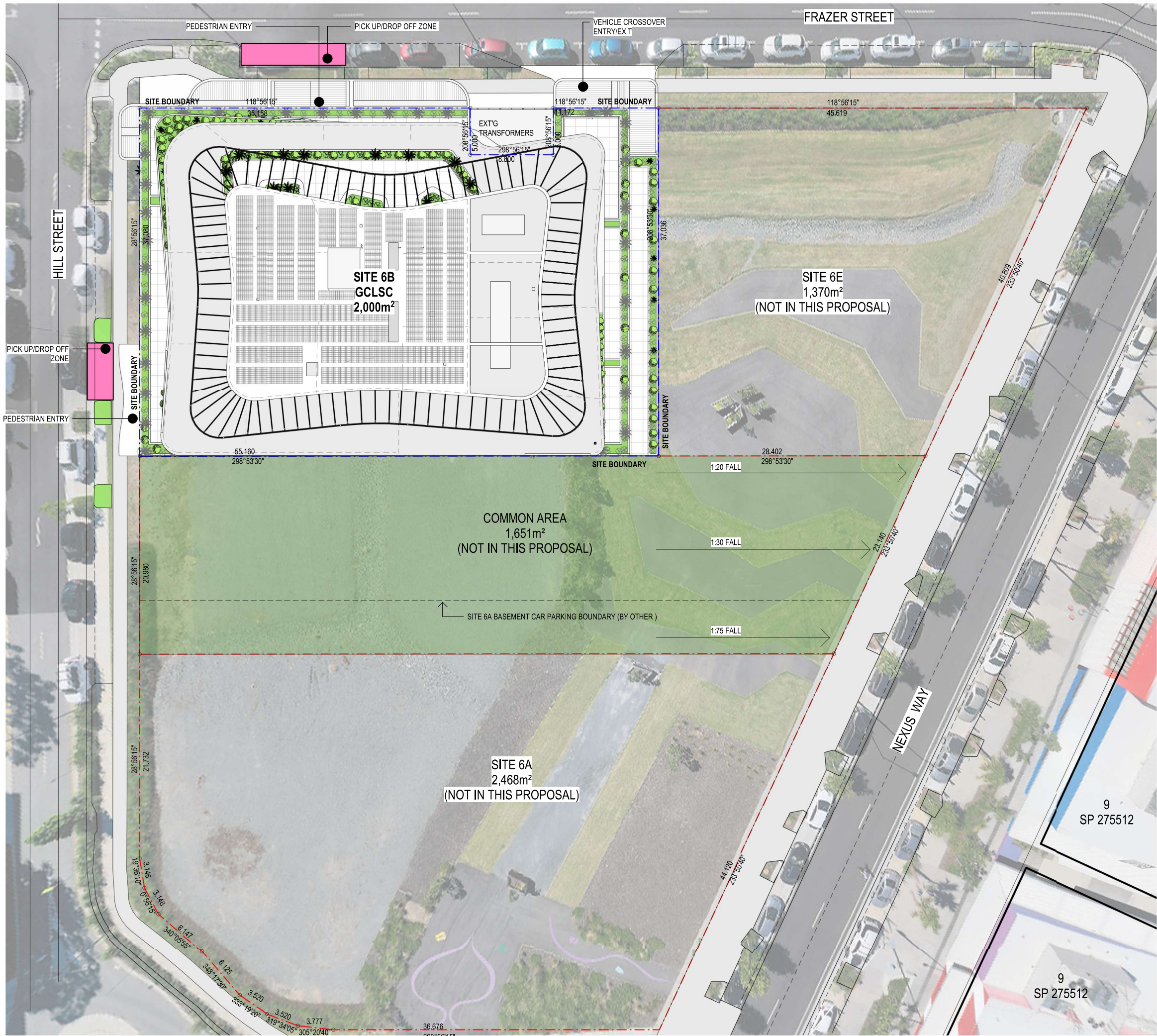




PROJECT STATISTICS

AREAS

SITE AREA: 2000m²
GFA: 7387m²
LEARNING HUB: 344m²

BICYCLE PARK SCHEDULE

END OF TRIP: 34
EXTERNAL: 6
TOTAL: 40

CAR PARKING SCHEDULE

BASEMENT 1: 44
(INC. 28 VISITOR CAR PARKS)

BASEMENT 2: 60

TOTAL: 104
(INC. 28 VISITOR CAR PARKS)

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@krislowelski.com.au
ABN 34053355801

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
B	23.08.24	KL	GENERAL AMENDMENTS
C	09.09.24	LL	DA CHANGE
D	14.11.24	LL	DA CHANGE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/5

Date: 4 March 2025



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

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

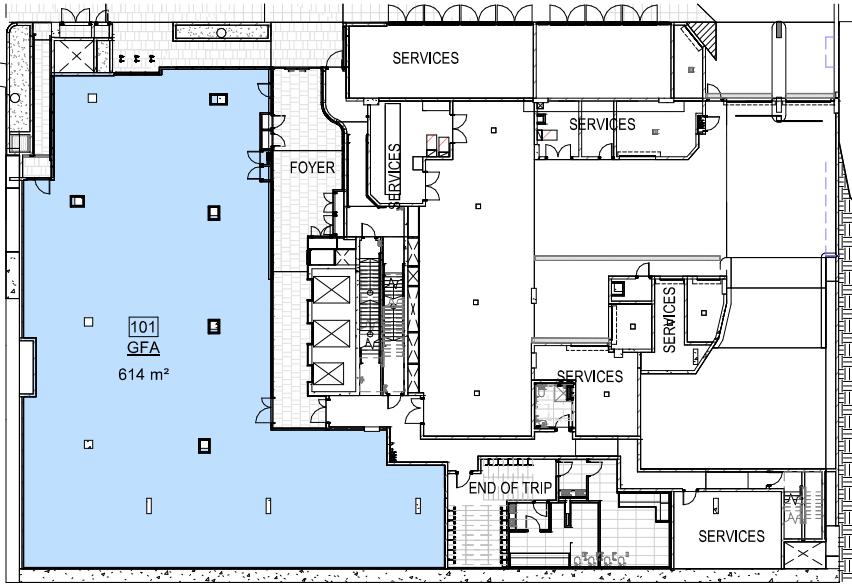
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SITE PLAN

