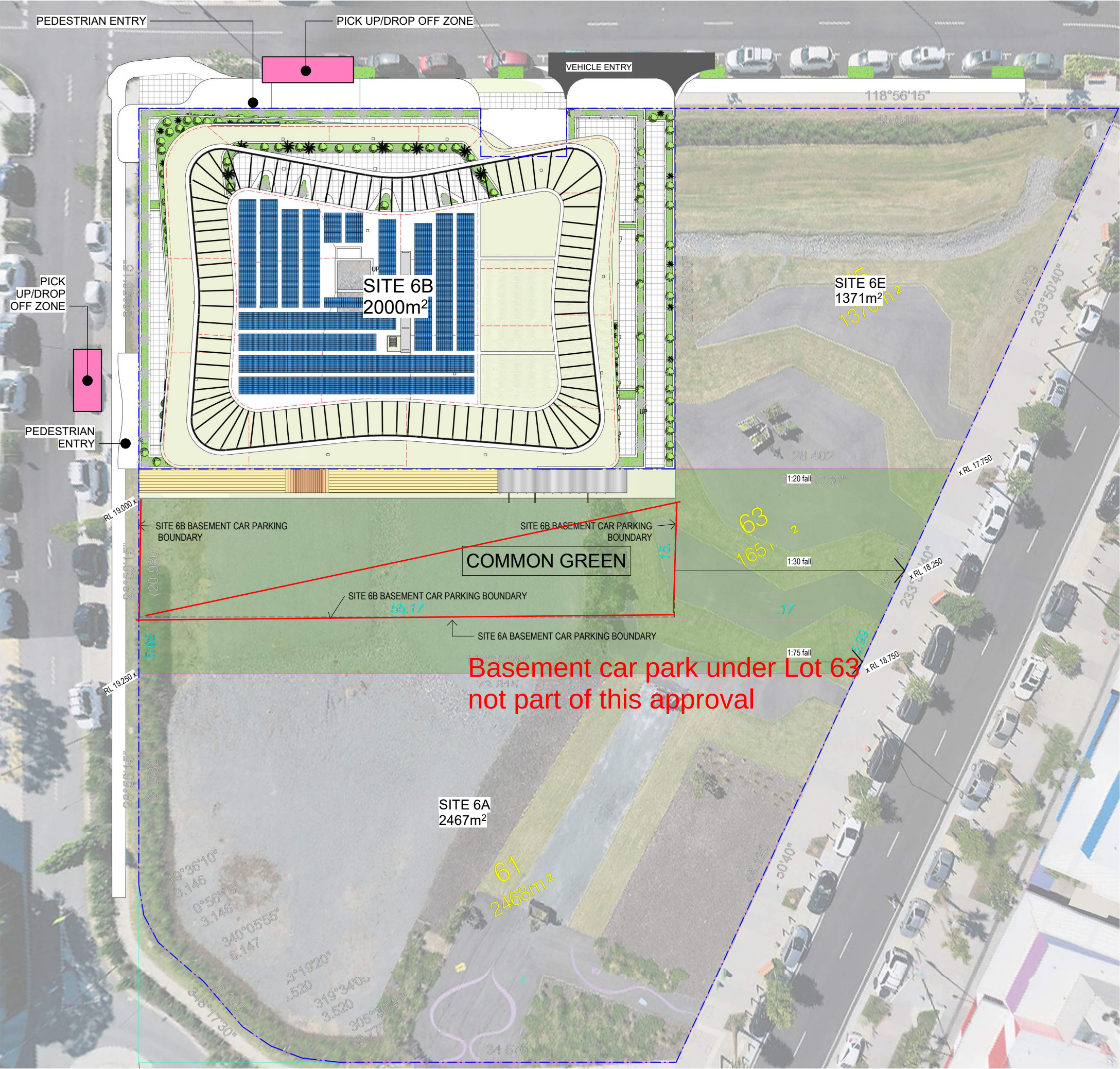




PROJECT STATISTICS

AREAS

SITE AREA: 2000m2
GFA: 10,114m2
LEARNING HUB: 344m²

BICYCLE PARK SCHEDULE

END OF TRIP: 46
EXTERNAL: 8
TOTAL: 54

CAR PARKING SCHEDULE

BASEMENT 1: 46
(INC. 39 VISITOR CAR PARKS)

BASEMENT 2: 59

BASEMENT 3: 63

TOTAL: 168
(INC. 40 VISITOR CAR PARKS)

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	08.03.24	KL	EDQ RESPONSE

AMENDED IN RED

By: Leila Torrens
Date: 28 April 2024



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/02
Date: 29 April 2024



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

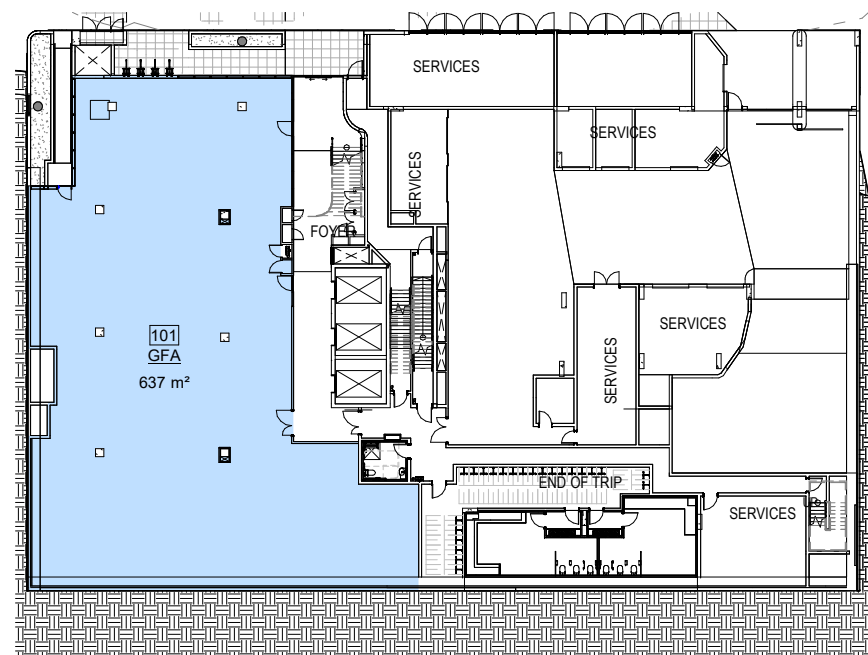
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DATE: 08.03.2024

