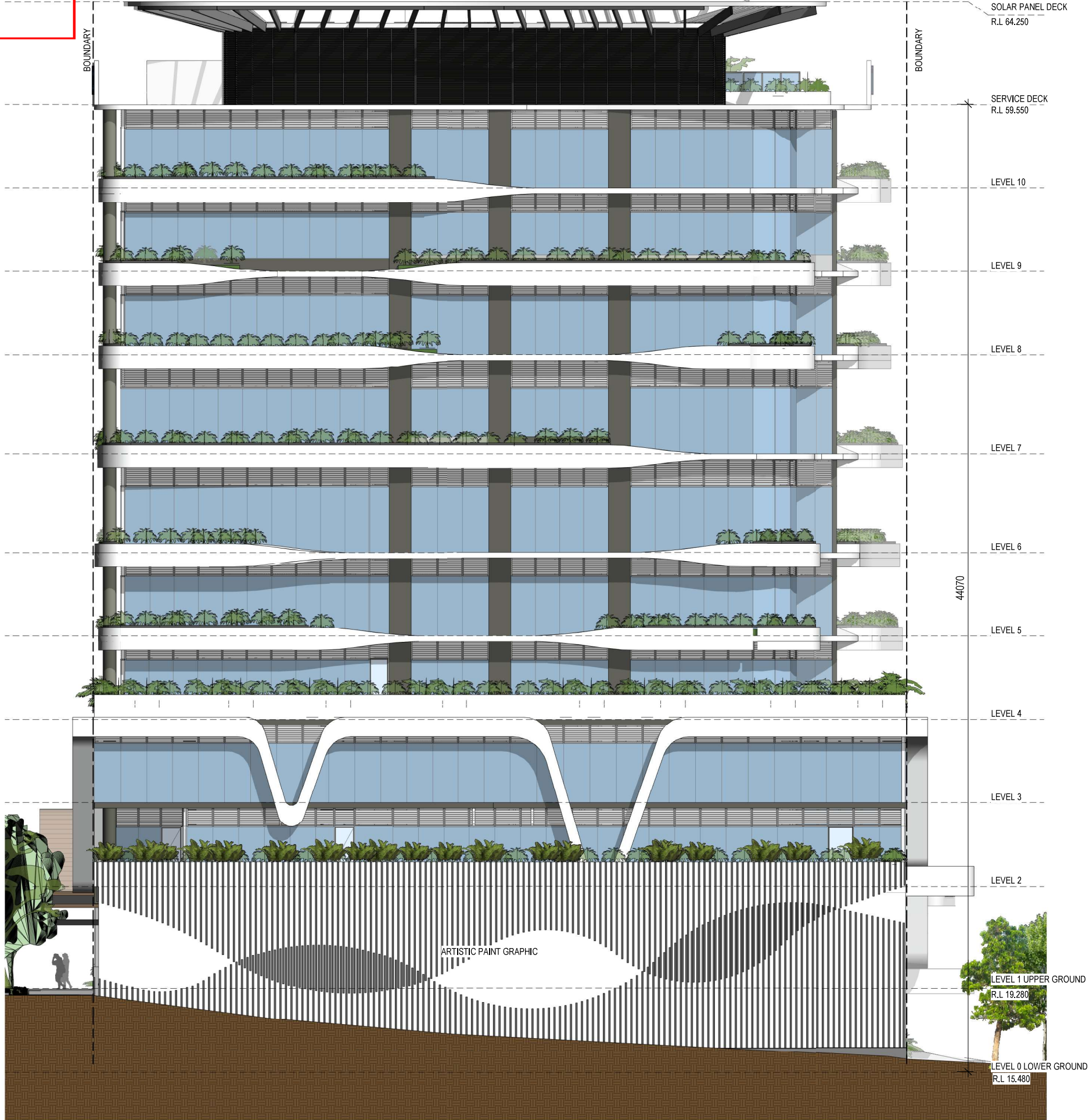




PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305

Date: 30-May-2023



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ABN 34053356801

CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| B   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| C   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| D   | 12.08.2022 | JC | DEVELOPMENT APPROVAL             |
| E   | 03.11.2022 | JC | COORDINATION                     |