SCALE: 1:400 @A3

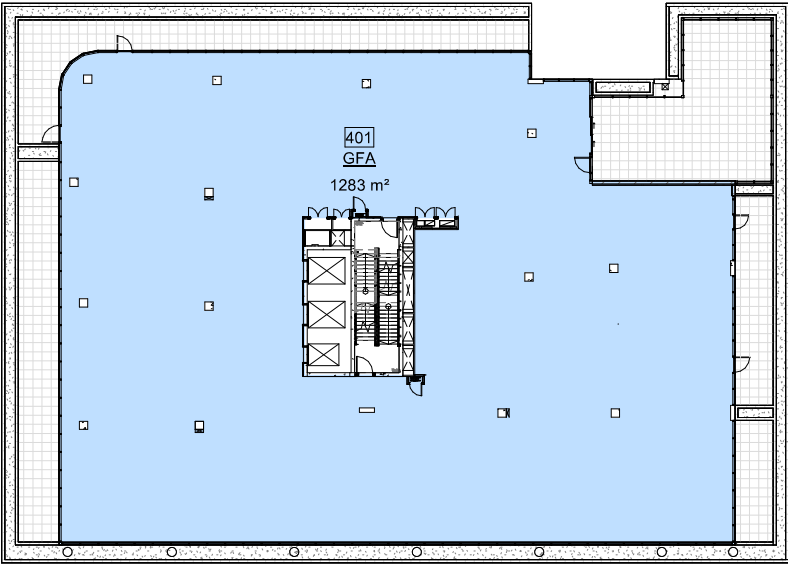


JOB No. Dwg. No.
1793 DA0101

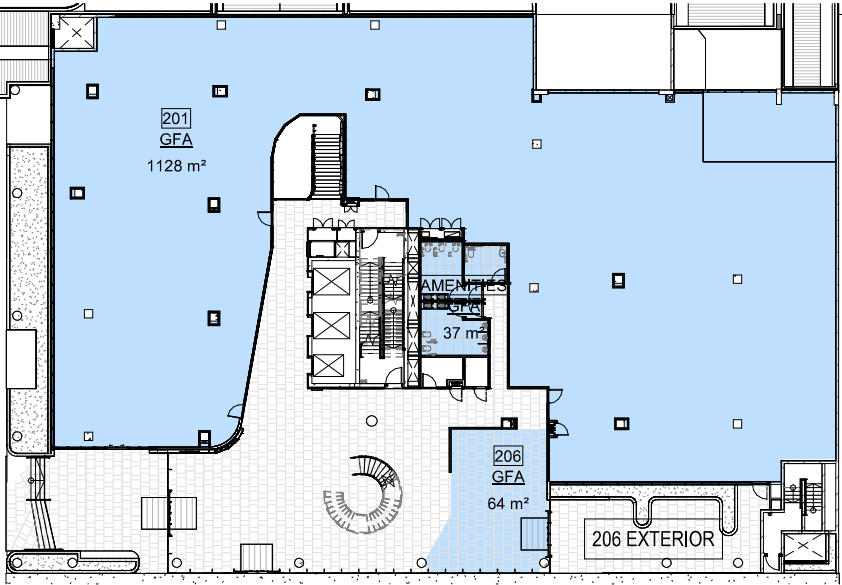
REV
D



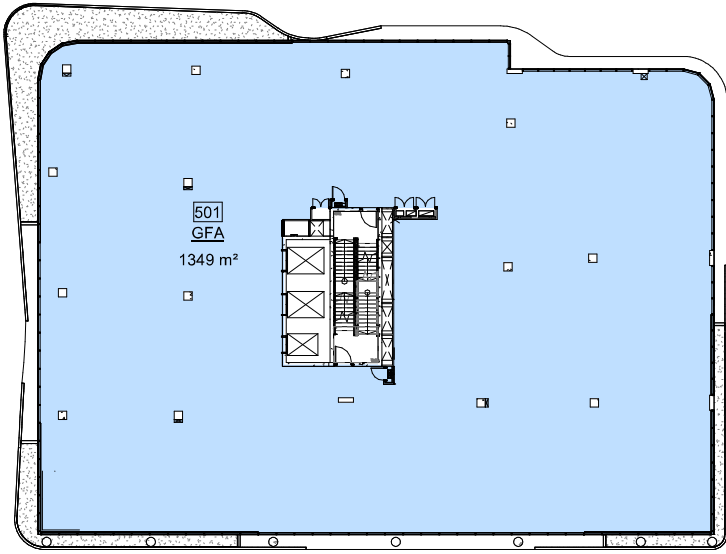
LEVEL 1 - 614m²



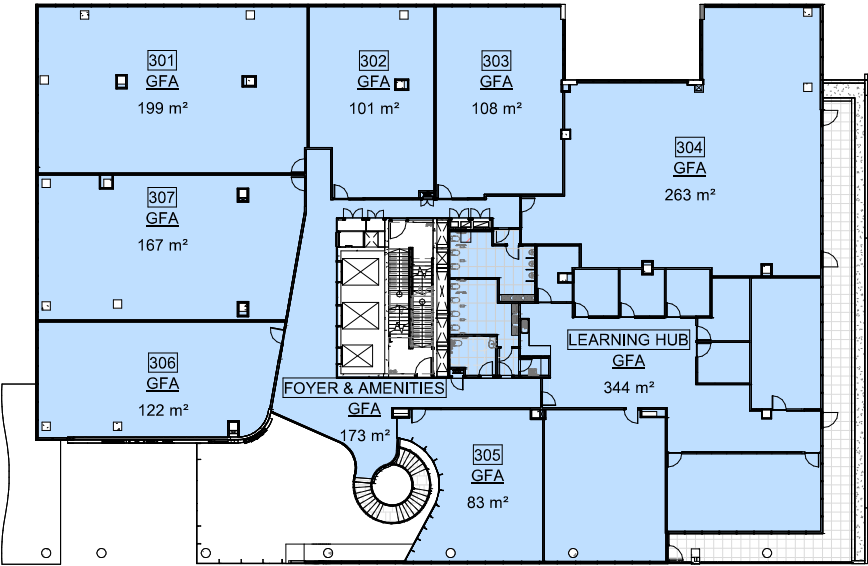
LEVEL 4 - 1,283m²



LEVEL 2 - 1,230m²



LEVEL 5 TO 6 - 2,698m²



LEVEL 3 - 1,560m²

GROSS FLOOR AREAS

LEVEL 1		
101	614 m²	614 m²
LEVEL 2		
201	1128 m²	
206	64 m²	
AMENITIES	37 m²	1,229 m²
LEVEL 3		
301	199 m²	
302	101 m²	
303	108 m²	
304	263 m²	
305	83 m²	
306	122 m²	
307	167 m²	
FOYER & AMENITIES	173 m²	
LEARNING HUB	344 m²	1,560 m²
LEVEL 4		
401	1283 m²	1,283 m²
LEVEL 5		
501	1349 m²	1,349 m²
LEVEL 6		
601	1349 m²	1,349 m²
GRAND TOTAL		7,384 m²



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ABN 34053355801

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NIECON
CREATING LIFESPACES

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RESEARCH, INNOVATION AND
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AT:

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

DRAWING TITLE:

GFA SUMMARY

SCALE: 1:200 @A3

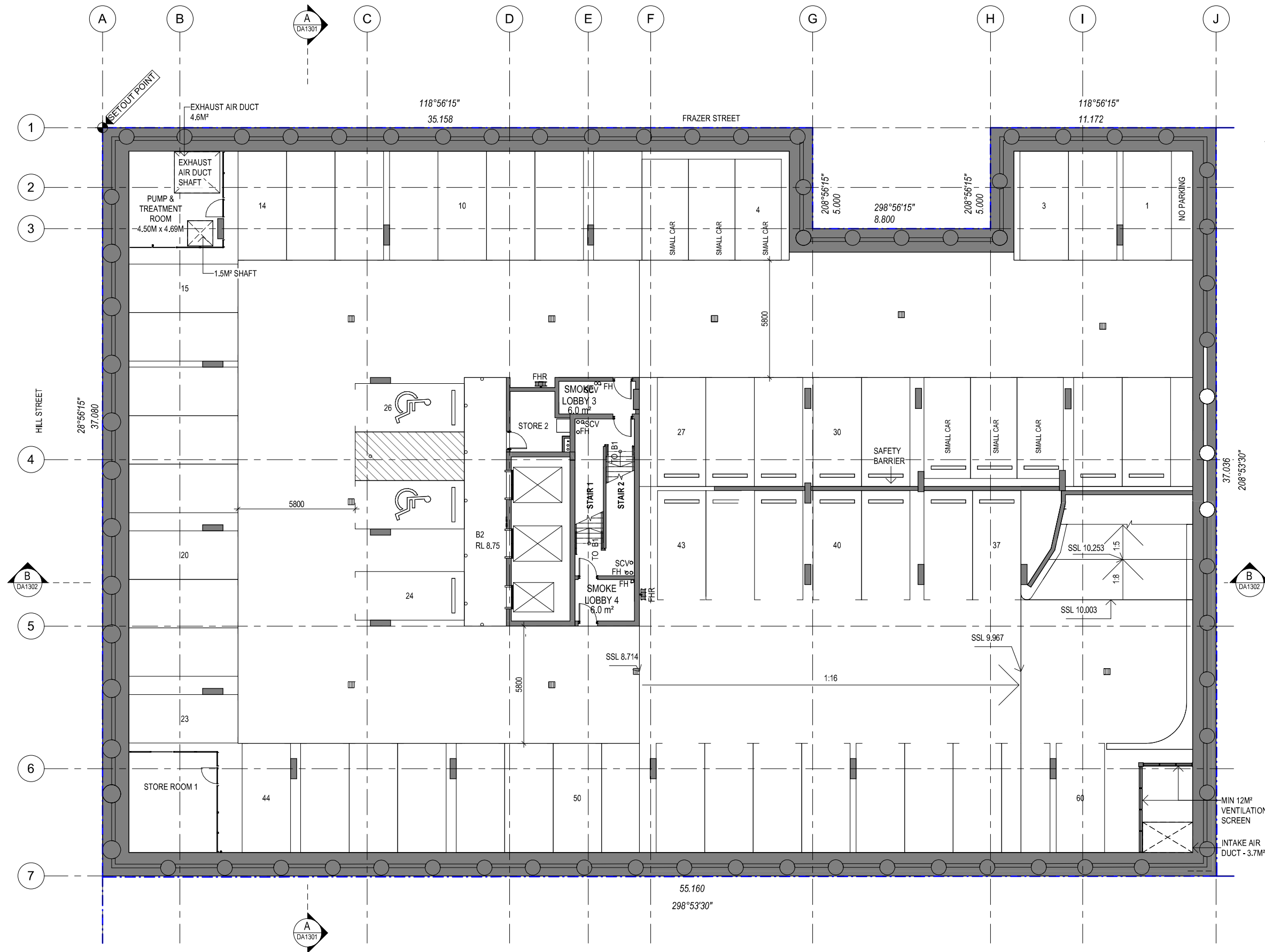


JOB No. Dwg. No.