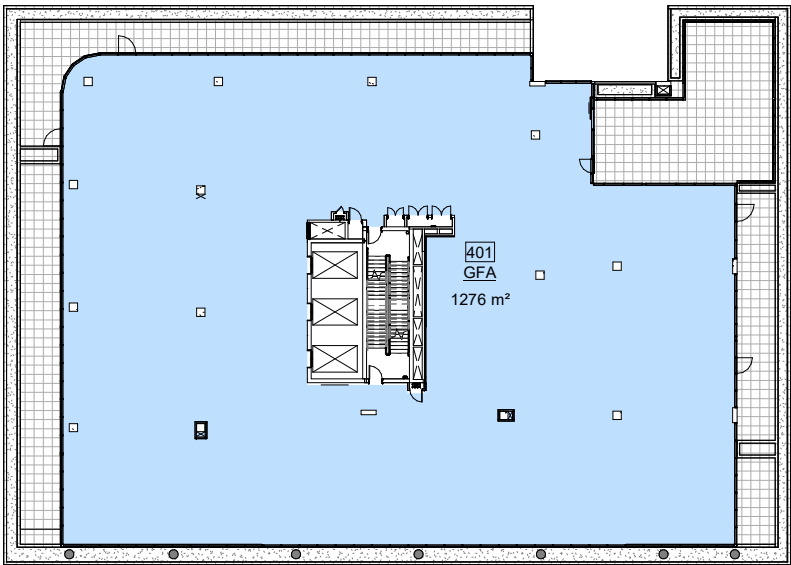
JOB No. Dwg. No.
1793 DA 0101

REV
C

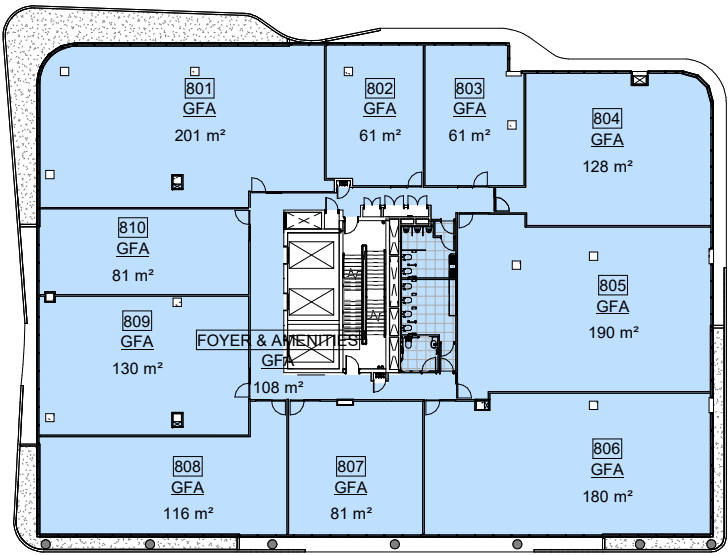




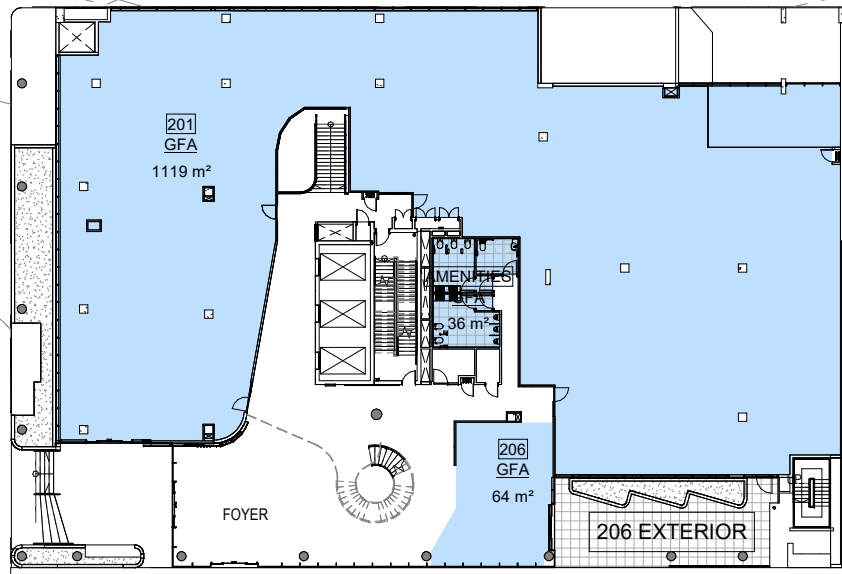
LEVEL 1 - 637m²



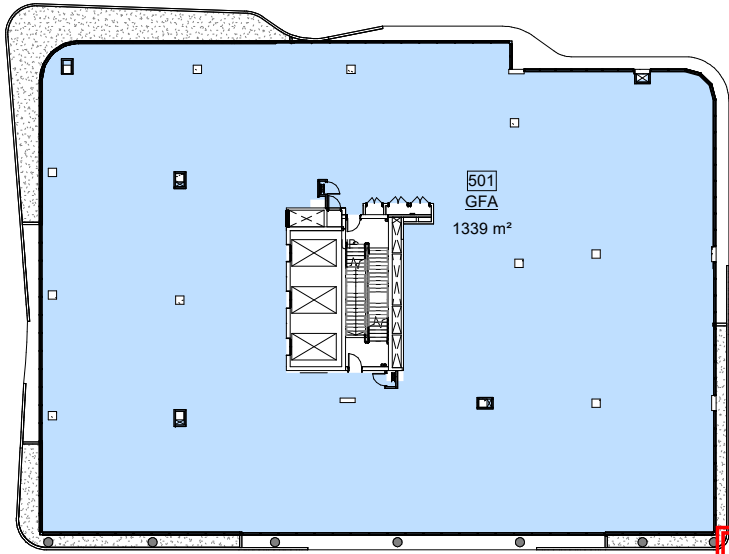
LEVEL 4 - 1,276m²



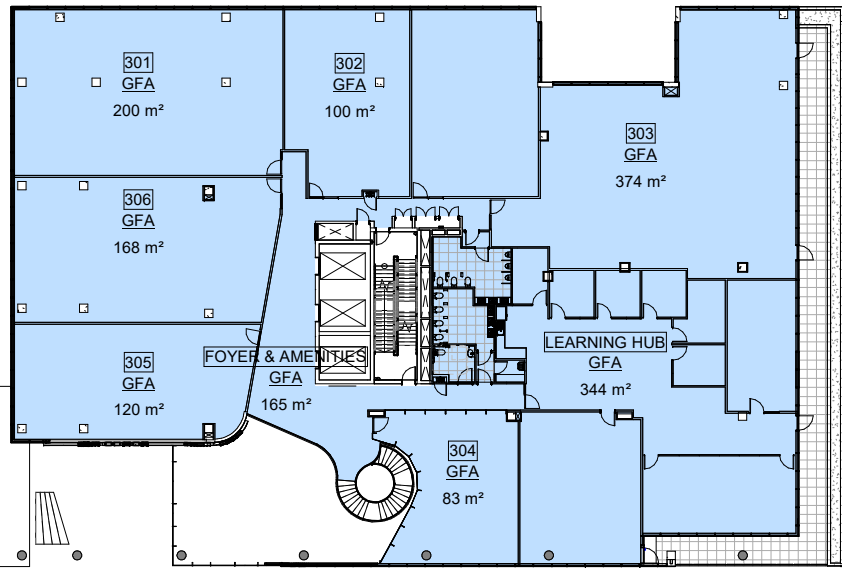
LEVEL: 8 - 1,337m²



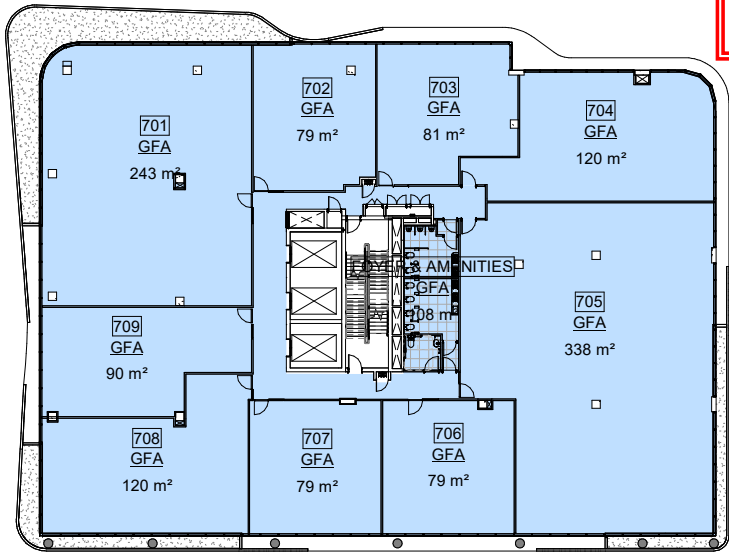
LEVEL 2 - 1,219m²



LEVEL 5 TO 6 - 2,678m²



LEVEL 3 - 1,554m²



LEVEL 7 - 1,337m²

PLANS AND DOCUMENTS
referred to in the PDA
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GROSS FLOOR AREAS

LEVEL 1		
101	637 m²	<u>637 m²</u>
LEVEL 2		
201	1119 m²	
206	64 m²	
AMENITIES	36 m²	<u>1,219 m²</u>
LEVEL 3		
301	200 m²	
302	100 m²	
303	374 m²	
304	83 m²	
305	120 m²	
306	168 m²	
FOYER & AMENITIES	165 m²	
LEARNING HUB	344 m²	<u>1,554 m²</u>
LEVEL 4		
401	1276 m²	<u>1,276 m²</u>
LEVEL 5		
501	1339 m²	<u>1,339 m²</u>
LEVEL 6		
601	1339 m²	<u>1,339 m²</u>
LEVEL 7		
701	243 m²	
702	79 m²	
703	81 m²	
704	120 m²	
705	338 m²	
706	79 m²	
707	79 m²	
708	120 m²	
709	90 m²	
FOYER & AMENITIES	108 m²	<u>1,337 m²</u>
LEVEL 8		
801	201 m²	
802	61 m²	
803	61 m²	
804	128 m²	
805	190 m²	
806	180 m²	
807	81 m²	
808	116 m²	
809	130 m²	
810	81 m²	
FOYER & AMENITIES	108 m²	<u>1,337 m²</u>
GRAND TOTAL		<u>10,038 m²</u>

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	08.03.24	KL	EDQ RESPONSE

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

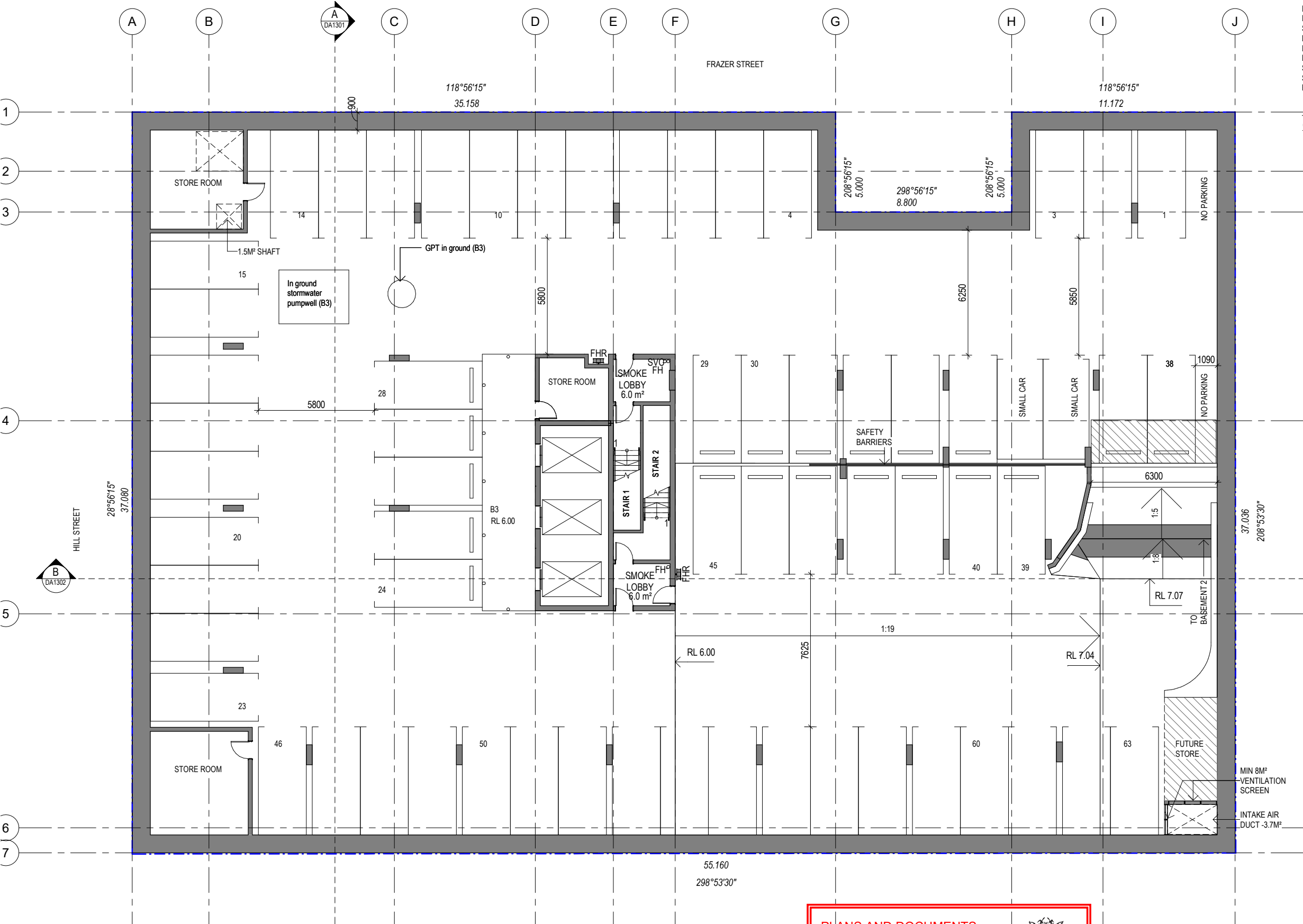
AT:
LUMINA SITE 6B
CORNER OF HILL STREET &
FRAZER STREET
SOUTHPORT

DRAWING TITLE:
GFA SUMMARY

SCALE: 1:500 @A3

DATE: 08.03.2024





- 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: 46
(INC. 40 VISITOR CAR PARKS)
BASEMENT 2: 59
BASEMENT 3: 63
TOTAL: 168
(INC. 40 VISITOR CAR PARKS)

K KRIS KOVALSKI ARCHITECTS
Level 3b
181 Elizabeth Street Brisbane
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Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisowski.com.au
ABN 34053355801

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	07.12.23	KL	GENERAL AMENDMENTS
B	12.12.23	KL	GENERAL AMENDMENTS
C	08.03.24	KL	EDQ RESPONSE

PROJECT:

CENTRE OF EXCELLENCE
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RESEARCH, INNOVATION AND
INDUSTRY

AT:

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

DRAWING TITLE:

BASEMENT 3

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/02

Date: 29 April 2024



SCALE: 1:200 @A3

DATE: 08.03.2024

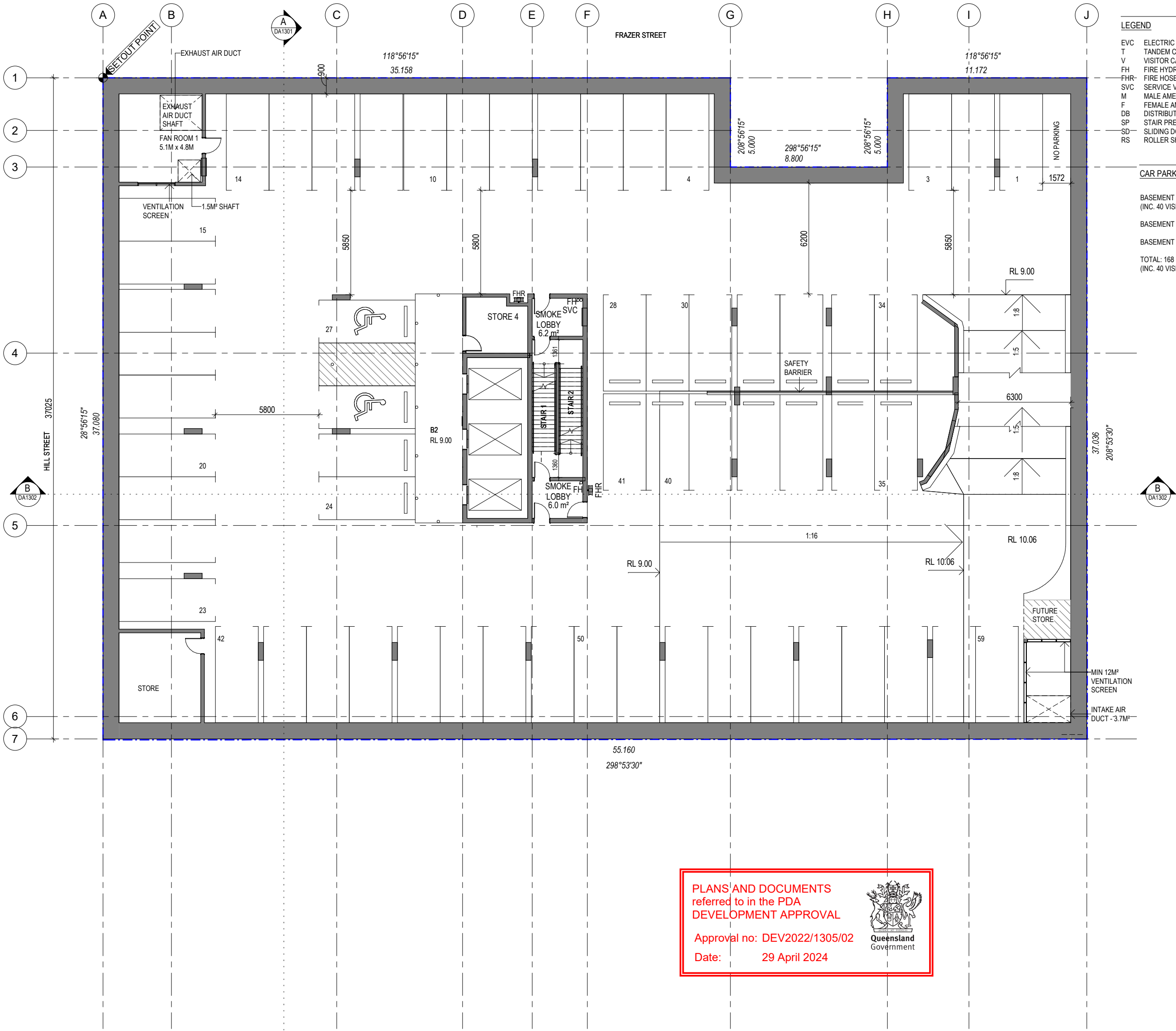


JOB No. Dwg. No.

1793 DA 1097

REV

C



- LEGEND**
- EVC ELECTRIC VEHICLE CHARGER
 - T TANDEM CAR PARK
 - V VISITOR CAR PARK
 - FH FIRE HYDRANT
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 - F FEMALE AMENITIES
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CAR PARKING SCHEDULE

BASEMENT 1: 46
(INC. 40 VISITOR CAR PARKS)

BASEMENT 2: 59

BASEMENT 3: 63

TOTAL: 168
(INC. 40 VISITOR CAR PARKS)

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	12.12.23	KL	GENERAL AMENDMENTS
D	08.03.24	KL	EDQ RESPONSE

PROJECT:

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

AT:

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

DRAWING TITLE:

BASEMENT 2

SCALE: 1:200 @A3

DATE: 08.03.2024

JOB No. Dwg. No.

1793 DA 1098

REV

D

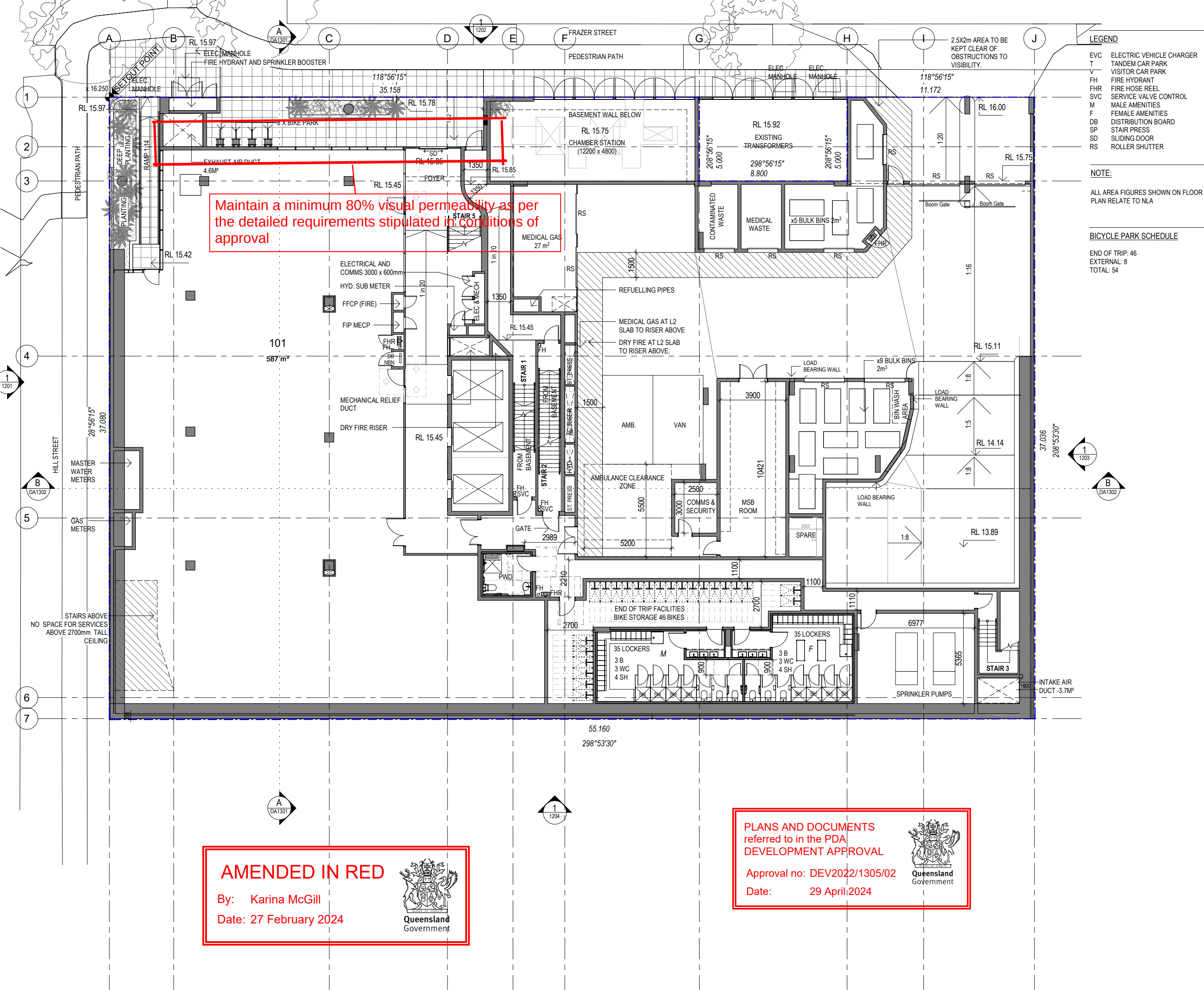
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/02

Date: 29 April 2024







REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	12.12.23	KL	GENERAL AMENDMENTS
D	08.03.24	KL	EDQ RESPONSE

PROJECT:
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RESEARCH, INNOVATION AND
INDUSTRY

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

DRAWING TITLE:
LEVEL 1

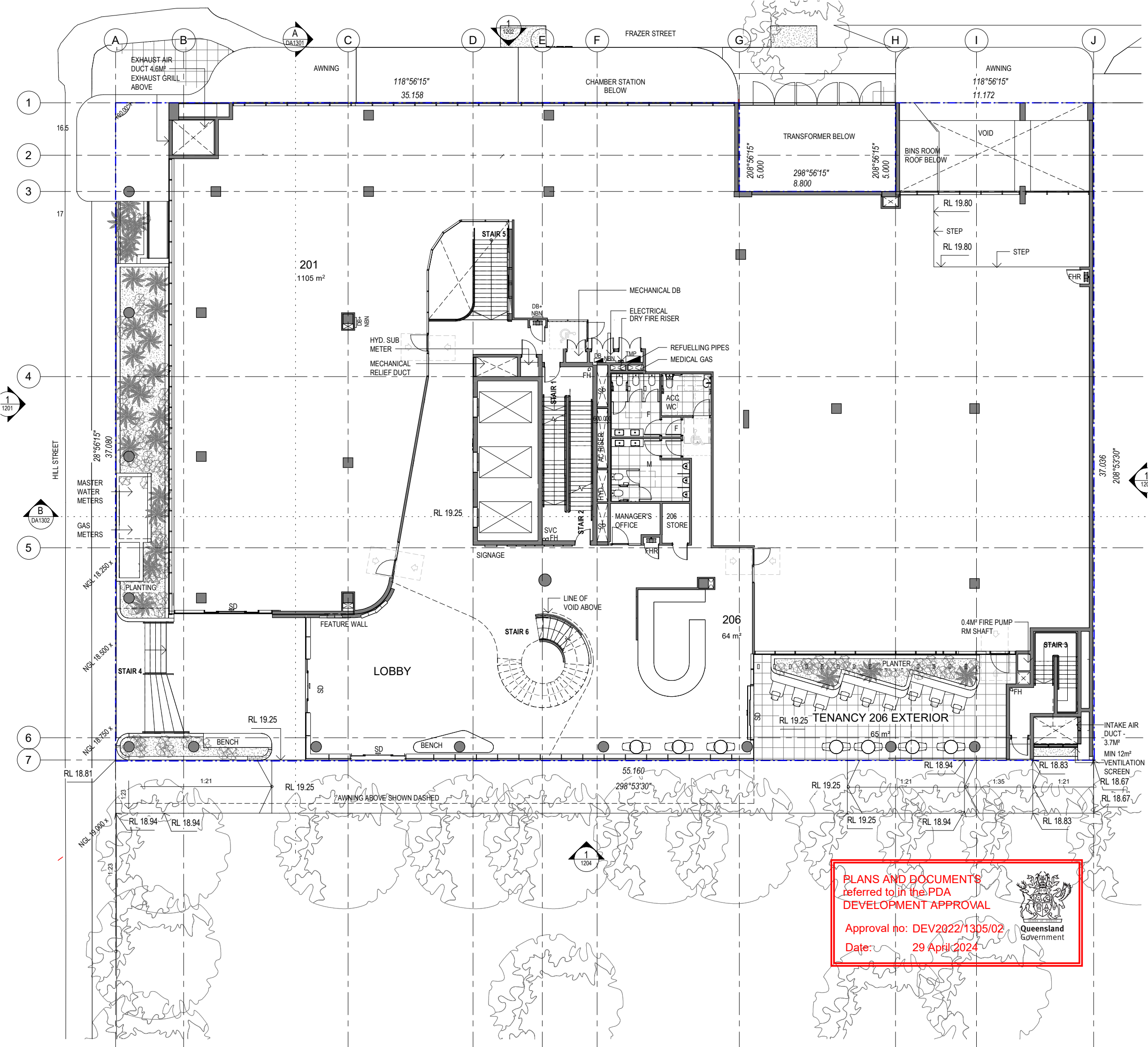
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DATE: 08.03.2024

JOB No. Dwg. No. REV
1793 DA 1100 D

AMENDED IN RED
By: Karina McGill
Date: 27 February 2024

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1305/02
Date: 29 April 2024



- 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: 46
EXTERNAL: 8
TOTAL: 54



Level 3b
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
ABN 3405335801

CLIENT:



CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	08.03.24	KL	EDQ RESPONSE

PROJECT:

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

AT:

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

DRAWING TITLE:

LEVEL 2

SCALE: 1:200 @A3

DATE: 08.03.2024

JOB No. Dwg. No.