PROJECT:

CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

ELEVATION EAST

SCALE: 1:200 @A3

DATE: 13.09.2022

| JOB No. | Dwg. No. | REV |
|---------|----------|-----|
| 1793    | DA_1_213 | E   |





AMENDED IN RED

By: Essen Joseph  
Date: 25-May-2023





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CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 18.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| B   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| C   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| D   | 03.11.2022 | JC | COORDINATION                     |
| E   | 12.12.2022 | JC | TEMP. RESPONSE TO FURTHER ISSUES |

PROJECT:  
CENTRE OF EXCELLENCE  
FOR CLINICAL CARE,  
RESEARCH, INNOVATION AND  
INDUSTRY

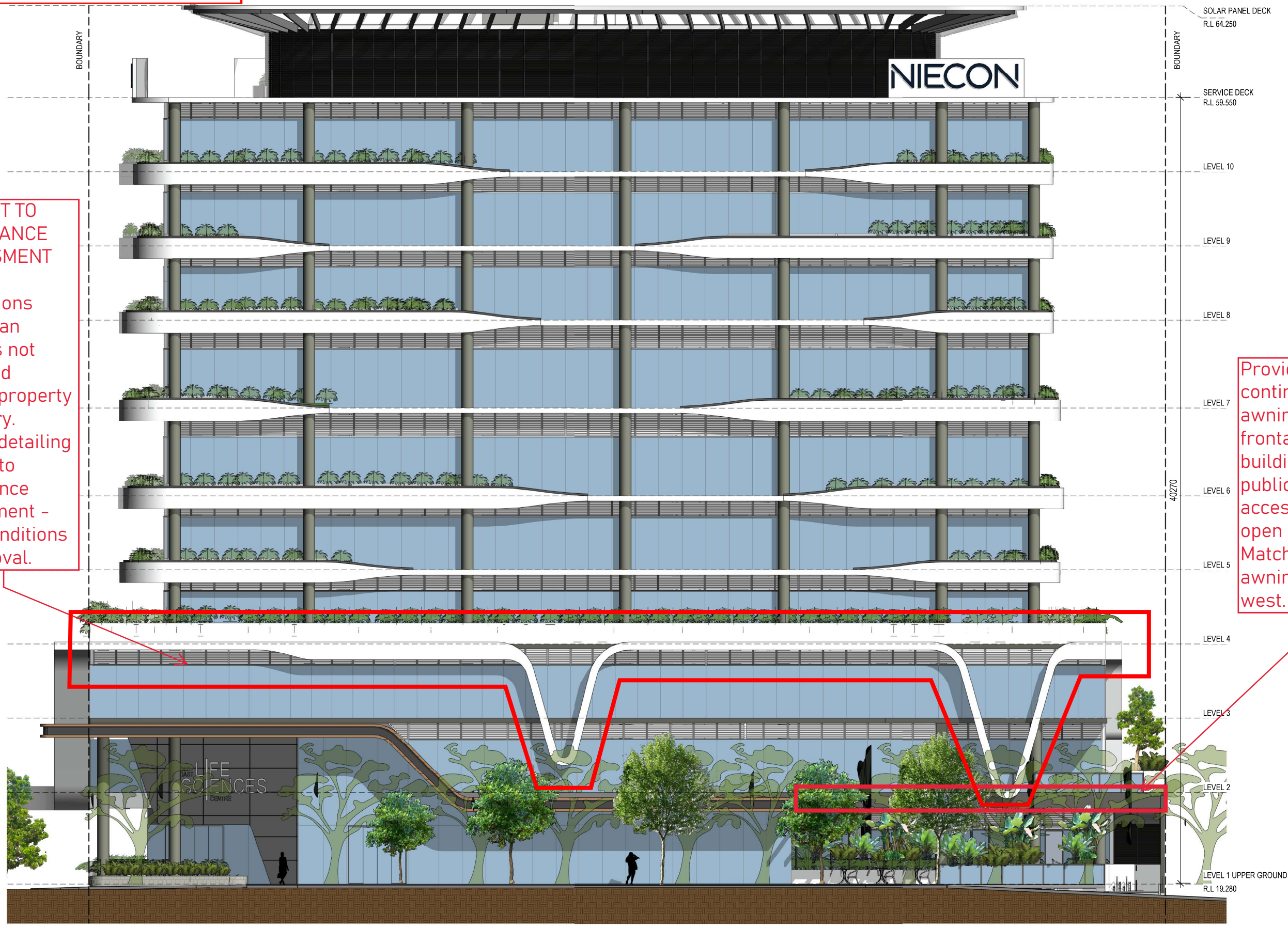
AT:  
LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:  
ELEVATION SOUTH