1793 DA0141

REV

D



CAR PARKING SCHEDULE

BASEMENT 1: 44
(INC. 28 VISITOR CAR PARKS)

BASEMENT 2: 60

TOTAL: 104
(INC. 28 VISITOR CAR PARKS)

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
B	23.08.24	KL	GENERAL AMENDMENTS
C	09.09.24	LL	DA CHANGE
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RESEARCH, INNOVATION AND
INDUSTRY

AT:

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

DRAWING TITLE:

BASEMENT 2

SCALE: 1:200 @A3



JOB No. Dwg. No.

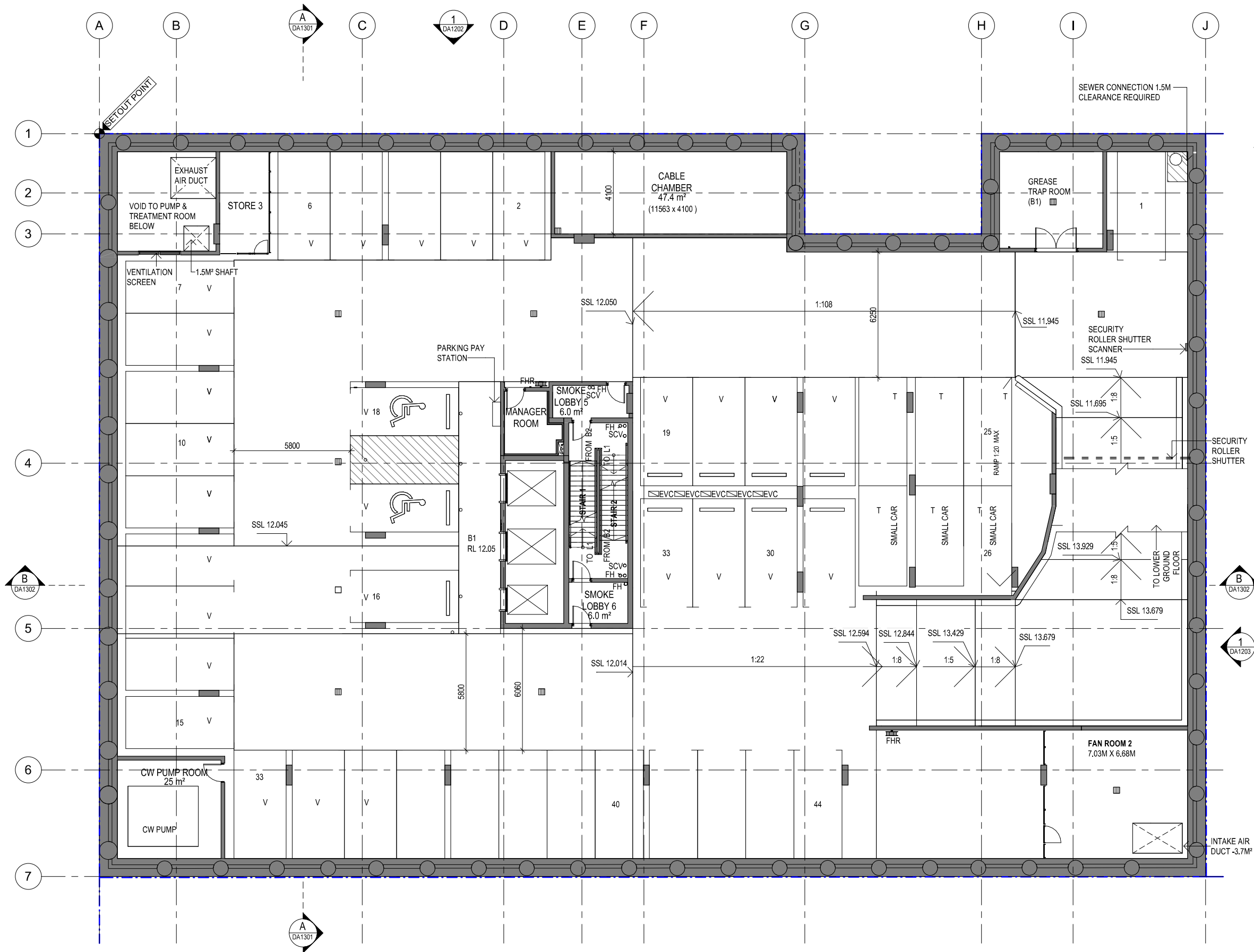
1793 DA1098

REV

D

Level 3b
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Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krislowe.com.au
ABN 34053355801





CAR PARKING SCHEDULE

BASEMENT 1: 44
(INC. 28 VISITOR CAR PARKS)

BASEMENT 2: 60

TOTAL: 104
(INC. 28 VISITOR CAR PARKS)

CLIENT:

NIECON
CREATING LIFESPACES

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RESEARCH, INNOVATION AND
INDUSTRY

AT:

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

DRAWING TITLE:

BASEMENT 1

SCALE: 1:200 @A3

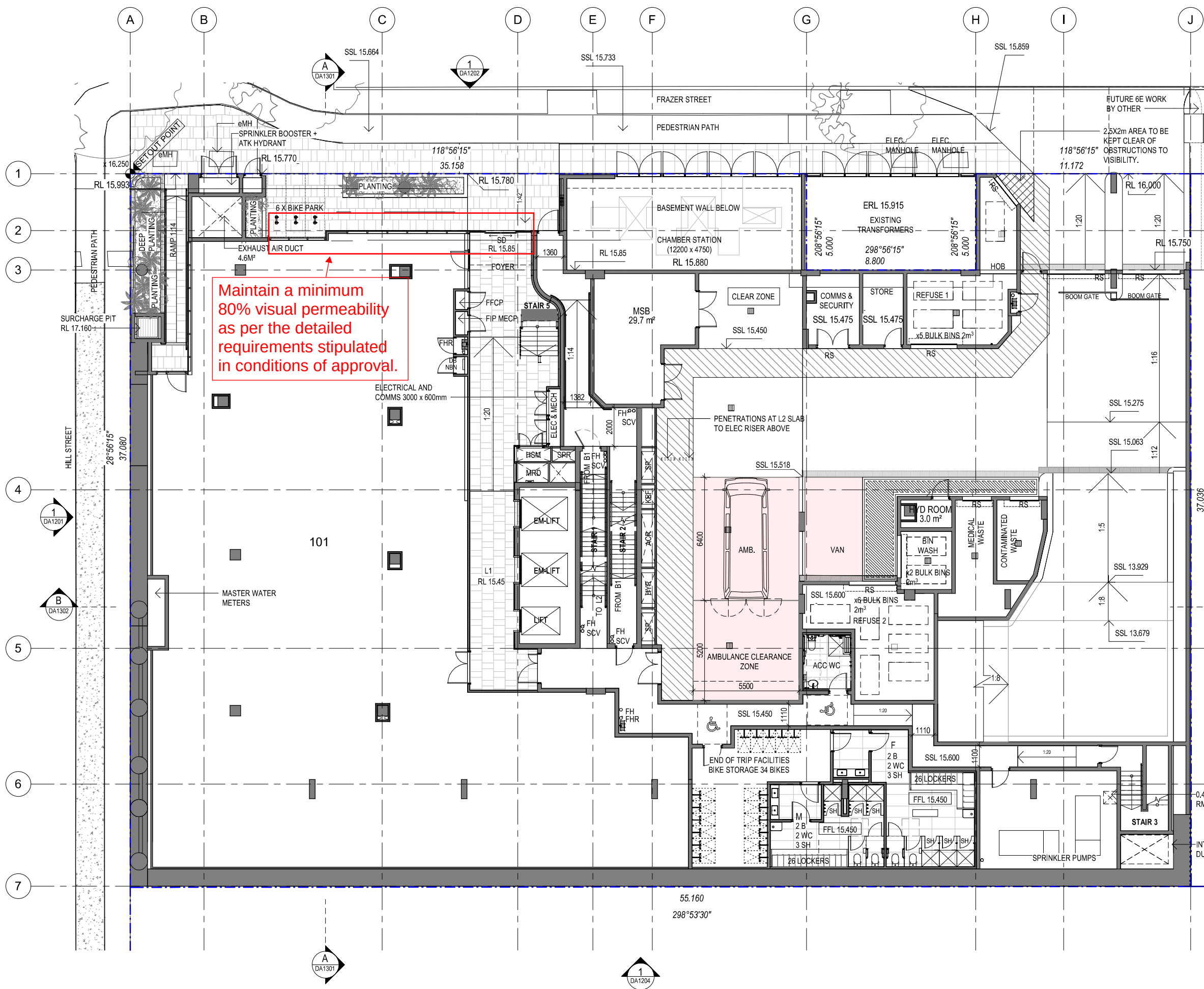


JOB No. Dwg. No.