1793 DA 1101

NORTH



JOB No. Dwg. No.

1793 DA 1101

REV

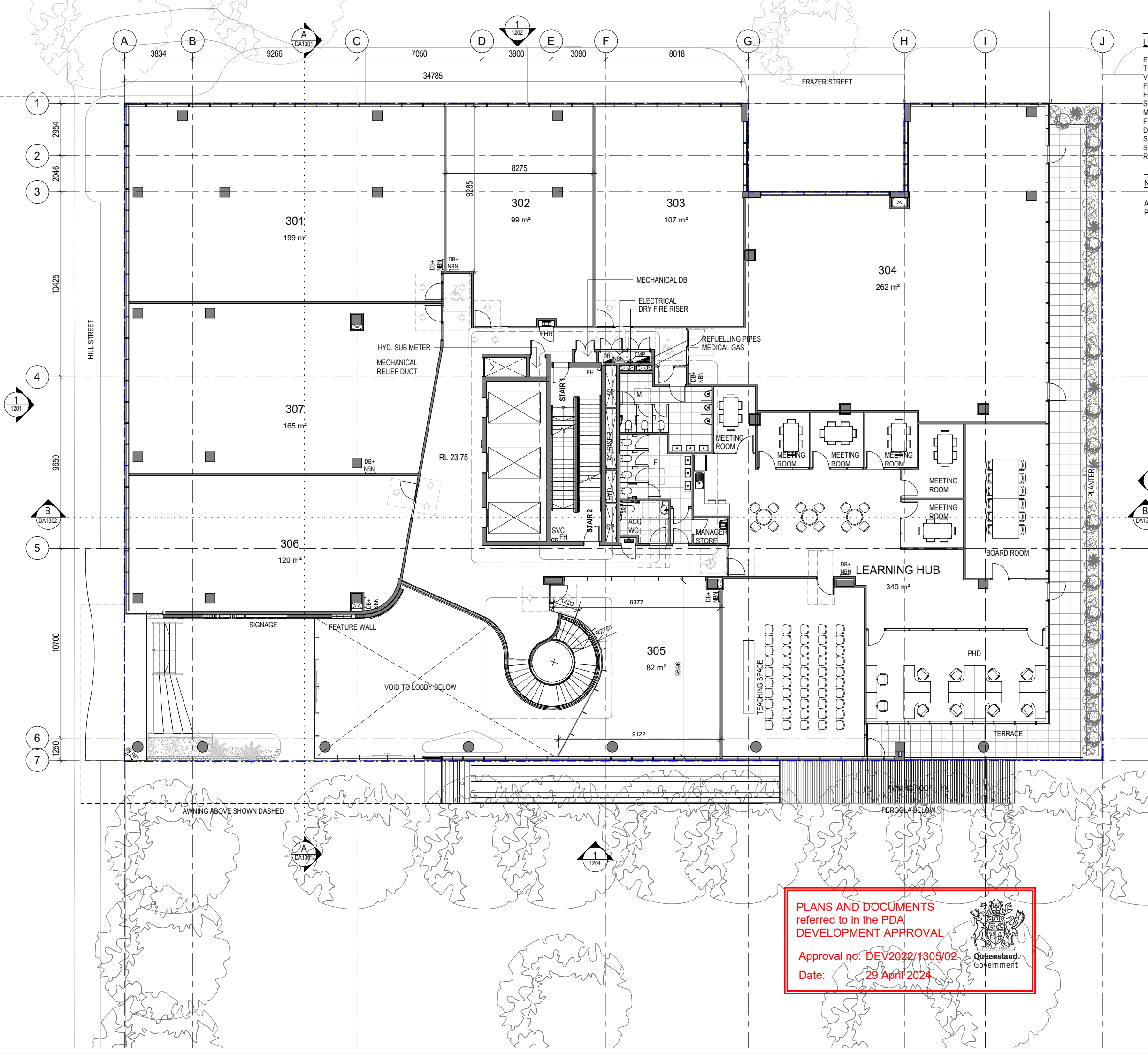
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/02

Date: 29 April 2024





- LEGEND**
- EVC ELECTRIC VEHICLE CHARGER
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 - DB DISTRIBUTION BOARD
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 - RS ROLLER SHUTTER

NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	08.03.24	KL	EDQ RESPONSE

PROJECT:

CENTRE OF EXCELLENCE
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RESEARCH, INNOVATION AND
INDUSTRY

AT:

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

DRAWING TITLE:

LEVEL 3

SCALE: 1:200 @A3

DATE: 08.03.2024

JOB No. Dwg. No.

1793 DA 1102

REV

C

K
KRIS KOWALSKI
ARCHITECTS

Level 3b
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisowski.com.au
ABN 3405335801

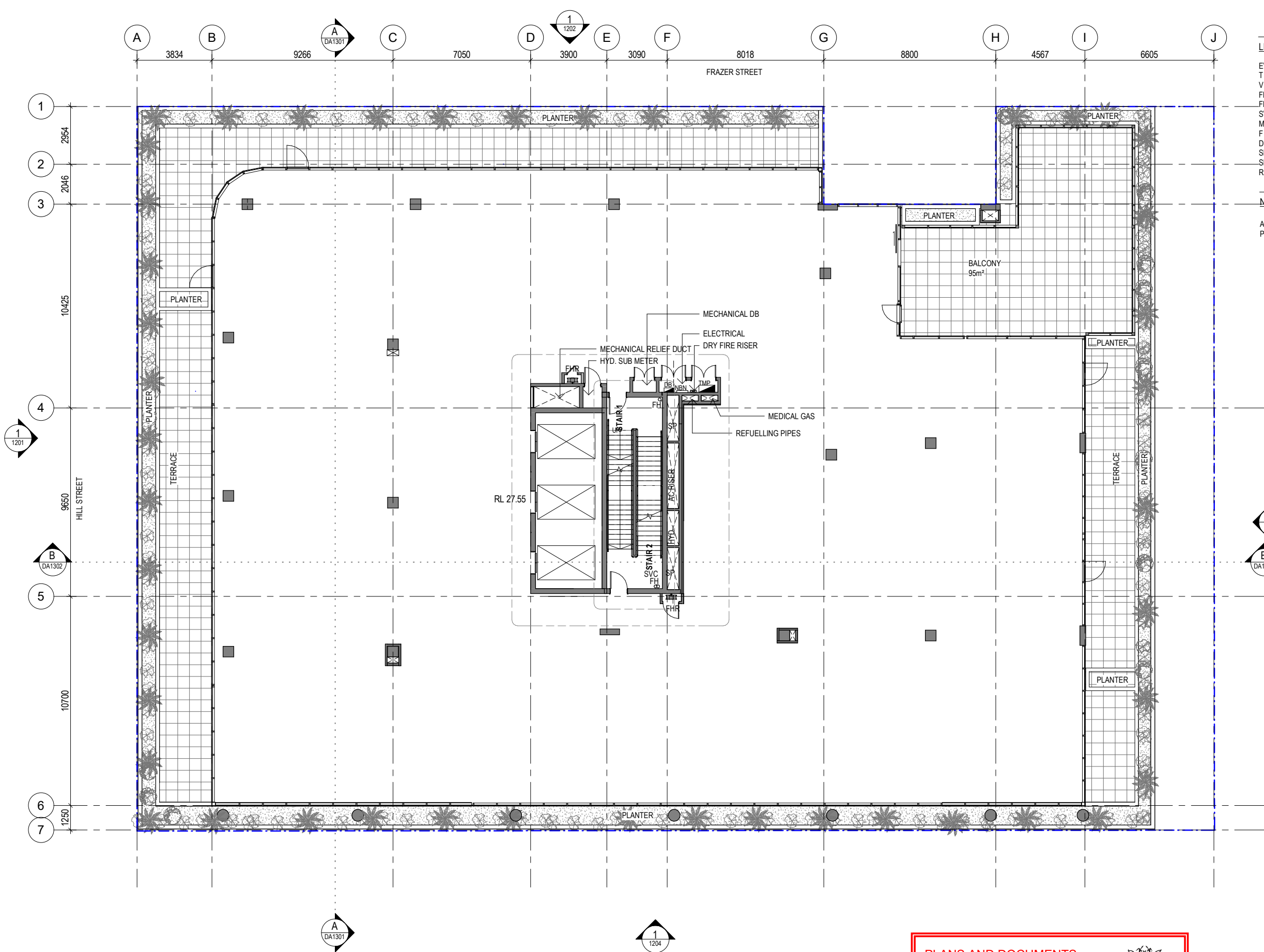
Xile House
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisowski.com.au
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- LEGEND**
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 - RS ROLLER SHUTTER

NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	08.03.24	KL	EDQ RESPONSE

PROJECT:

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

AT:

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

DRAWING TITLE:

LEVEL 4

SCALE: 1:200 @A3

DATE: 08.03.2024

JOB No. Dwg. No.