SCALE: 1:200 @A3

DATE: 13.09.2022

|         |          |     |
|---------|----------|-----|
| JOB No. | Dwg. No. | REV |
| 1793    | DA_1_214 | E   |



SUBJECT TO  
COMPLIANCE  
ASSESSMENT

Protrusions  
other than  
awnings not  
approved  
beyond property  
boundary.  
Facade detailing  
subject to  
compliance  
assessment -  
refer conditions  
of approval.

Provide  
continuous  
awning along  
frontage of  
building to the  
publicly  
accessible  
open space.  
Match the  
awning to the  
west.





SOLAR PANEL DECK  
R.L 64.250

SERVICE DECK  
R.L 59.550

LEVEL 10

LEVEL 9

LEVEL 8

LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1 UPPER GROUND

R.L 19.280

LEVEL 0 LOWER GROUND

R.L 15.480

BASEMENT 1

R.L 12.480

BASEMENT 2

R.L 9.00

BASEMENT 3

R.L 6.000

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CLIENT:

**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 08.07.2022 | JC | TEMP DESIGN OPTION               |
| B   | 25.07.2022 | JC | FLOOR LEVELS AMENDMENT           |
| C   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| D   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| E   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| F   | 03.11.2022 | JC | COORDINATION                     |
| G   | 20.02.2023 | JC | BASEMENT WALL                    |

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1305

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PROJECT:

CENTRE OF EXCELLENCE  
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RESEARCH, INNOVATION AND  
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AT:

LUMINA SITE 6B  
CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

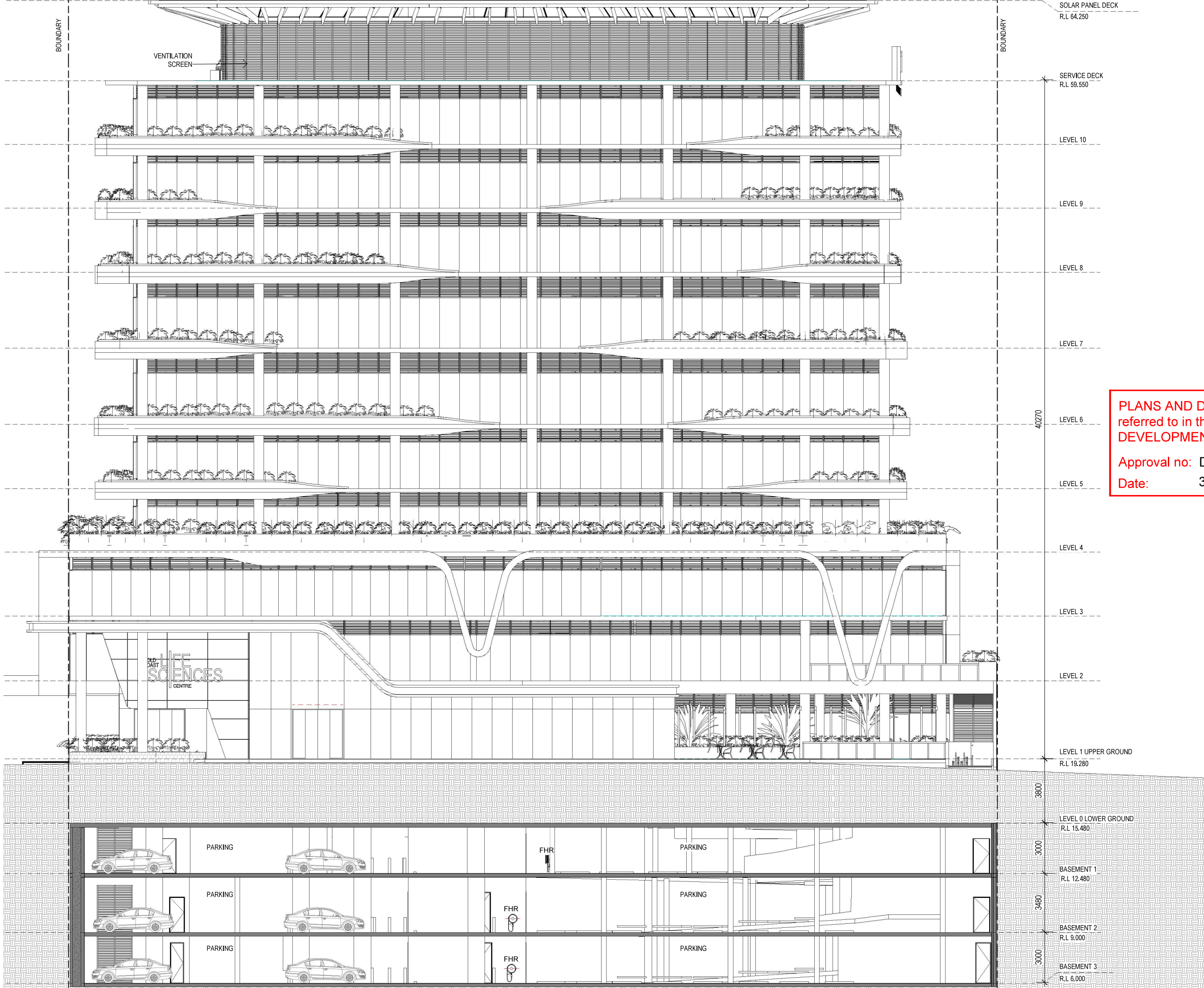
DRAWING TITLE:

SECTION A

SCALE: 1:200 @A3

DATE: 13.09.2022

JOB No. Dwg. No. REV  
1793 DA\_1\_311 G





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ABN 34053356801

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**NIECON**  
CREATING LIFESPACES

| REV | DATE       | BY | AMENDMENT                        |
|-----|------------|----|----------------------------------|
| A   | 19.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| B   | 30.08.2022 | JC | PRELIMINARY DEVELOPMENT APPROVAL |
| C   | 31.08.2022 | JC | DEVELOPMENT APPROVAL             |
| D   | 03.11.2022 | JC | COORDINATION                     |
| E   | 20.02.2023 | JC | BASEMENT WALL                    |

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AT:

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CORNER OF HILL STREET &  
FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