1793 DA1099

REV

E



NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

BICYCLE PARK SCHEDULE

END OF TRIP: 34
EXTERNAL: 6
TOTAL: 40

AMENDED IN RED

By: Tiana Hill
Date: 12 February 2025



CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
B	23.08.24	KL	GENERAL AMENDMENTS
C	09.09.24	LL	DA CHANGE
D	17.09.24	LL	DA CHANGE
E	18.09.24	LL	DA CHANGE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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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:

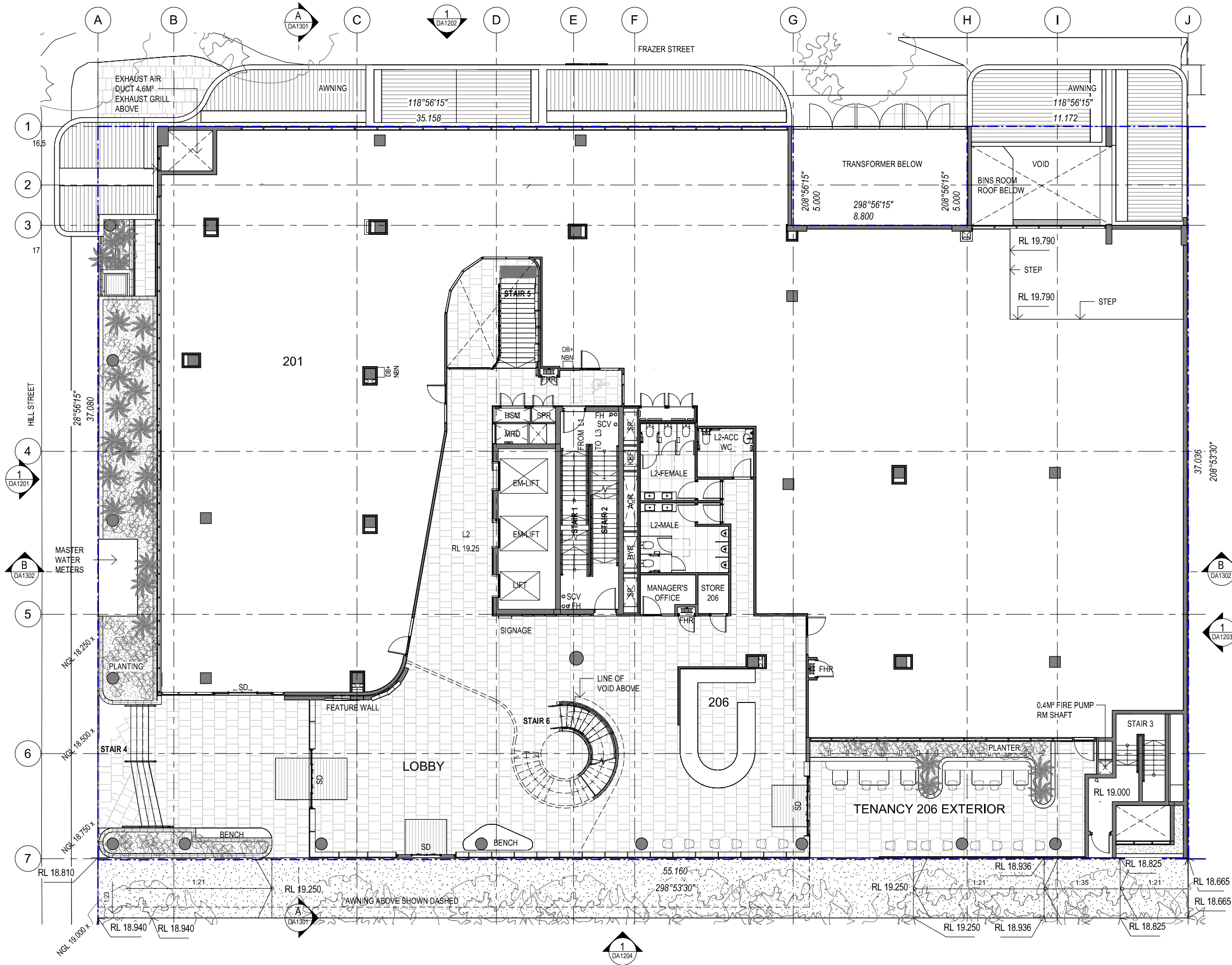
LEVEL 1

SCALE: 1:200 @A3



JOB No. Dwg. No.
1793 DA1100

REV
E



NOTE:

ALL AREA FIGURES SHOWN ON FLOOR
PLAN RELATE TO NLA

Level 3b
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PO Box 15485 City East
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Telephone: (07) 3003 1160
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E-mail: mail@krislowe.com.au
ABN 34053355801

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
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PROJECT:

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RESEARCH, INNOVATION AND
INDUSTRY

AT:

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

DRAWING TITLE:

LEVEL 2

SCALE: 1:200 @A3

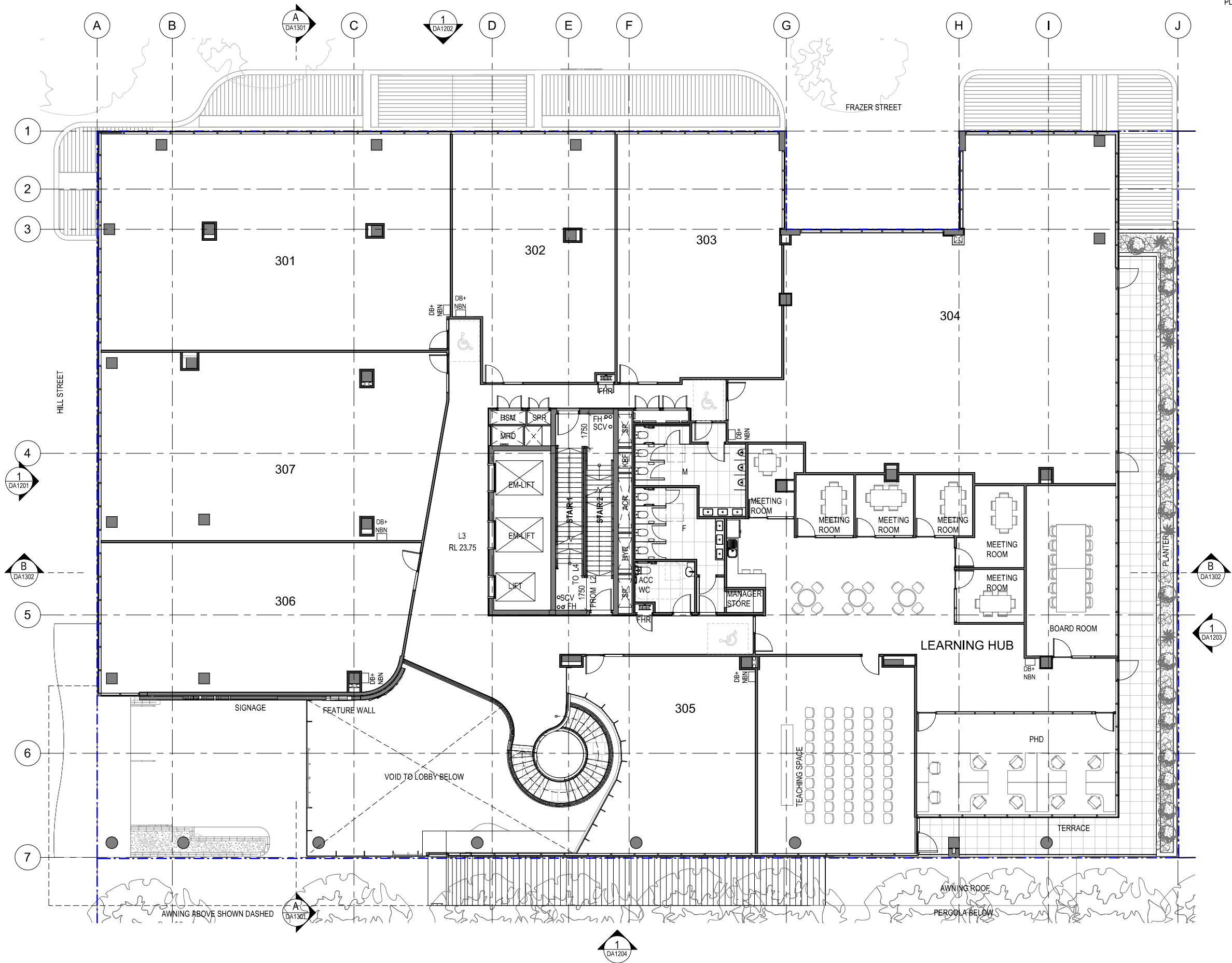


JOB No. Dwg. No.