1793 DA 1103

REV

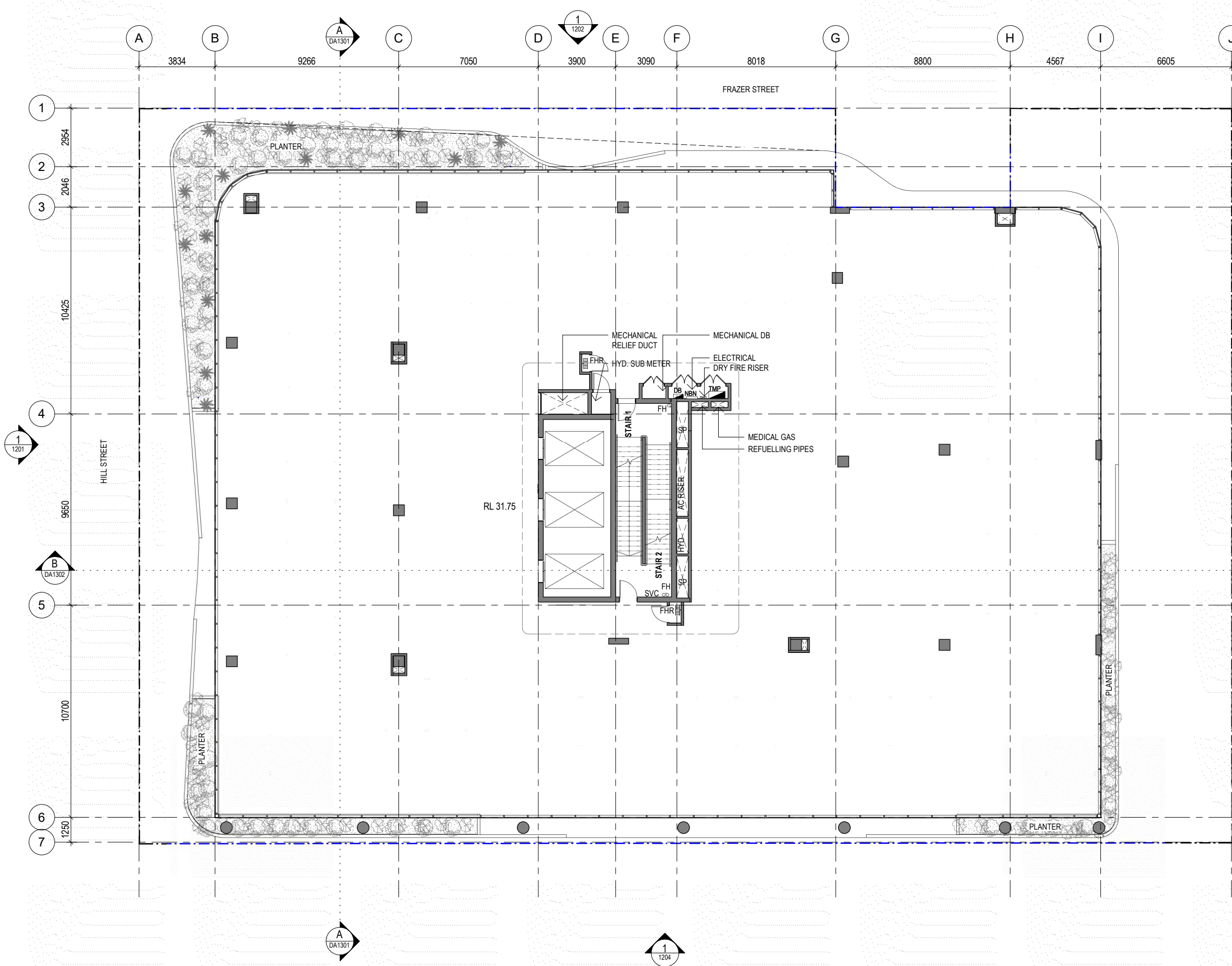
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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/02

Date: 29 April 2024





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	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	08.03.24	KL	EDQ RESPONSE

PROJECT:

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

AT:

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

DRAWING TITLE:

LEVEL 5

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/02
Date: 29 April 2024



SCALE: 1:200 @A3

DATE: 08.03.2024

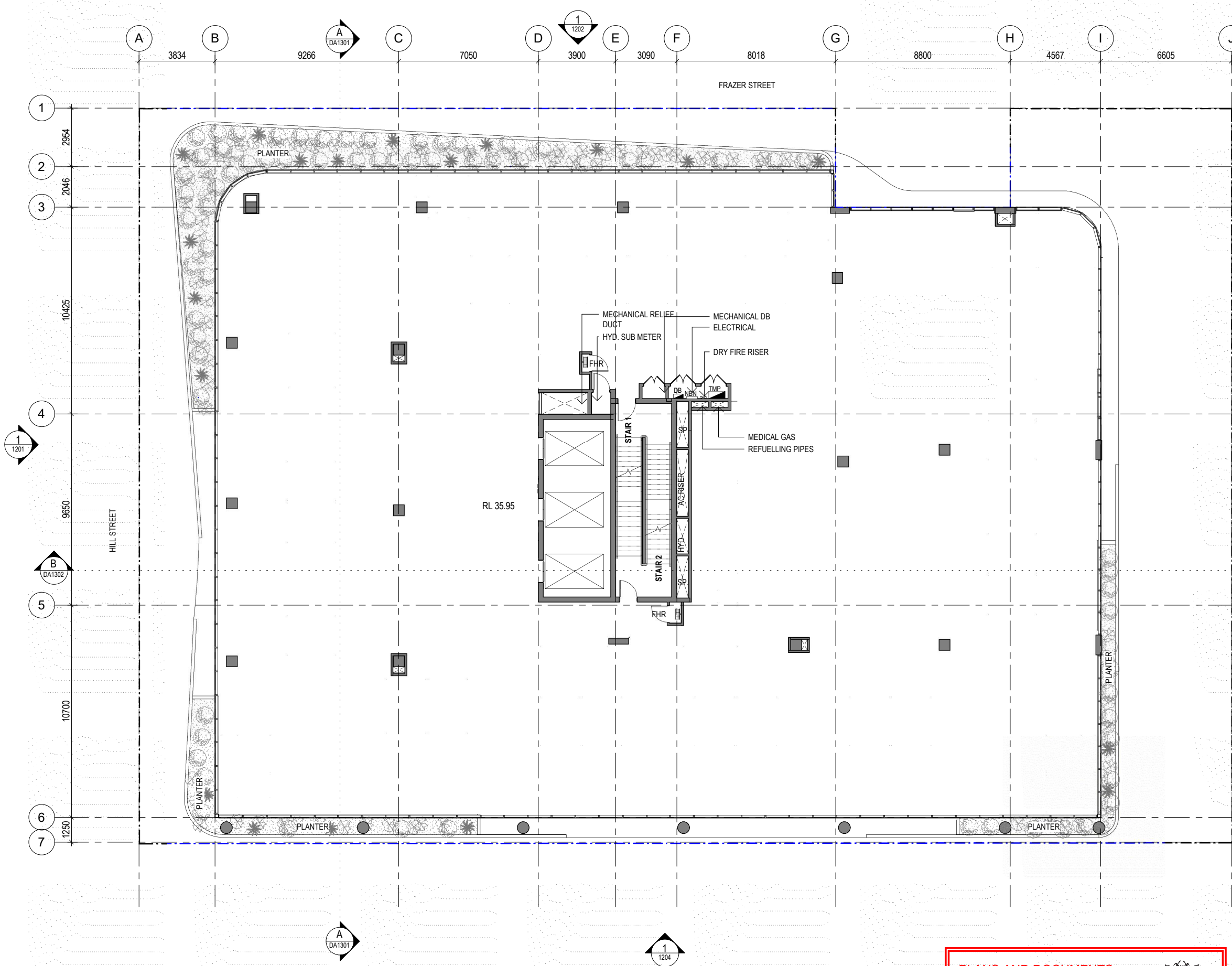
JOB No. Dwg. No.

1793 DA 1104

REV

C





- LEGEND**
- EVC ELECTRIC VEHICLE CHARGER
 - T TANDEM CAR PARK
 - V VISITOR CAR PARK
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
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 - M MALE AMENITIES
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 - 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	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	08.03.24	KL	EDQ RESPONSE

PROJECT:

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

AT:

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

DRAWING TITLE:

LEVEL 6

PLANS AND DOCUMENTS
referred to in the PDA
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Approval no: DEV2022/1305/02

Date: 29 April 2024



SCALE: 1:200 @A3

DATE: 08.03.2024

JOB No. Dwg. No. 1793 DA 1105

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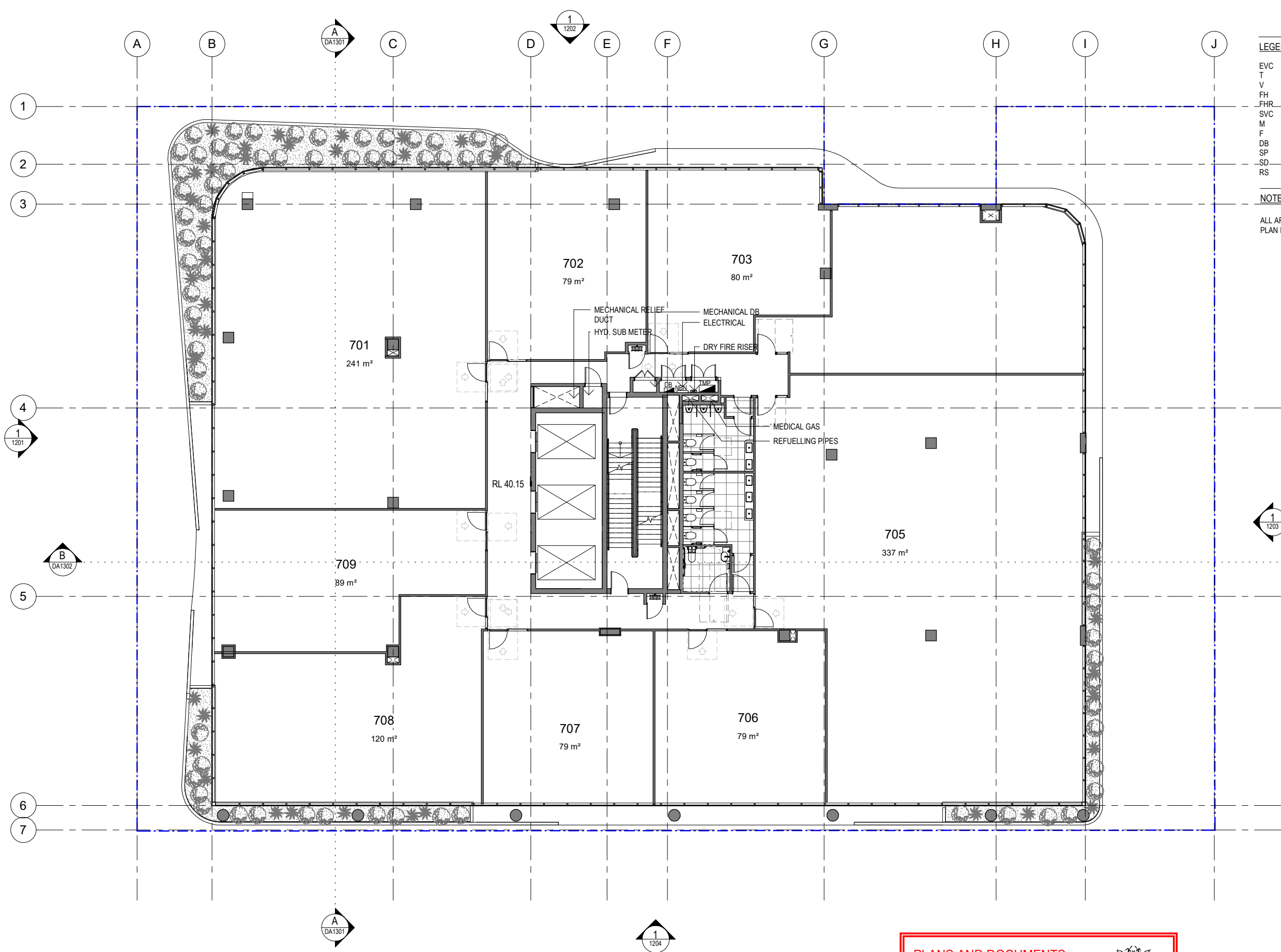
DATE: 08.03.2024

Rev. No. 1

Rev. Description

Level 3b
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisikowski.com.au
ABN 34053355801





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
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RS ROLLER SHUTTER

NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA



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CLIENT:

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REV	DATE	BY	AMENDMENT
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PROJECT:

CENTRE OF EXCELLENCE
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RESEARCH, INNOVATION AND
INDUSTRY

AT:

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

DRAWING TITLE:

LEVEL 7

SCALE: 1:200 @A3

DATE: 08.03.2024

NORTH

JOB No. Dwg. No.