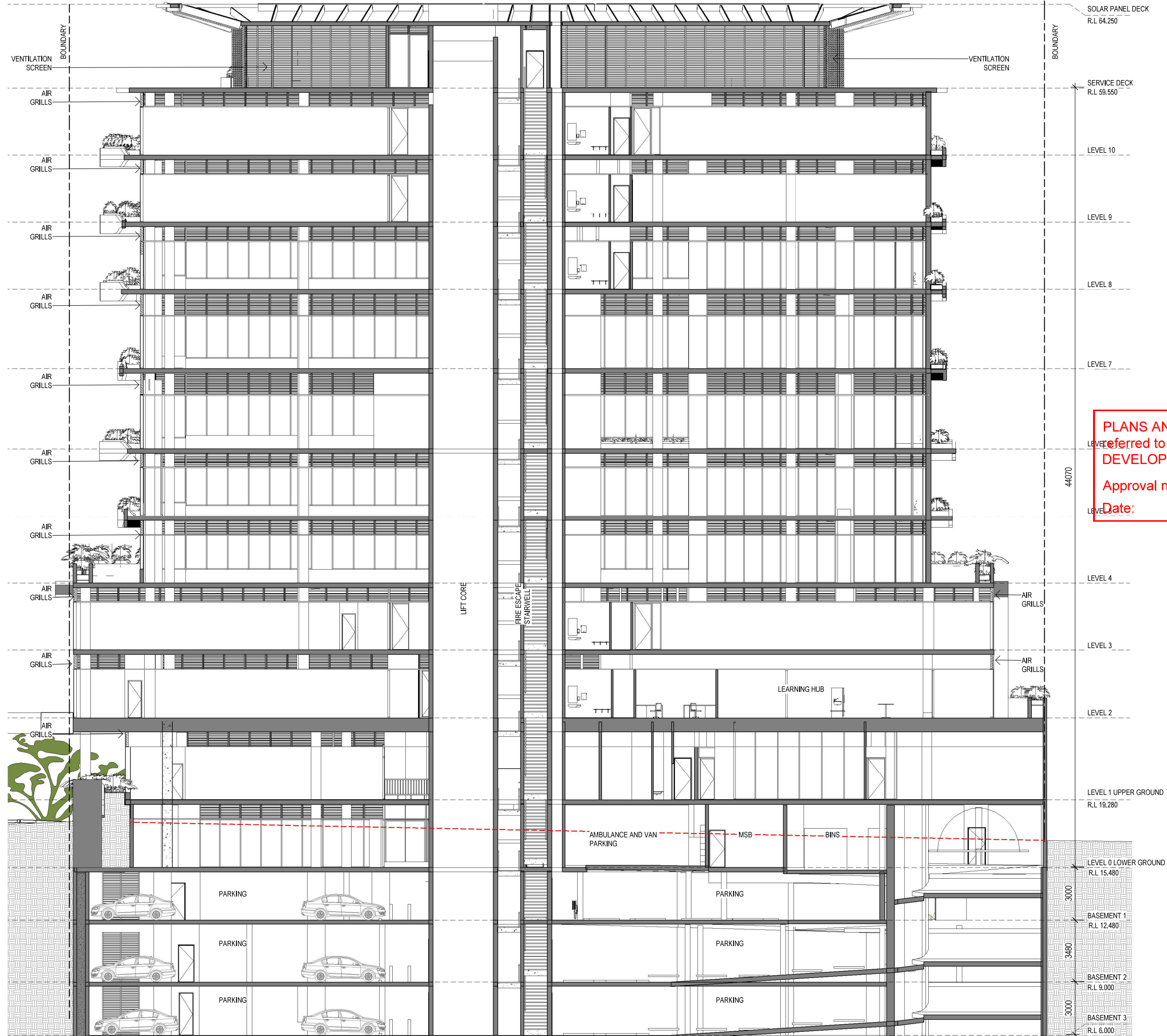
SECTION B

SCALE: 1:200 @A3

DATE: 13.09.2022

|         |          |     |
|---------|----------|-----|
| JOB No. | Dwg. No. | REV |
| 1793    | DA_1_312 | E   |







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Queensland Government

PROJECT:

CENTRE OF EXCELLENCE FOR CLINICAL CARE, RESEARCH, INNOVATION AND INDUSTRY

AT:

LUMINA SITE 6B  
CORNER OF HILL STREET & FRAZER STREET  
SOUTHPORT

DRAWING TITLE:

SECTION C

SCALE: 1:200 @A3

DATE: 13.09.2022

|         |          |     |
|---------|----------|-----|
| JOB No. | Dwg. No. | REV |
| 1793    | DA_1_313 | E   |