1793 DA1101

REV

D



NOTE:

ALL AREA FIGURES SHOWN ON FLOOR
PLAN RELATE TO NLA

K
KRISTINA ROWLANDS
ARCHITECTS

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

Xfile House
City East
4002

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
B	23.08.24	KL	GENERAL AMENDMENTS
C	09.09.24	LL	DA CHANGE

PLANS AND DOCUMENTS
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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 3

SCALE: 1:200 @A3

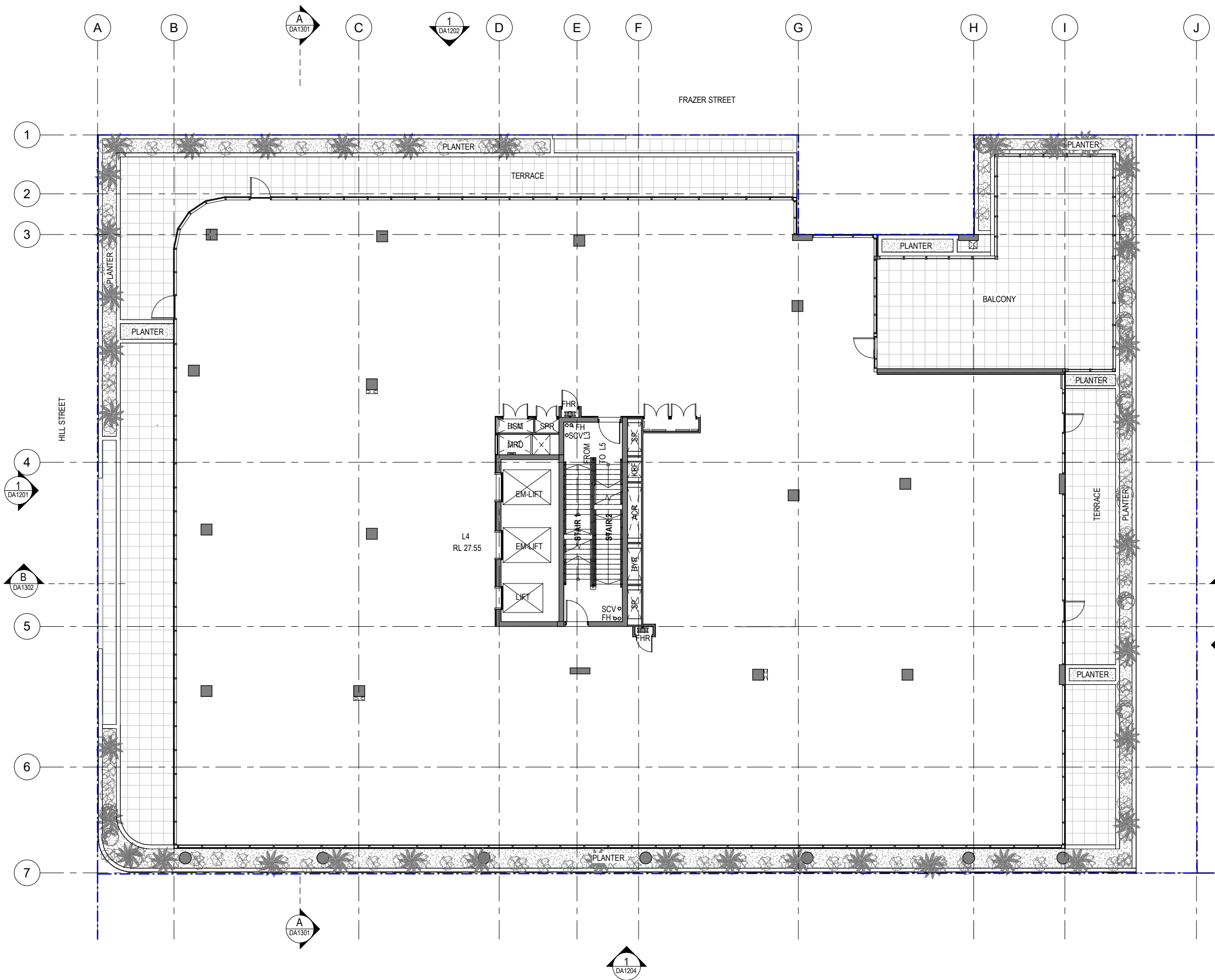


JOB No. Dwg. No.

1793 DA1102

REV

C



NOTE:

ALL AREA FIGURES SHOWN ON FLOOR
PLAN RELATE TO NLA

Level 3b
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002
Telephone: (07) 3003 1160
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ABN 34053355801

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Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisowski.com.au
ABN 34053355801

CLIENT:

CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
B	23.08.24	KL	GENERAL AMENDMENTS
C	09.09.24	LL	DA CHANGE
D	20.01.25	KL	RESPOND TO EDQ

PLANS AND DOCUMENTS
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Approval no: DEV2022/1305/5
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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

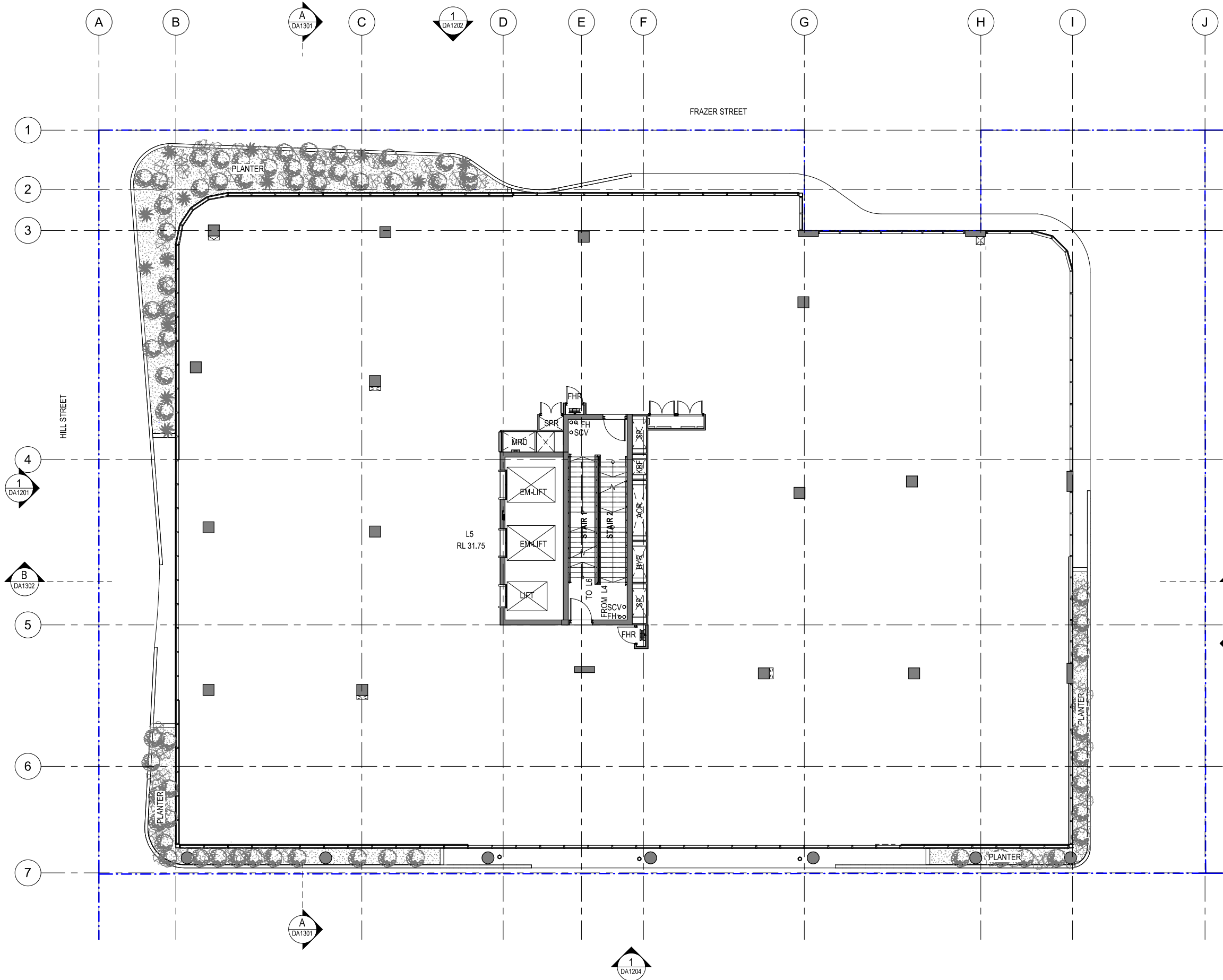
DRAWING TITLE:

LEVEL 4

SCALE: 1:200 @A3

JOB No. Dwg. No. REV

1793 DA1103 D



NOTE:

ALL AREA FIGURES SHOWN ON FLOOR
PLAN RELATE TO NLA

K
KRIS ROWALSKI
ARCHITECTS

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E-mail: mail@krisowski.com.au
ABN 34053355801

Xile House

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
B	23.08.24	KL	GENERAL AMENDMENTS
C	09.09.24	LL	DA CHANGE

PLANS AND DOCUMENTS
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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 5