1793 DA 1106

REV

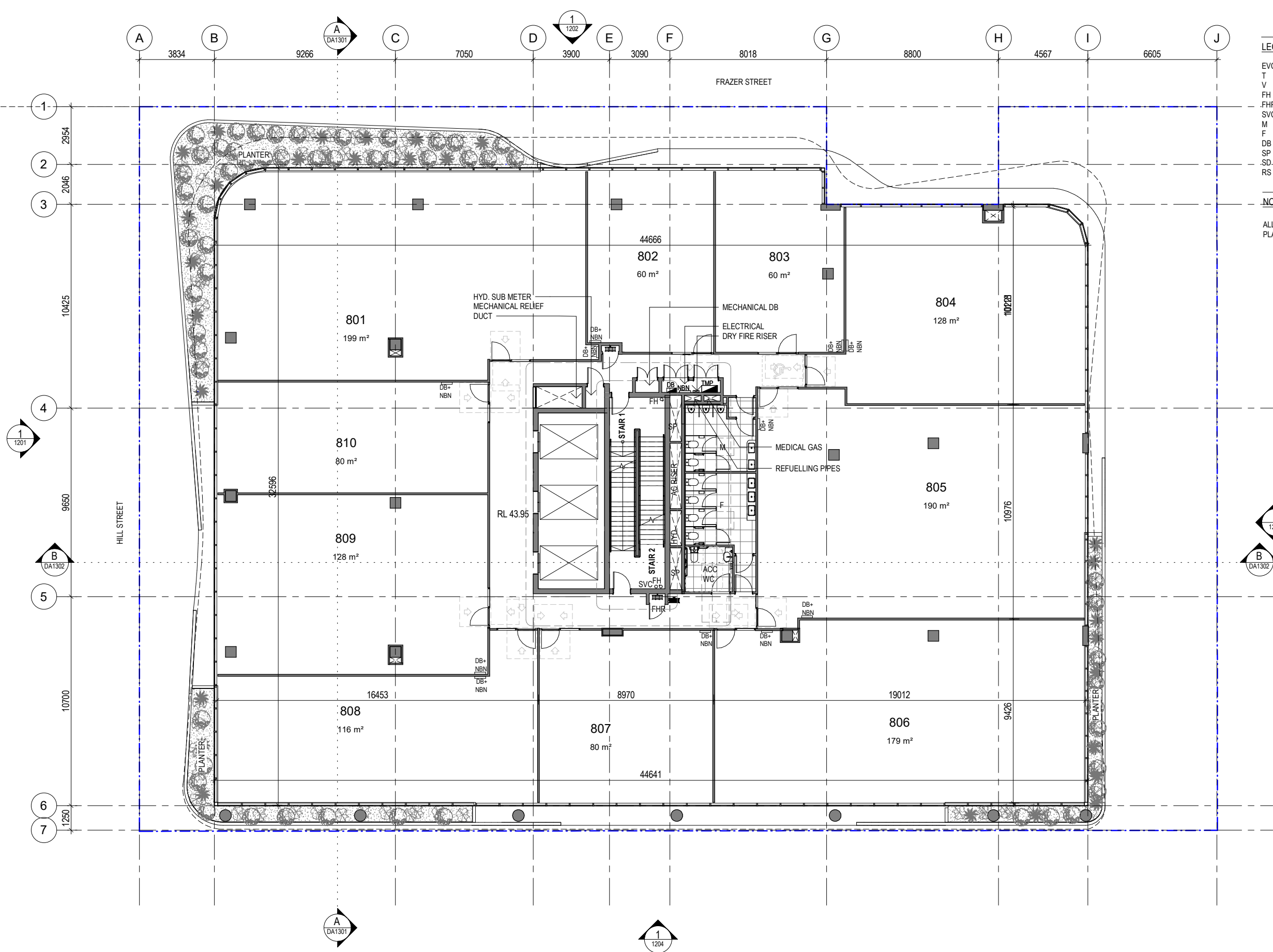
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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/02
Date: 29 April 2024



Queensland
Government



- LEGEND**
- EVC ELECTRIC VEHICLE CHARGER
 - T TANDEM CAR PARK
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NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
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PROJECT:

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

AT:

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

DRAWING TITLE:

LEVEL 8

SCALE: 1:200 @A3

DATE: 08.03.2024

JOB No. Dwg. No.

1793 DA 1107

REV

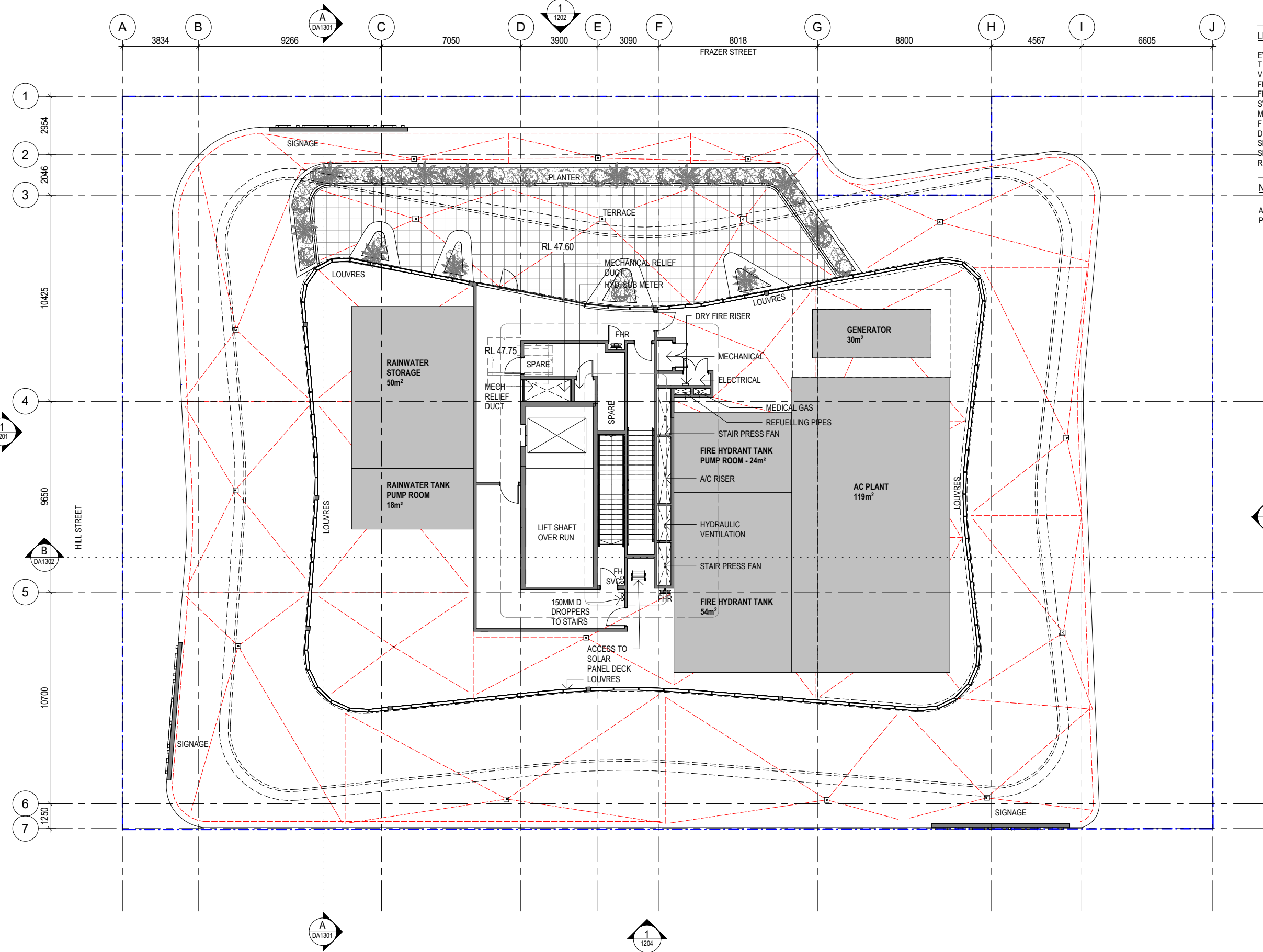
C

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/02

Date: 29 April 2024





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
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RS	ROLLER SHUTTER

NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA



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CLIENT:

NIECON
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REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	08.03.24	KL	EDQ RESPONSE

PROJECT:

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

AT:

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

DRAWING TITLE:

LEVEL 9 - SERVICE DECK

SCALE: 1:200 @A3

DATE: 08.03.2024

NORTH

JOB No. Dwg. No.