SCALE: 1:200 @A3

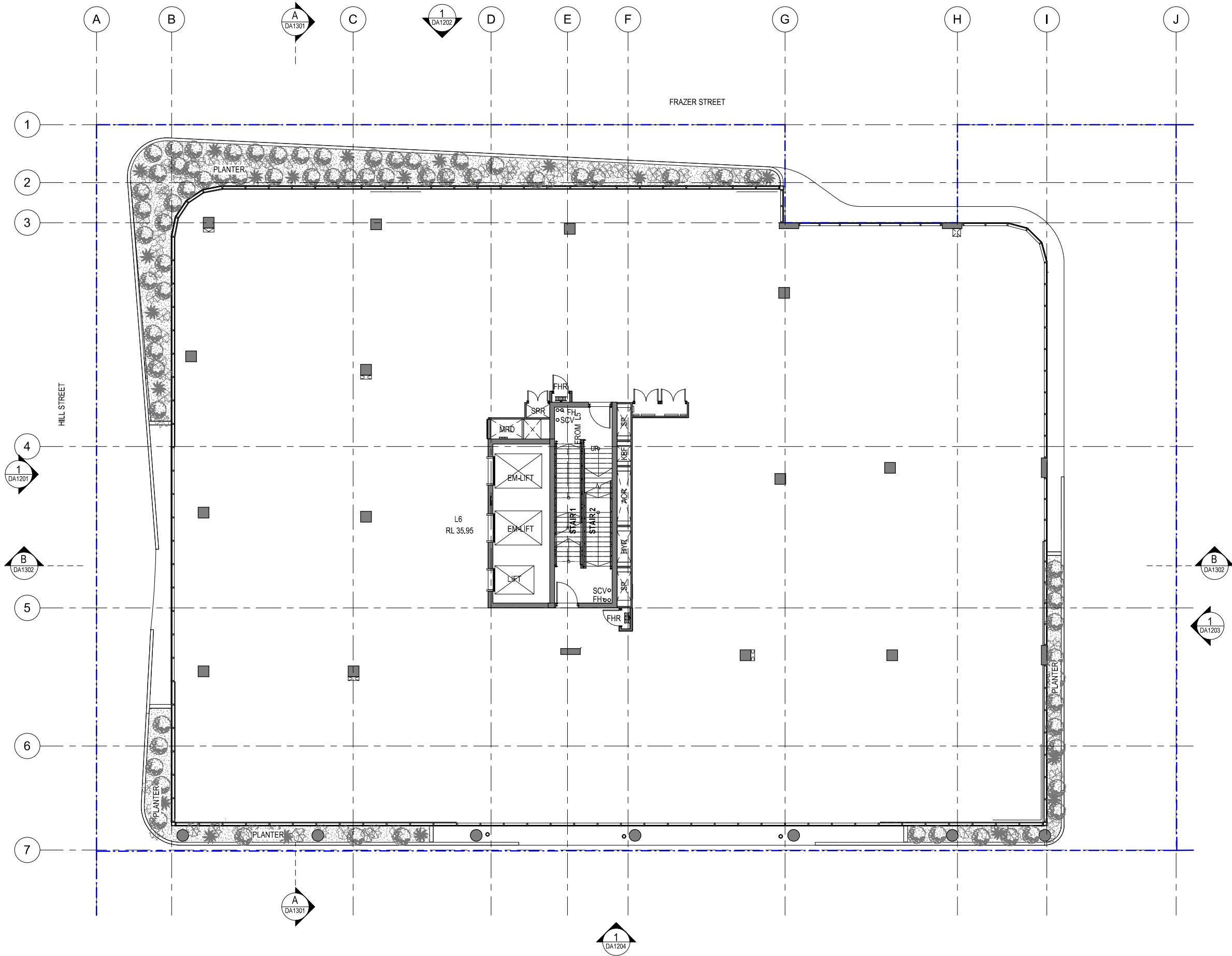


JOB No. Dwg. No.

1793 DA1104

REV

C



NOTE:

ALL AREA FIGURES SHOWN ON FLOOR
PLAN RELATE TO NLA

K
KRIS ROWALSKI
ARCHITECTS

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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

Xile House
City East
Qld 4002

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
B	23.08.24	KL	GENERAL AMENDMENTS
C	09.09.24	LL	DA CHANGE

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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 6

SCALE: 1:200 @A3



JOB No. Dwg. No.

1793 DA1105

REV

C

ALL AREA FIGURES SHOWN ON FLOOR
PLAN RELATE TO NLA



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181 Elizabeth Street Brisbane
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Brisbane Qld 4002
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Facsimile: (07) 3003 1170
E-mail: mail@kriskowalski.com.au
ABN 3405335801

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
B	23.08.24	KL	GENERAL AMENDMENTS
C	09.09.24	LL	DA CHANGE
D	14.11.24	LL	DA CHANGE