1793 DA 1108

REV

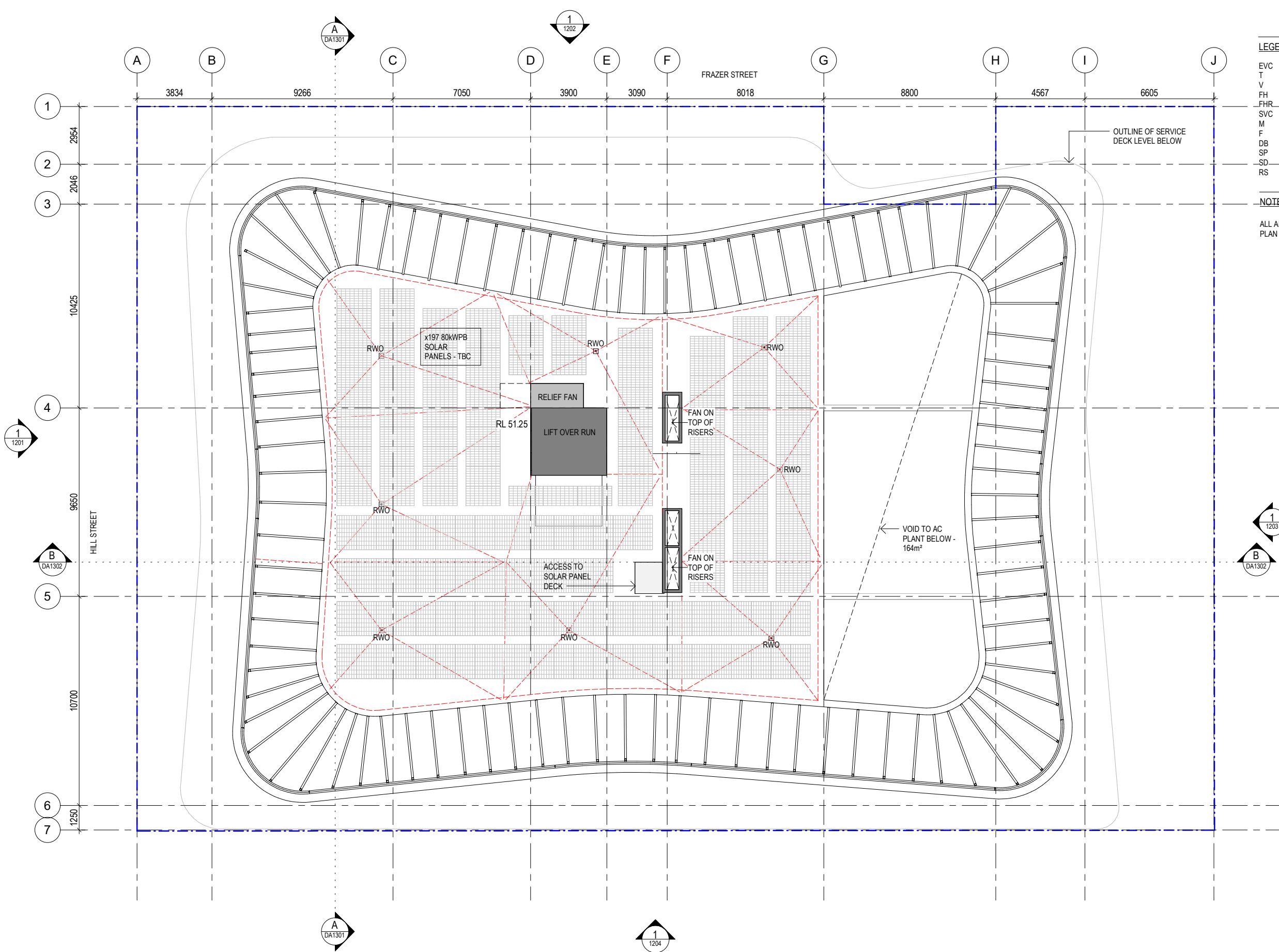
C

PLANS AND DOCUMENTS
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Approval no: DEV2022/1305/02

Date: 29 April 2024





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	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	08.03.24	KL	EDQ RESPONSE

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

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

DRAWING TITLE:
LEVEL 10 - SOLAR PANEL
DECK

SCALE: 1:200 @A3

DATE: 08.03.2024

JOB No. Dwg. No. 1793 DA 1109
REV C

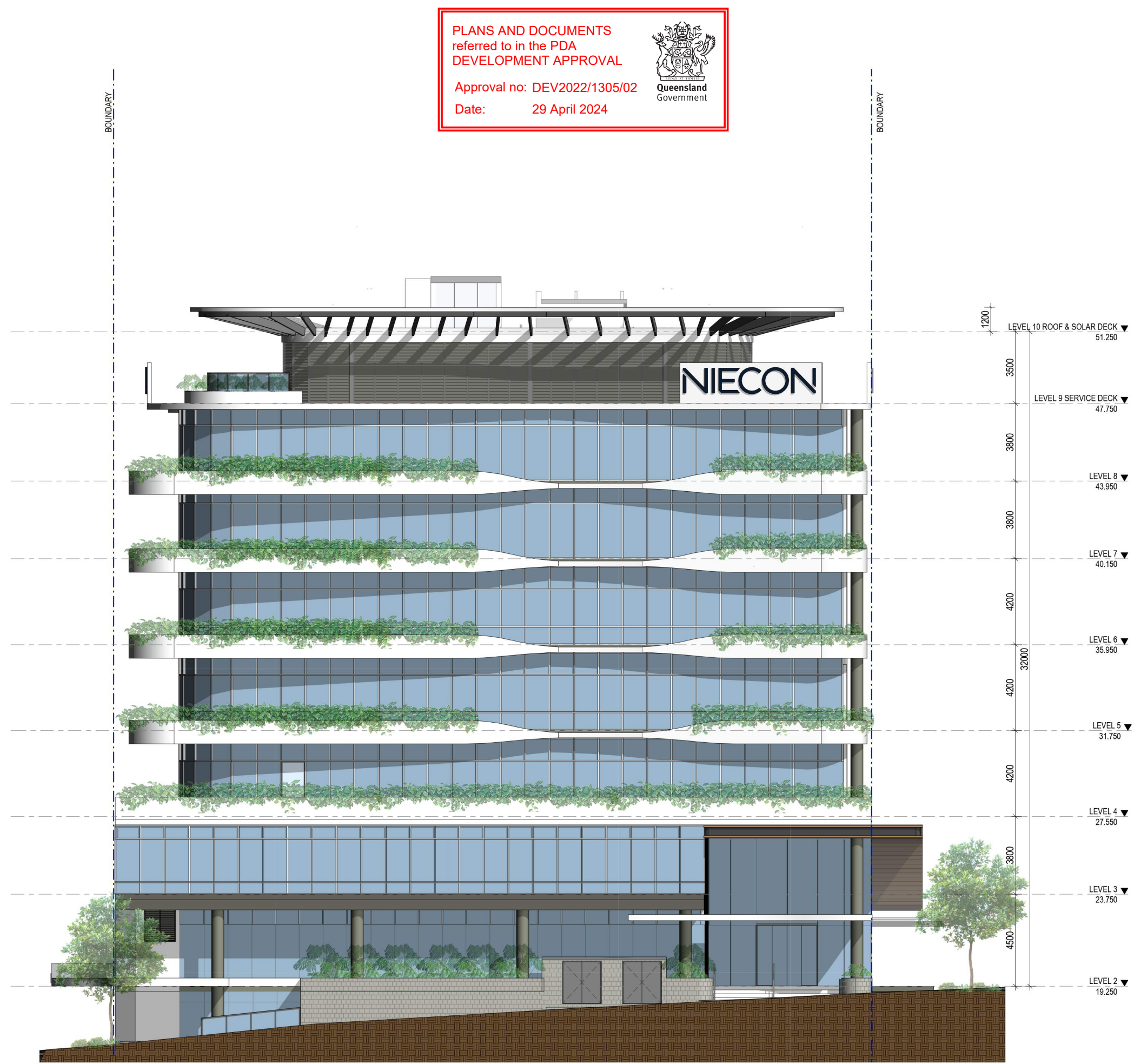
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REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
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BOUNDARY

PLANS AND DOCUMENTS
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K
KRIS KOWALSKI
ARCHITECTS

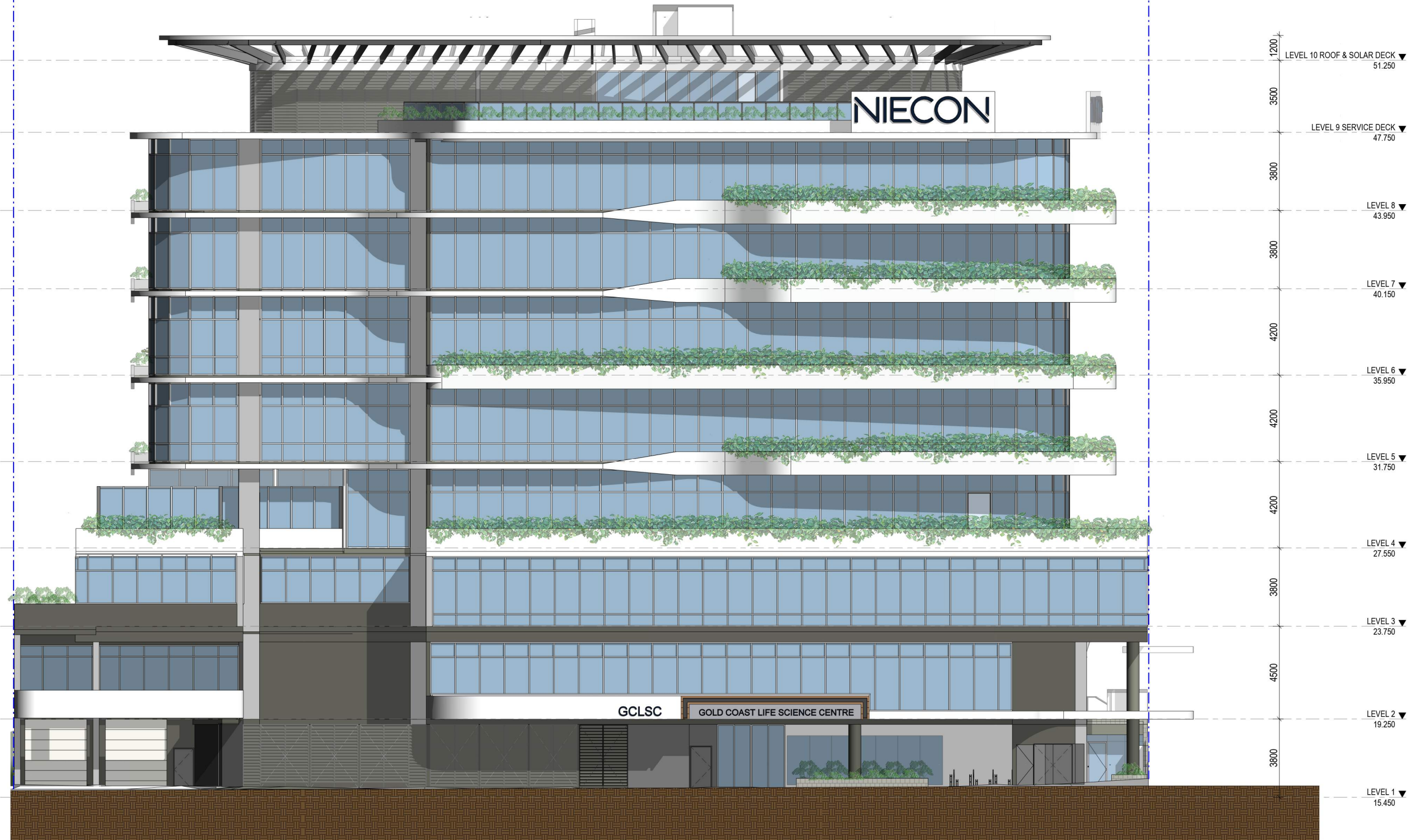
Level 3b
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002

Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisowski.com.au
ABN 34053355801

CLIENT:

NIECON
CREATING LIFESPACES

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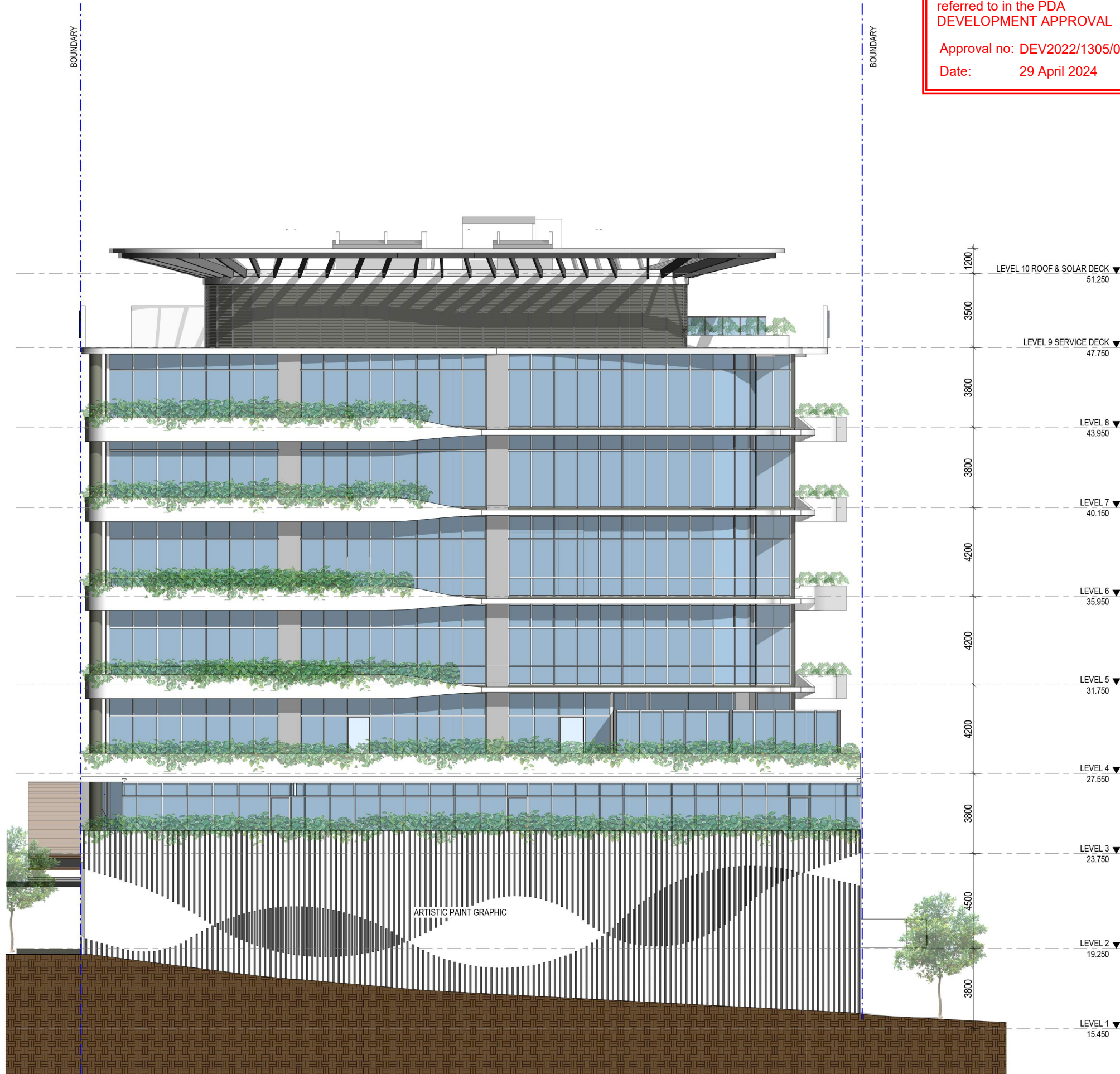
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ELEVATION NORTH - FRAZER
ST

SCALE: 1:200 @A3

DATE: 08.03.2024

JOB No.	Dwg. No.	REV
1793	DA 1202	C



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Queensland
Government

K
KRIS KOVALSKI
ARCHITECTS

Level 3b
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisowski.com.au
ABN 3405335801

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C	08.03.24	KL	EDQ RESPONSE

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FRAZER STREET
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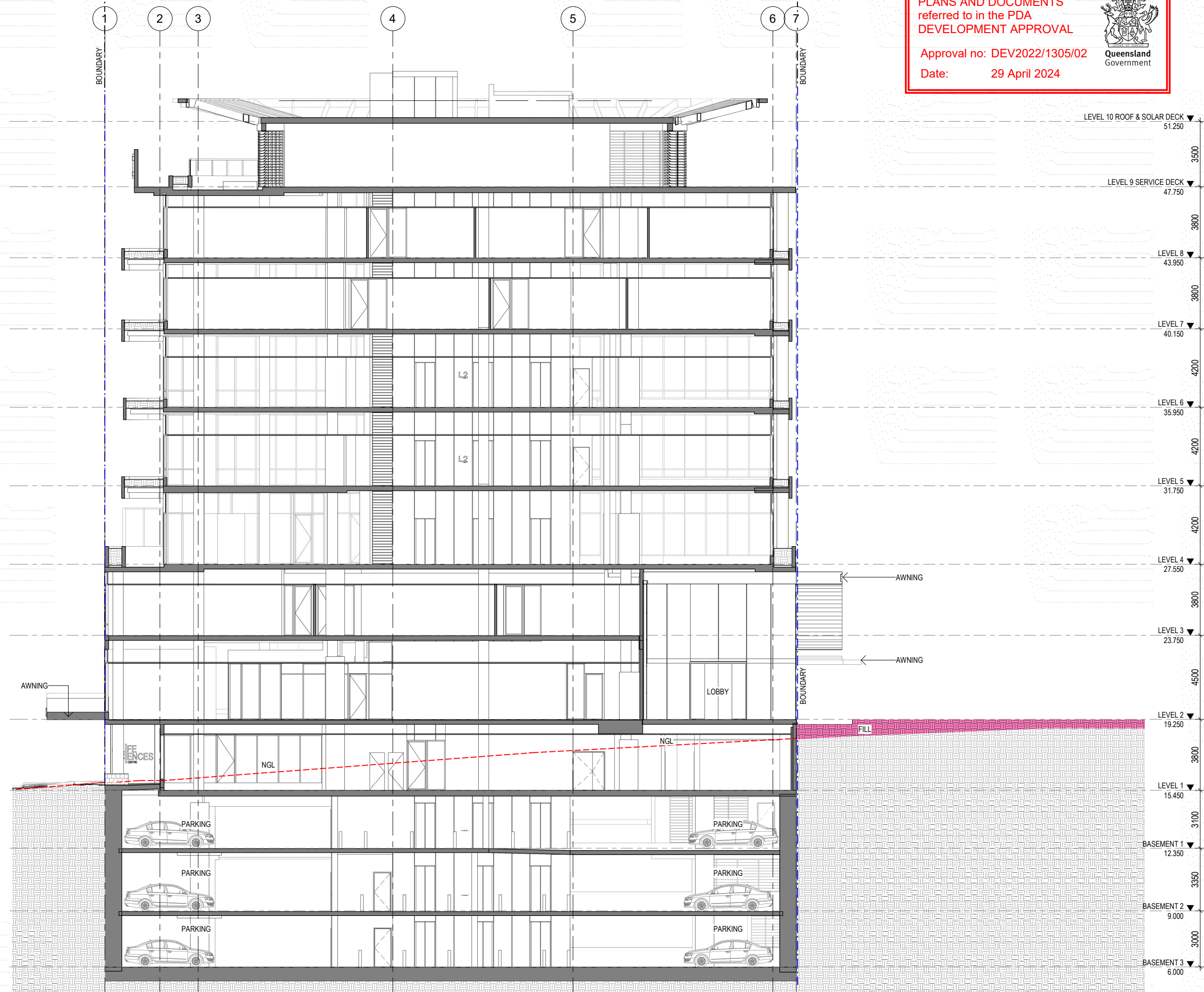
DRAWING TITLE:

ELEVATION EAST

SCALE: 1:200 @A3

DATE: 08.03.2024

JOB No.	Dwg. No.	REV
1793	DA 1203	C



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Level 3b
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisakowski.com.au
ABN 3405335801

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

DRAWING TITLE:

SECTION A

SCALE: 1:200 @A3

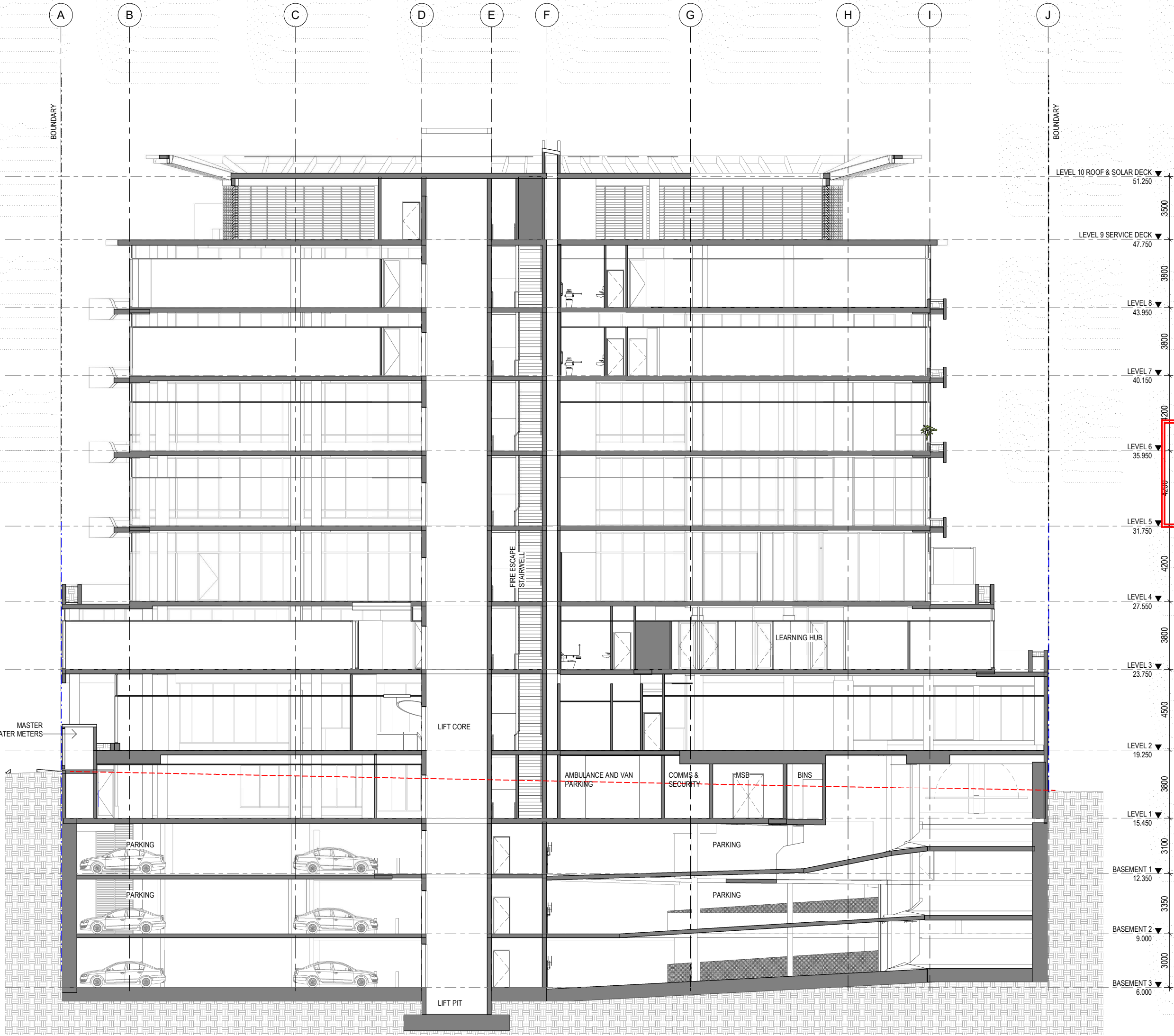
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JOB No. Dwg. No.

1793 DA 1301

REV

C



CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
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C	08.03.24	KL	EDQ RESPONSE

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AT:

**LUMINA SITE 6B
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SOUTHPORT**

DRAWING TITLE:

SECTION B

SCALE: 1:200 @A3

DATE: 08.03.2024

JOB No.	Dwg. No.	REV
1793	DA 1302	C