Date: 4 March 2025



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

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

DRAWING TITLE:
LEVEL 7 - SERVICE DECK

SCALE: 1:200 @A3

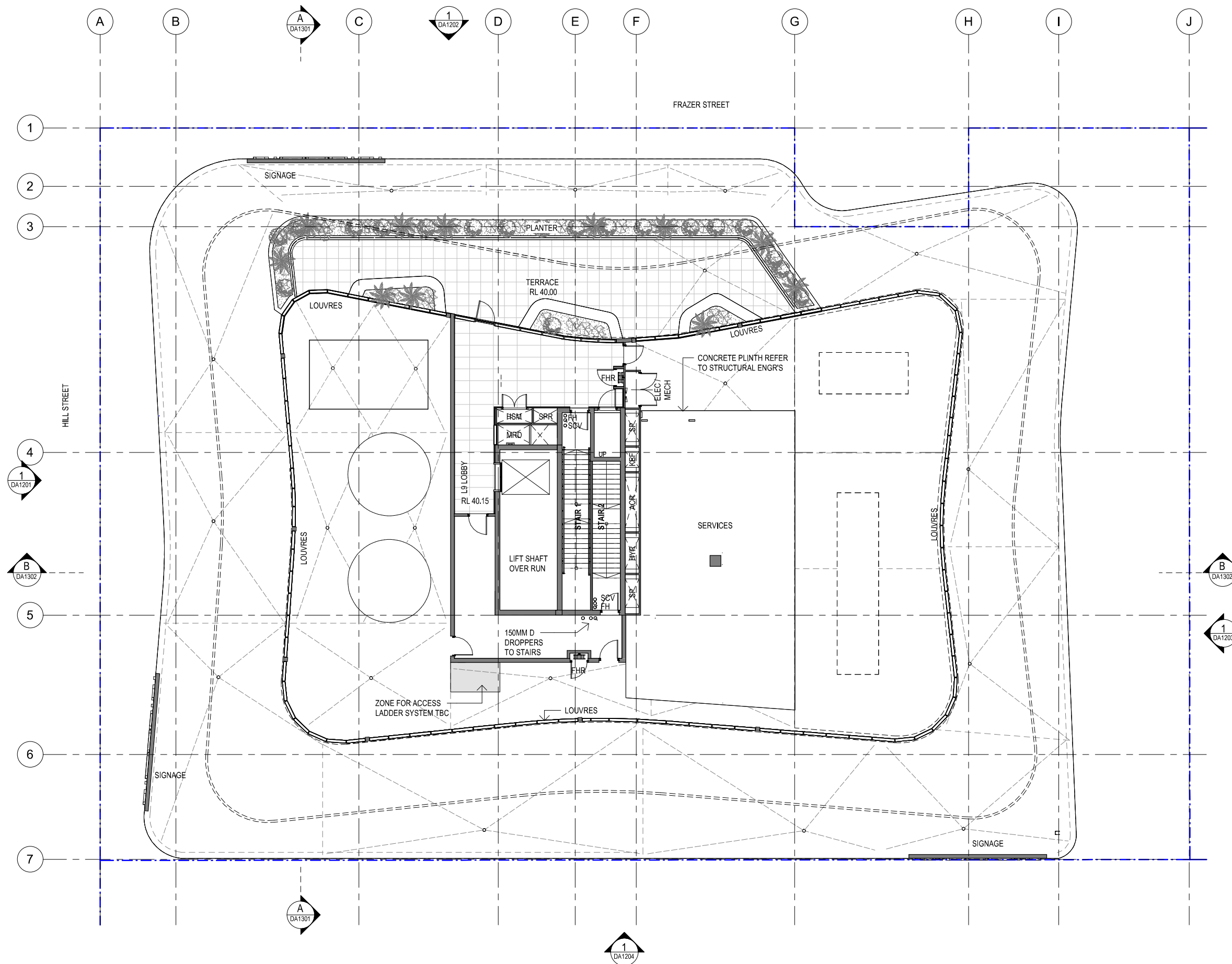


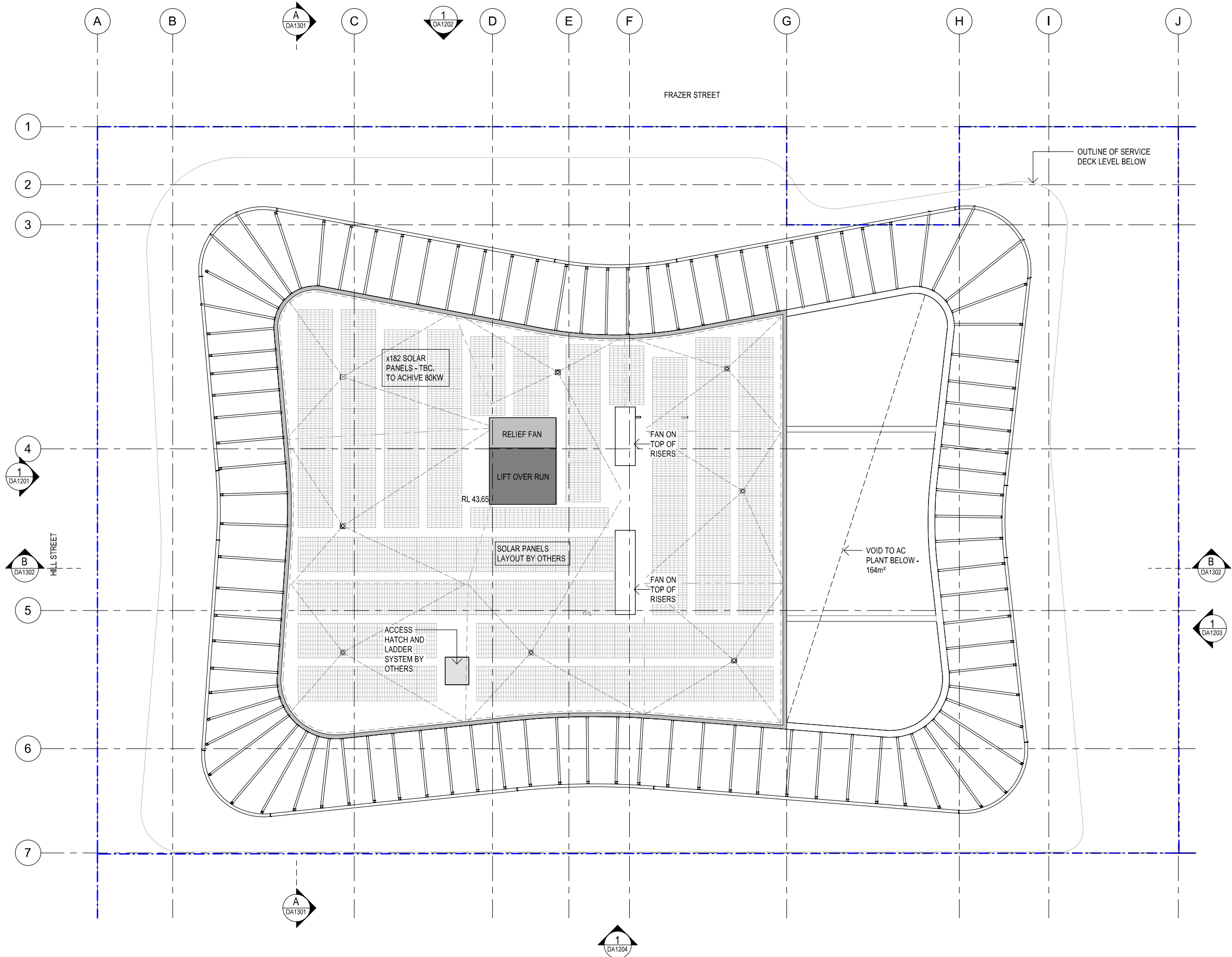
JOB No. Dwg. No.

1793 DA1106

REV

D





CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
B	23.08.24	KL	GENERAL AMENDMENTS
C	09.09.24	LL	DA CHANGE
D	14.11.24	LL	DA CHANGE

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PROJECT:

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RESEARCH, INNOVATION AND
INDUSTRY

AT:

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

DRAWING TITLE:

LEVEL 8 - SOLAR PANEL DECK

SCALE: 1:200 @A3



JOB No. Dwg. No.

1793 DA1107

REV

D

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
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C	09.09.24	LL	DA CHANGE
D	14.11.24	LL	DA CHANGE
E	20.01.25	KL	RESPOND TO EDQ

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Queensland
Government

PROJECT:

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

AT:

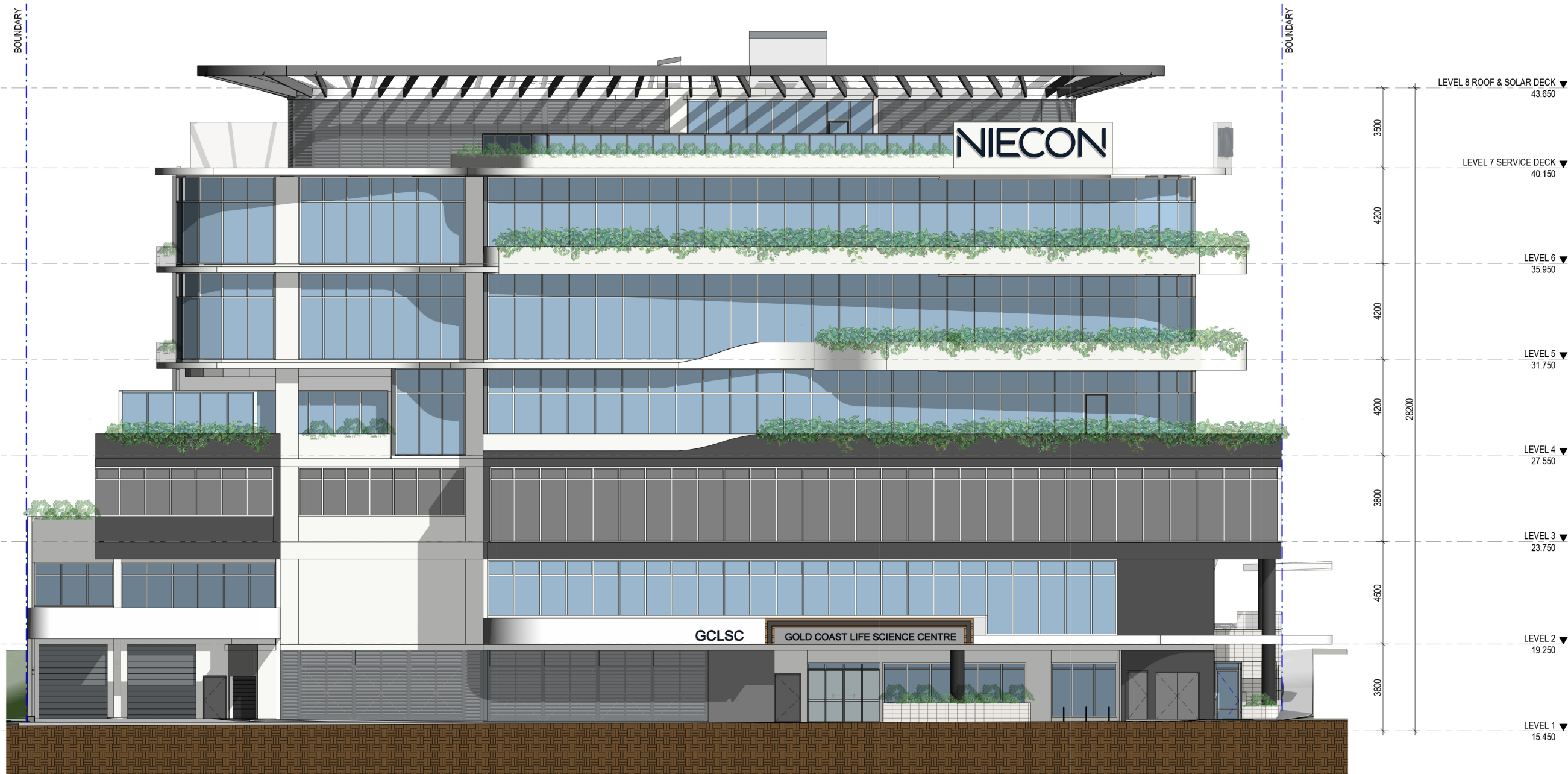
LUMINA SITE 6B
CORNER OF HILL STREET &
FRAZER STREET
SOUTHPORT

DRAWING TITLE:

ELEVATION WEST - HILL ST

SCALE: 1:200 @A3





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

PLANS AND DOCUMENTS
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E-mail: mail@krisowski.com.au
ABN 34053355801

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.08.24	KL	INITIAL ISSUE
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C	09.09.24	LL	DA CHANGE
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E	20.01.25	KL	RESPOND TO EDQ

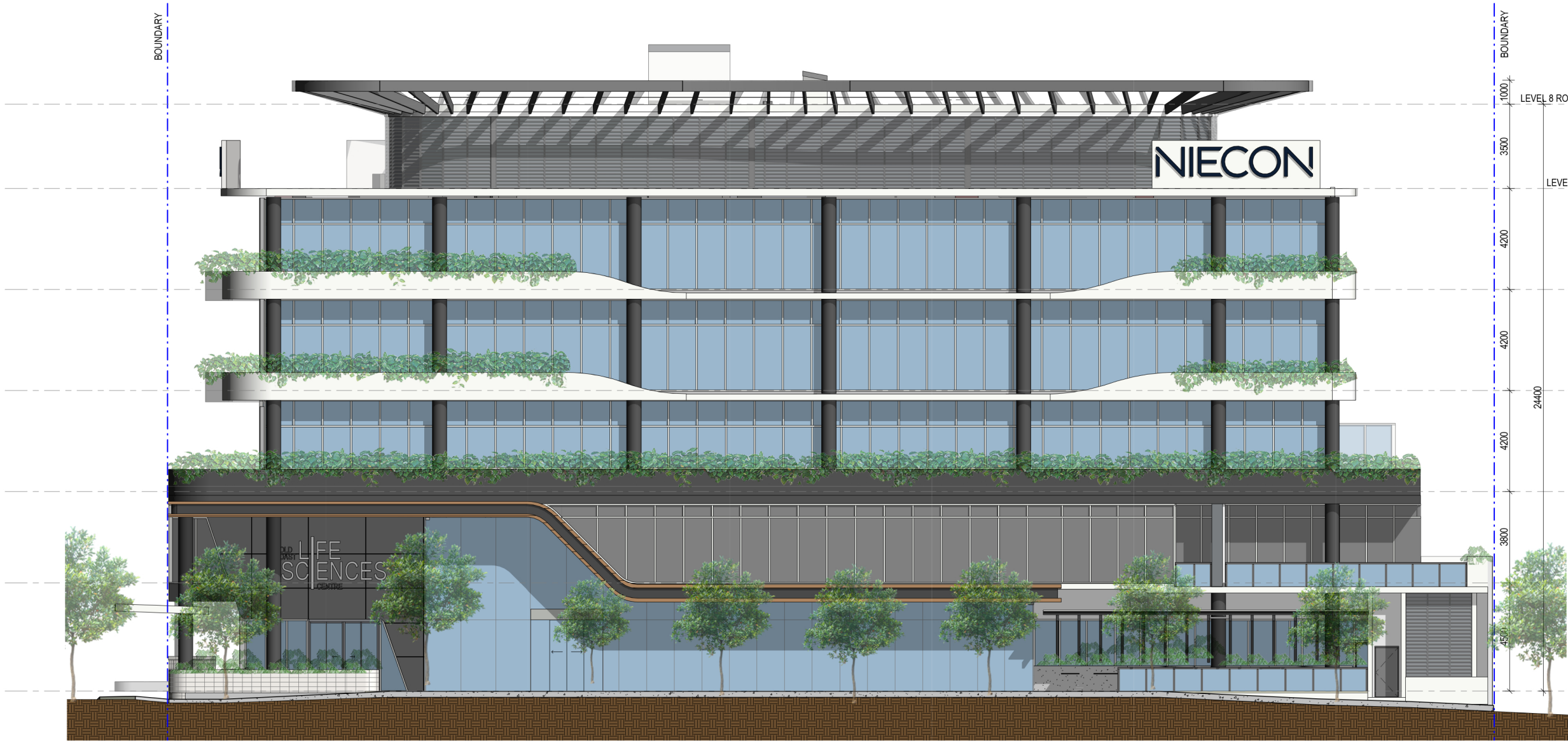
PROJECT:
CENTRE OF EXCELLENCE
FOR CLINICAL CARE,
RESEARCH, INNOVATION AND
INDUSTRY

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

DRAWING TITLE:
ELEVATION SOUTH

SCALE: 1:200 @A3

JOB No.	Dwg. No.	REV
1793	DA1204	E





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ABN 34053355801

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
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B	23.08.24	KL	GENERAL AMENDMENTS
C	09.09.24	LL	DA CHANGE
D	14.11.24	LL	DA CHANGE

PROJECT:

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

AT:

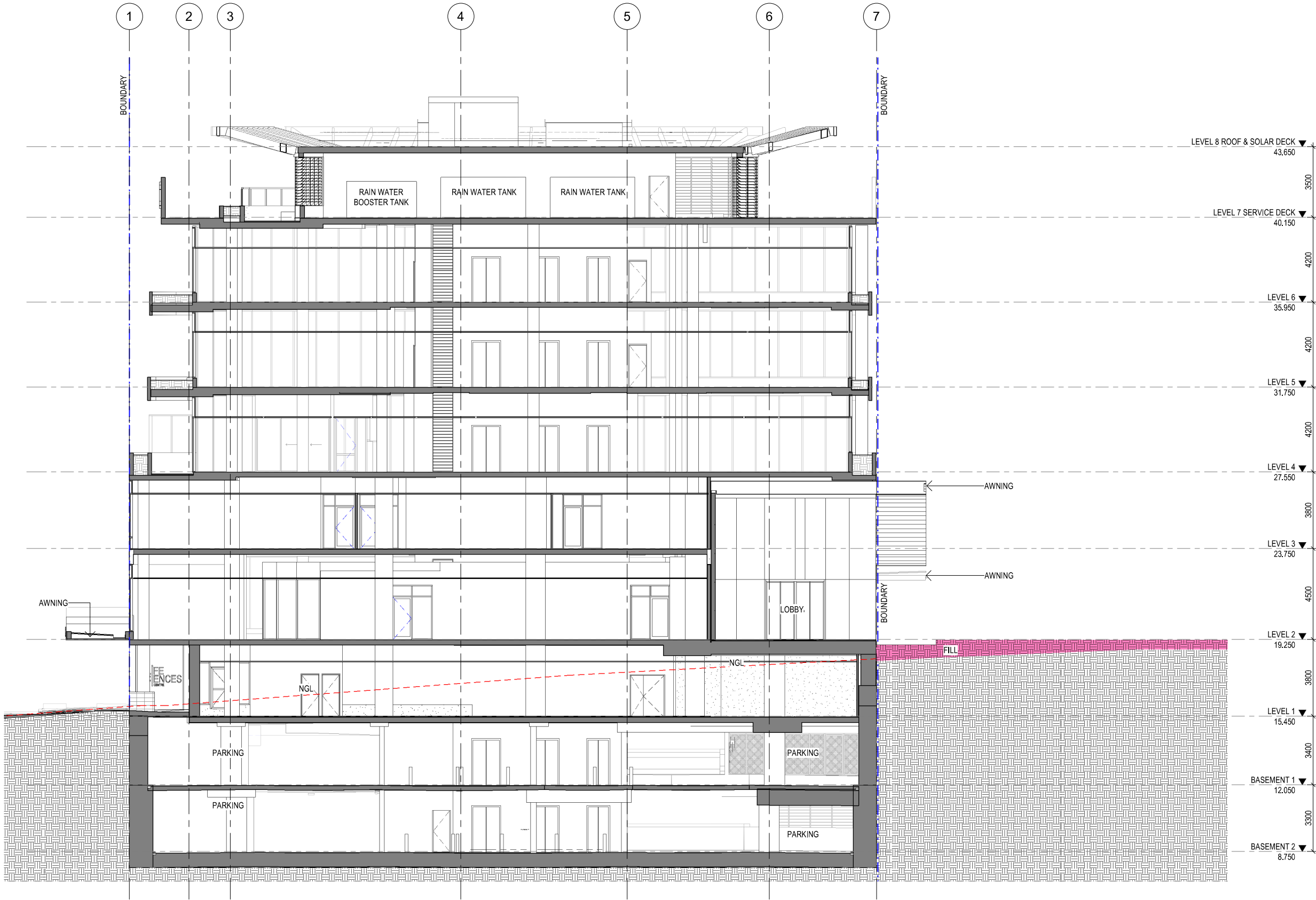
LUMINA SITE 6B
CORNER OF HILL STREET &
FRAZER STREET
SOUTHPORT

DRAWING TITLE:

SECTION A

SCALE: 1:200 @A3

JOB No.	Dwg. No.	REV
1793	DA1301	D



PLANS AND DOCUMENTS
referred to in the PDA
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Date: 4 March 2025



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D	17.09.24	LL	DA CHANGE
E	18.09.24	LL	DA CHANGE
F	14.11.24	LL	DA CHANGE

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 B

SCALE: 1:200 @A3

JOB No.	Dwg. No.	REV
1793	DA1302	F

